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11-40

PR-1

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 663669

S NO. 1010062/2019

MV = Rs. 1.69 66,243/-

*Signature*

## DEED OF SALE

29 JUN 2019

SL. NO. 127 DATE 12/2/19

VALUE 100 RUPEES PAISE

NAME H. Mukherjee

ADDRESS 12/2/19

SWP VENDOR.  
NATON CHANDRA MUKHERJEE  
CITY COURT, HOWRAH

*[Handwritten signature]*



Barun Giri

Village. Ganeshwarh.

Post. Maheshpur

Dist. Burdwan Midnapur

Pincode - 721429

29/11/19

THIS DEED OF SALE made on this 29<sup>th</sup> day of June 2019 between CENTRAL LAND AND BUILDING SOCIETY PRIVATE LIMITED (PAN AAEECC2580J) a limited Company incorporated under the Indian Companies Act 1913 and converted to a Private Limited Company under Indian Companies Act 1956 having its registered office at 2/2, Southern Avenue, presently known as Meghnath Saha Sarani, Police Station Tollygunge, District 24 Parganas (South), Kolkata, Pin 700026, State of West Bengal, represented by one of its Authorized Director SAYANTANI BASU (PAN AGXPB3455B) (Mobile No. 9831374732), daughter of Late Subir Kumar Basu, by faith Hindu, Citizen of India, by occupation -Business, residing at 108/D, Block - F, new Alipore, Post Office New Alipore, Police Station New Alipore, District - South 24 Parganas, Kolkata Pin 700053, State of West Bengal, do herein after called the SELLER (which expression unless excluded by or repugnant to the context be deemed to include its legal representatives, nominees, administrators and assigns).

-AND-

DEVENDRA KUMAR SINGH (PAN ANOPS0676D) (Mobile No. 8240964933), son of Late Dan Bahadur Singh, by faith- Hindu, Citizen of India, by occupation - Business, residing at 34/30, Andul Road 1<sup>st</sup> Bye Lane, Police Station A.J.C Bose Botanical Garden, Post Office- Botanical Garden, District - Howrah, Pincode- 711109, State of West Bengal, do hereinafter called the PURCHASER (which expression unless excluded by or repugnant to the context be deemed to include his legal representatives, nominees, administrators and assigns).

All that piece and parcel of the property situated within State of West Bengal District South 24 Parganas, District Sub Registry Office Alipore Additional District Sub-Registry Office Alipore, Mouja Khanpur, Post Office Regent Park, Pin 700047, Police Station old Jadavpur new Tollygunge, Kolkata Municipal Corporation, Ward No. 98, holding no. 202/8, Netaji Subhas Chandra Bose Road, measuring 7 Cottah 5 Chattak



27 sq.ft. Bastu Land together with R. T. shed measuring 100 sq.ft. standing thereon is the property under this Deed of Sale morefully described in the schedule herein below.

Whereas, H. L. Sarkar being the owner of some property executed a Deed of Trust on 09.12.1944 wherein he has appointed Satish Chandra Bose, Hirendra Nath Bose, Nirmala Bala Sarkar and himself (H. L. Sarkar) as Trustee and by the execution of Deed of Trust 8 Bighas of land was settled. That by the execution of Deed of Trust the aforesaid trustee became the sole owner of 8 Bighas of land. That for the benefit of the legal heirs of Settler some power was vested for the construction of the building and by the said power right of sale of land was given to the appointed trustee.

Whereas, by the execution of a Deed of Sale dated 27.03.1946 Nawn Estate purchased from the Trust of H. L. Sarkar 7 Bighas of land out of 8 Bighas of total property leaving behind only 1 Bigha of land on the South-West corner of the total plot on the side of Banshdroni Road (now knows as Netaji Subhas Chandra Bose Road). That in the said Deed of Sale the purchased property was shown in annexed plan attached to the Deed of Sale. That by virtue of Deed of Sale Nawn Estate became the Owner of 7 Bighas of Land which they subdivided in two different plots by creating passage thereto and subsequently sold out the same to the different Purchasers. The remaining 1 Bigha of land was sold to the Purchaser Prafulla Kumar Basu.

Whereas, by virtue of a Registered Deed of Sale duly executed on 21.09.1959 by the Nawn Estate Private Limited in favour of the Seller the then known as Central Land and Building Society Private Limited a total 18 Cottah 7 Chattak of land comprised within C.S. Dag No. 180, 182 and 184 holding no. the then 202, Netaji Subhas Chandra Bose Road, was purchased and since purchase the said property continue to be enjoy by the Purchaser as aforesaid.

