

15799

I-11931/13



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Market Value Rs. 19,89,750/- only 378879
Vied Query No... 27.6.26.1.12...
Of A.P. ...

1250
17.11.07.
Sale
3,00,000



1000
B.P. 17050(2)

Certified that the Document is admitted to Registration. The Signature Sheet and the ... are the part of this Document

Additional Registrar
of Assurances-1, Kolkata
30.12.13

A 3289
E 7
9 55
19 25
17 4
3380

DEED OF SALE

THIS DEED OF SALE made this the 17th day of November Two thousand Seven **BETWEEN SMT. SABITA SENGUPTA**, wife of Sri Hirendranath Sengupta, residing at 8/1B, Talpukur Road, P.S. Thakurpukur, Kolkata- 700061, hereinafter called the **"VENDOR"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns)of the **ONE PART.**

299
299
3289

40/4/13
876735, 6719
17.11.07
(7100 + 9950)
has been paid as deficit Stamp Duty

9654 16 NOV 2007
A. K. Chatterjee
ADVOCATE
ALIPORE JUDGES' COURT
KOLKATA-27
BIDYUT KR. SAHA
Business Stamp Vendor,
Alipore Judges' Court, 21-7/4/15

Jurajit Biswas
21860
For SUNIRMAN TOWERS (P) LTD.
Jurajit Biswas
Director
21861

Presented For Registration
at Kolkata Registration Office
on date of 20

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Subita Sen gupta

Ashis Sengupta,
S/o. Hirendra Nath Sengupta,
8/1 B. Talpukur Rd,
Kol-61

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

A N D

M/s. SUNIRMAN TOWERS PVT. LTD. , having its office at A-17, Diamond Park, P.O. Joka , Kolkata- 700 0104, P.S. Thakurpukur, District 24 Parganas, represented by one of the Director **SRI SUVAJIT BISWAS**, son of Sri Kalyan Biswas, residing at A-17, Diamond Park, P.O. Joka, P.s. Thakurpukur, District 24 Parganas, South, Kolkata – 700104, hereinafter called the “**DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS originally Krishna Lal Das purchased on 6. 4. 1949 from Hiralal Dutta ALL THAT 3 Cottahs 2 sq. ft. of land situate and lying at Mouza Paschim Barisha, J.L. no. 23, R.S. No. 43, Touzi no. 1-6, 8-10, 12-16, under Khatian no. 866, appertaining to Dag no. 22, together with easement right upon 10'ft, wide common passage in Dag no. 21 and all other rights appurtenance thereto the said deed of sale was registered in the office of D.S.R. Alipore and entered in Book no. 1, Being no. 401 for the year 1949.

AND WHEREAS after purchase the said Krishna Lal Das constructed a two storeyed building thereon as per sanction plan after mutation of the said property it has been known and numbered as municipal premises no. 34/2, Santosh Roy Road, P.S. Thakurpukur, Kolkata- 700 008, under ward No. 123.

AND WHEREAS the said Krishna Lal Das died intestate leaving behind him surviving his wife Smt. Saibalani Das since deceased three daughters viz. Smt. Nandita Ghosh alias Nupur Ghosh, Smt. Kabita Bose and Smt. Sabita Sengupta and one son Arup Kr. Das since deceased.

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AND WHEREAS the said son Arup Kr. Das subsequently died intestate leaving behind him surviving his minor daughter Mis. Anannya Das . The wife of Arup Kr. Das predeceased him.

AND WHEREAS the owner has undivided 1/4th share in the said property as in the mean time Saibalini Das has also died intestate.

AND WHEREAS being desirous of selling out undivided 1/4th share in the said property and entered into an agreement with the purchaser herein on 18.6.2007 and received a sum of Rs.1,00,000/-(Rupees one lac)only out of the agreed consideration sum of Rs.3,00,000/-(Rupees three lacs)only.

AND WHEREAS being in need of money and for other difficulties the vendor proclaimed to sell ALL THAT undivided 1/4th share of the piece or parcel of land measuring more or less 3 cottahs 2 sq. ft. of land situate and lying at Mouza Paschim Barisha, J.L. no. 23, R.S. No. 43, Touzi no. 1-6, 8-10, 12-16, under Khatian no. 866, appertaining to Dag no. 22, together with easement right upon 10'ft, wide common passage in Dag no. 21, 34/2, Santosh Roy Road, P.S. Thakurpukur, Kolkata- 700 008, under ward No. 123, within the limits of the Kolkata Municipal Corporation, South Subarban Unit, hereinafter called " the said property and morefully described in the Schedule hereunder written and the purchaser being aware of the said proclamation approached the vendor and offered a price of Rs.3,00,000/- (Rupees three Lacs)only which the vendor has accepted considering the same as highest marketable price.