Whereas, the said purchase property of 18 Cottah 7 Chattak was subdivided in two holdings one known as 202/7, Netaji Subhas Chandra Bose Road, Kolkata - 700047 within District South 24 Parganas, measuring 9 Cottah 3 Chattak and other part recorded as 202/8, Netaji Subhas Chandra Bose Road, Kolkata - 700047 within District South 24 Parganas, measuring 9 Cottah 4 Chattak. That both the properties was/is within the limit of Kolkata Municipal Corporation Ward No. 98, now under Police Station Tollygunge.

Whereas, in both the part of holding no. 202/7 and 202/8, Netaji Subhas Chandra Bose Road, Kolkata - 700047 there was structure and both the holdings are being surrounded by boundary wall.

Whereas, presently 202/7, Netaji Subhas Chandra Bose Road, Kolkata - 700047 comprised more or less 9 Cottah 3 Chattak bastu land with 4 storied building thereon and 202/8, Netaji Subhas Chandra Bose Road, Kolkata - 700047 comprised more or less 9 Cottah 4 Chattak bastu land with R. T. shed thereon and as per assessment register of Kolkata Municipal Corporation the same stands in the name of the recorded owners and both the holdings are being regularly assessed and due taxes has been paid and accordingly on payment of due taxes the Central Land and Building Society Private Limited possessing the same peacefully and uninterruptedly.

Whereas, Central Land and Building Society Private Limited now in absolute peaceful occupation of the property within 202/8, Netaji Subhas Chandra Bose Road, Kolkata - 700047. That presently the Seller desire to transfer a part of property within 202/8, Netaji Subhas Chandra Bose Road, Kolkata - 700047 measuring 7 Cottah 5 Chattak 27 sq.ft. Bastu Land together with R. T. shed measuring 100 sq.ft. standing thereon by way of Deed of Sale at a value of consideration of Rupees 1,69,04,999/- (Rupees one crore sixty nine lakhs four thousand nine hundred ninety



nine) and accordingly the Purchaser expressed his interest to purchase the property as aforesaid on payment of value of consideration.

Whereas, the Seller Central Land and Building Society Private Limited by its meeting held on 15.01.2019 duly authorized one of its Director Sayantani Basu, daughter of Late Subir Kumar Basu of 108/D, Block - F, new Alipore, Post Office New Alipore, Police Station New Alipore, District - South 24 Parganas, Kolkata Pin 700053, State of West Bengal to execute Deed of Sale in connection to the property 202/8, Netaji Subhas Chandra Bose Road, Mouja Khanpur, Police Station Tollygunge, Kolkata Municipal Corporation, Ward No. 98, District South 24 Parganas, measuring more or less 7 Cottah 5 Chattak 27 sq.ft. Bastu Land together with R. T. Shed standing thereon to the Buyer Devendra Kumar Singh, son of Late Dan Bahadur Singh, residing at 34/30, Andul Road 1<sup>st</sup> Bye Lane, Police Station A.J.C Bose B. Garden, Post Office- B. Garden District - Howrah, Pincode- 711109, State of West Bengal and received consideration value as mentioned aforesaid totally from the Purchaser and issue appropriate receipt against that and the company also authorized Sayantani Basu to appear before the registration authority and execute Deed of Sale and put signature and thumb impression thereon on behalf of the company and said Sayantani Basu is being legally authorized to perform all legal acts in connection to the said Deed of Sale.

Whereas, after final settlement regarding sale of schedule mentioned property by Central Land and Building Society Private Limited in favour of Purchaser Devendra Kumar Singh for the convenience and to avoid any future legal encumbrance a publication was made in the daily Bengali Newspaper Sambad Pratidin on 06.06.2019 as well as in the English Newspaper the Assian Age on 07.06.2019 in both the publication the details of Seller, Purchaser and property has been described and time for objection invited for 15 days that is from 06.06.2019 and 07.06.2019 to 21.06.2019 and 22.06.2019. That the said invited date for objection has already been

laps and no objection has been tendered in terms of the Publication so the Seller Central Land and Building Society Private Limited and the Purchaser Devendra Kumar Singh at present have no bar to execute Deed of Sale among them in connection to the property at 202/8, Netaji Subhas Chandra Bose Road, Police Station Tollygunge, District South 24 Parganas, measuring 7 Cottah 5 Chattak 27 Sq.ft. of bastu land.

Whereas, by mutual discussion and settlement by and between the Seller and the Purchaser, the Purchaser paid the total value of consideration of Rupees 1,69,04,999/- (Rupees one crore sixty nine lakhs four thousand nine hundred ninety nine) to the Seller in terms of Memo of Consideration as written hereinbelow and the Seller on received of total value of consideration in terms of Memo of Consideration as written herein below executed this Deed of Sale in favour of the Purchaser and delivered peaceful vacant possession of schedule mentioned property to the Purchaser.

NOW THIS INDENTURE WITNESSETH as follows:-

Whereas, the Seller decided to sale out the schedule mention property at a value of consideration of Rupees 1,69,04,999/- (Rupees one crore sixty nine lakhs four thousand nine hundred ninety nine) considering the same to be the highest market value and the Purchaser decided to purchase the schedule mention property at a value of Rupees 1,69,04,999/- (Rupees one crore sixty nine lakhs four thousand nine hundred ninety nine) accordingly the Purchaser paid Rupees 1,69,04,999/- (Rupees one crore sixty nine lakhs four thousand nine hundred ninety nine) to the Seller and the Seller on due acceptance of Rupees 1,69,04,999/- (Rupees one crore sixty nine lakhs four thousand nine hundred ninety nine) from the Purchaser executed this Deed of Sale in favour of the Purchaser and deliver complete peaceful vacant possession of the schedule mentioned property to the Purchaser as well as deliver



peaceful vacant possession of the schedule mentioned property to the Purchaser and handed over the Purchaser all the original documents like original title deed of the Seller and all back deeds LR Parcha, Revenue Receipt to the Purchaser.

Whereas, in pursuance to the contract and amicable settlement and discussion it was finally settled that the consideration value of the Schedule mentioned property is Rupees 1,69,04,999/- (Rupees one crore sixty nine lakhs four thousand nine hundred ninety nine) only and in consideration of the said sum of Rupees 1,69,04,999/- (Rupees one crore sixty nine lakhs four thousand nine hundred ninety nine) only of the lawful money of the Union of India paid by the Purchaser to the Seller on execution of this presents the receipts whereof the Seller do hereby as well as mentioned in the Memo of Consideration admit and acknowledge that on and from this day doth hereby acquit and forever discharge unto the Purchaser herein as well as the said property. The Seller by this present do hereby convey, sell, transfer, assign and assure unto and to the use of the said Purchaser and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Seller into and upon the said messuages, hereditaments and premises and every part thereof. The Seller do hereby covenant with the Purchaser absolutely that the Seller divested of all rights, title, interest over the said property, described in the Schedule hereunder written sold to the Purchaser, on and from the date of registration hereof and that notwithstanding any act, deed, matter or thing by the said contrary, the Purchaser is now lawfully, rightfully, absolutely entitled to the said property mentioned in the Schedule, and also notwithstanding any act, deed, matter or things as aforesaid the Seller have good right and full power and absolute authority to grant, sell, convey, transfer and assign the said Schedule property hereby sold, granted and conveyed in the manner aforesaid and that the Purchaser shall and may enjoy and quietly hold, possess and enjoy the said Schedule property and realize and receive rents, issues and profits thereof without any lawful eviction,



interruption, claim or demand whatsoever from or by the Seller or any person or persons lawfully or equitably claiming from, under or in trust for them and further the said Seller and all person or persons lawfully or equitably claiming any interest in the said Schedule property from, under or in trust for the Seller shall and will from time to time and at all times hereafter at the request and cost of the Purchaser execute or cause to be done or executed all such acts, deeds, matters or things for further and more perfectly assuring the said Schedule property as shall be reasonably required by the Purchaser.

Whereas, the Seller declare that the Schedule mentioned property is free from all encumbrances and having a good marketable title for sale and the same is fit for equitable mortgage. It is not the subject matter of the mortgage or lease or acquisition and the property is not being the subject matter of any transfer by way of sale, gift and settlement even after that if during the course of enjoyment of the Schedule property by the Purchaser if there be any legal encumbrance then the Seller will help to rectify the same in favour of the Purchaser.

Whereas, on and from this day whatever right, title and interest the Seller have over the Schedule property shall cease forever and the same vested upon the Purchaser and on and from this day the Purchaser became the absolute Owner of the Schedule mentioned property.

Whereas, the Purchaser being the absolute Owner of the Schedule property have absolute right to transfer the Schedule property by way of sale, gift, settlement and mortgage or lease out the same or to take any advance money against execution of any Agreement for Sale. The Purchaser have absolute right to mutate his name before Settlement Department out of his own efforts and expenses. The Purchaser also have the right to erect structure on its purchased property out of its own efforts and expenses on demolition of the present old structure.