NOW THIS INDENTURER WITNESSTH that in pursuance of the said agreement and in consideration of the said sum of Rs.



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3,00,000/- (Rupees three lacs)only to the vendor paid by the purchaser on or before the execution of these present (the receipt whereof the vendor doth hereby acknowledge and of and from the same and every parts hereof) hereby release the purchaser as also the said property and hereby sold the vendor doth hereby sell, grant, transfer the said property described in the schedule hereunder written OR HOWSOEVER OTHERWISE the said property hereditaments and any and every part thereof which now are of is or heretofore were or was situated tenanted butted, bounded, called, known, numbered described or distinguished TOGETHER WITH all yards, courts, areas, sewer, drains, ways, paths, passages, common fences, rights, liberties, privileges, easements and appurtenances whatsoever to the said property hereditaments belonging or in anywise appertaining or usually held or enjoyed therein or reputed to belong or to be appurtenant thereto AND all the estates, rights, title, interest, claim and demand whatsoever of the said vendor into or upon the said property hereditaments or any part thereof together with the muniment of title whatever in anywise relating to or concern the said property hereditaments or any part thereof which now or hereafter shall or may be in the possession power control of the vendor TO HAVE AND TO HOLD the said property hereditaments hereby sold, granted, conveyed and assigned and assured or expressed or intended so to be together with unfettered right, title and interest to sell, gift, lease, mortgage, let out or to transfer or alienate the said property or part of it in any manner whatsoever according to their sweet will and to receive all earnest money, consideration money UNTO AND TO THE USE of the purchaser absolutely **AND** that the purchaser firm shall always be entitled to build, construct pucca brick built house containing several units, flats etc. on the property hereby conveyed in accordance with the sanctioned building plan as mentioned earlier or in accordance

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with any modified, revised plan/plans etc. and to enjoy all sale proceeds etc. that notwithstanding any act deed or thing by the vendor jointly or surviving or by any of her respective predecessor-in-interest done execute or knowingly suffered to the contrary **and** that notwithstanding any act deed or thing by the vendor or by any of respective predecessor-in-interest done execute or knowingly suffered to the contrary he the said vendor now lawfully rightfully and absolutely entitled to the said property hereditaments hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of conditions or trust or other things whatsoever to saltier defect encumbrances or make void and that notwithstanding any such acts, deeds or things whatsoever as aforesaid the vendor hath now in himself good right and full power to grant and sell the said property hereditaments hereby sold, granted and conveyed or expressed or intended to be unto and to the use of the purchaser in the manner aforesaid and the purchaser their successor-in-office or his respective heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property hereditaments and receive the rents issues and profits thereof without any lawful eviction interruption claim ore demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming from under or in trust for him or from or under any of his predecessor-in-title and that free and clear and clearly and absolutely discharge saved harmless and kept indemnified against and encumbrances created the vendor and further that the vendor and all persons having lawfully or equitably claiming any estate or interest in the said property hereditaments or any of them or any part thereof from under or in trust for the vendor under any of respective predecessor-in-title and will from time to time and at all times hereafter at the request



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and costs of the purchaser do and execute or cause to be done or expressed all such acts and things whatsoever for further and more perfectly assuring the said property hereditaments and every part thereof unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required. AND that the vendor shall always be liable to pay all outstanding rents and taxes for the said property upto the date of this registration.

SCHEDULE ABOVE REFERRED TO:

ALL THAT undivided 1/4th share of the piece or parcel of land measuring more or less 3 cottahs 2 sq. ft. of land together with a 100 sq. ft, R.T. shed structure standing thereon situate and lying at Mouza Paschim Barisha, J.L. no. 23, R.S. No. 43, Touzi no. 1-6, 8-10, 12-16, under Khatian no. 866, appertaining to Dag no. 22, together with easement right upon 10'ft, wide common passage in Dag no. 21, 34/2, Santosh Roy Road, P.S. Thakurpukur, Kolkata-700 008, under ward No. 123, together with all easement rights and appurtenances both over and underneath of all roads and passage for taking water line, electric line, gas line, telephone line along with all easement rights upon sewers, drains, boundaries etc. ~~the said property is shown by RED verges in plan annexed with this deed and the said plan will be treated as part of this deed~~ and the entire property is butted and bounded by:-

ON THE NORTH : *6'ft wide common passage*

ON THE SOUTH : *Land of Suyay Ghosh*

ON THE EAST : *James Long Sarami*

ON THE WEST : *Land of Mr. Bamerjee s ors.*



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IN WITNESSES WHEREOF the Vendor have set and subscribed his
respective hands on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

In presence of :-

1. Ashis Sengupta
8/18, Talpukur Rd.,
Kolkata-61
2. Shakti
Judges Court
Kolkata-700021.

Sobito sen gupta

VENDOR

For SUNIRMAN TOWERS (P) LTD.

Laxmi Biswas
Director

PURCHASER



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RECEIVED of and from within named purchaser the within mentioned sum of Rs.3,00,000/- (Rupees three lacs) only towards the full consideration money of this deed.

WITNESSES :-

1. Ashis Sengupta,

2. Shahria

Sabita Sengupta

VENDOR.

Drafted by :

A.K. Choudhury

ADVOCATE.

Alipore Judges Court, Kol-27.

Computer Typed by:

Shahria

SHAHRIAR,

Judges' Court, Kolkata-27.

Registered in
BOOK NO.
VOLUME NO. TO
PAGE NO.
DEED NO.
YEAR.

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ASSURANCES-I, KOLKATA



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SPECIMEN FORM FOR TEN FINGERPRINTS



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<i>Jungjit Arsenov</i>	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<i>Sabita Sen Gupta</i>	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

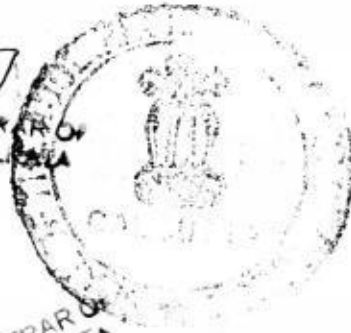


	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

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ASSURANCES-I, KOLKATA



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 11931 of 2013
(Serial No. 15799 of 2007)

On 17/11/2007

Payment of Fees:

- (Under Article : A(1) = 3289/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 17/11/2007)

Deficit stamp duty

Deficit stamp duty

1. Rs. 9950/- is paid , by the draft number 876719, Draft Date 17/11/2007, Bank : STATE BANK OF INDIA, Kolkata Br., received on 17/11/2007
2. Rs. 7100/- is paid , by the draft number 876735, Draft Date 17/11/2007, Bank : STATE BANK OF INDIA, Kolkata Br., received on 17/11/2007

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12.30 hrs on :17/11/2007, at the Office of the A.R.A. - I KOLKATA by Suvajit Biswas. ,Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 17/11/2007 by

1. Sabita Sengupta., wife of Hirendra Nath Sengupta , 8/1 B, Talpukur Road, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700061, By Caste Hindu, By Profession : House wife
2. Suvajit Biswas.
Director, M/ S. Sunirman Tower Pvt. Ltd., A-17, Diamond Park, Kolkata, Thana:-Thakurpukur, P.O. :-Joka, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.
, By Profession : Business

Identified By Ashis Sengupta, son of Hirendra Nath Sengupta, 8/1 B, Talpukur Road, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700016, By Caste: Hindu, By Profession: Others.

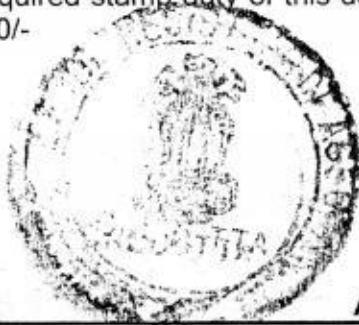
(Ramananda Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 29/11/2013

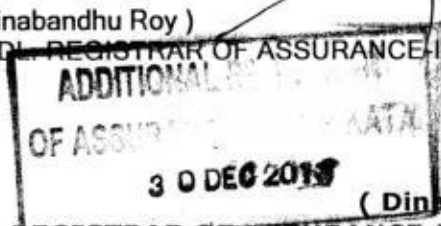
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-19,89,750/-

Certified that the required stamp duty of this document is Rs.- 119385 /- and the Stamp duty paid as: Impressive Rs.- 1000/-



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 11931 of 2013
(Serial No. 15799 of 2007)

On 30/12/2013

-Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 23 of Indian Stamp Act 1899.

Deficit stamp duty

Deficit stamp duty Rs. 101350/- is paid , by the draft number 455772, Draft Date 20/12/2013, Bank :
State Bank of India, COMMERCIAL BR., J.L.NEHRU ROAD, received on 30/12/2013

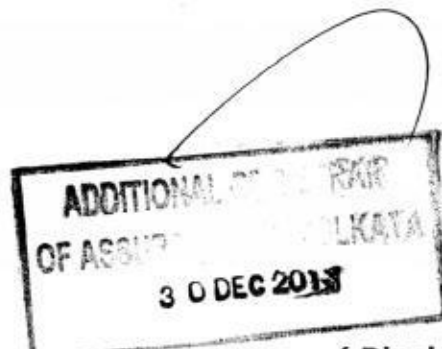
Payment of Fees:

Amount By Cash

Rs. 18590.00/-, on 30/12/2013

(Under Article : A(1) = 18590/- on 30/12/2013)

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 9631 to 9643
being No 11931 for the year 2013.



MR

(Dinabandhu Roy) 31-December-2013
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

CC

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