### SCHEDULE

All that piece and parcel of the property situated within State of West Bengal District South 24 Parganas, District Sub Registry Office Alipore Additional District Sub-Registry Office Alipore, Mouja Khanpur, Post Office Regent Park, Pin 700047, Police Station old Jadavpur new Tollygunge, Kolkata Municipal Corporation, Ward No. 98, holding no. 202/8, Netaji Subhas Chandra Bose Road, measuring 7 Cottah 5 Chattak 27 sq.ft. Bastu Land together with R. T. shed measuring 100 sq.ft. standing thereon is the property under this Deed of Sale. The property under Deed of Sale is being marked under border Red and the same consider to be part of this Deed of Sale. The property is butted and bounded as follows:

On the North	:	202/10, Netaji Subhas Chandra Bose Road and Anish Apartment under 202/9, Netaji Subhas Chandra Bose Road
On the South	:	Part of holding no. 202/7 and 202/8, Netaji Subhas Chandra Bose Road.
On the East	:	Part of holding no. 202/7 and 202/8, Netaji Subhas Chandra Bose Road
On the West	:	7.2 mtr Kolkata Municipal Corporation Black Top Road

### MEMO OF CONSIDERATION

That the total value of consideration of the schedule mentioned property settled at Rupees 1,69,04,999/- (Rupees one crore sixty nine lakhs four thousand nine hundred ninety nine) by and between the Seller and the Purchaser. That out of settled value of consideration the Purchaser duly paid Rupees 1,69,04,999/- (Rupees one crore sixty nine lakhs four thousand nine hundred ninety nine) to the Seller. That the Seller on due acceptance of Rupees 1,69,04,999/- (Rupees one crore sixty nine lakhs four



thousand nine hundred ninety nine) from the Purchaser executed this Deed of Sale in favour of the Purchaser and deliver peaceful vacant possession of schedule mentioned property to the Purchaser. The details of payment given as follows :

1. By Account Payee Cheque No. 000007 dated 27.03.2019 over Punjab and Sind Bank, I.B.D. Kolkata Branch Rupees 5,00,000/-.
2. By RTGS Cheque No. 000008 dated 28.03.2019 over Punjab and Sind Bank, I.B.D. Kolkata Branch Rupees 50,000/-.
3. By RTGS Cheque No. 000010 dated 17.04.2019 over Punjab and Sind Bank, I.B.D. Kolkata Branch Rupees 3,00,000/-.
4. By RTGS Cheque No. 000011 dated 04.05.2019 over Punjab and Sind Bank, I.B.D. Kolkata Branch Rupees 3,00,000/-.
5. By RTGS Cheque No. 000013 dated 10.06.2019 over Punjab and Sind Bank, I.B.D. Kolkata Branch Rupees 6,00,000/-.
6. By Account Payee Cheque No. 000018 dated 29.06.2019 over Punjab and Sind Bank, I.B.D. Kolkata Branch Rupees 82,50,000/-.
7. By Account Payee Cheque No. 000014 over Punjab and Sind Bank, I.B.D. Kolkata Branch Rupees 17,26,250/-.
8. By Account Payee Cheque No. 000015 over Punjab and Sind Bank, I.B.D. Kolkata Branch Rupees 17,26,250/-.
9. By Account Payee Cheque No. 000019 over Punjab and Sind Bank, I.B.D. Kolkata Branch Rupees 17,26,250/-.
10. By Account Payee Cheque No. 000017 over Punjab and Sind Bank, I.B.D. Kolkata Branch Rupees 17,26,249/-.

For CENTRAL LAND &  
BUILDING SOCIETY PVT. LTD

*Sayantani Basu*  
Director

Signature of the Seller

IN THE WITNESS WHEREOF, the Seller and the Purchaser to this Deed of sale sign the same after going through the contents very carefully and admitting the same to be written correct in accordance with their opinion and advice.

Witnesses:-

1. Somnath Sadhukhan.  
Khang Badhak Basu  
Pujari S. Kol - 138

For CENTRAL LAND &  
BUILDING SOCIETY PVT. LTD  
Sayantani Basu  
Director

For CENTRAL LAND &  
BUILDING SOCIETY PVT. LTD

Sayantani Basu  
Director

Signature of the Seller

2. Ashis Ghosh.  
C/54, Bagha Sulin  
Kot 22

Devendra kumar Singh

Signature of the Purchaser

3. Borsun Giri  
Village - Ganeswar fm  
Post Mahesh fm. furbamedini  
fm. Din cool - 721429  
Typed by me

Drafted by me

Sunita Chakraborty

Atifa Chakraborty  
Advocate

Sunita Chakraborty

(Judges' Court Howrah)

Shibpur, Howrah.

WB/652/1979



SITE PLAN AT PREMISES NO-202/8, N.S.C. BOSE ROAD, WARD NO.- 98, BOROUGH -X,  
KOLKATA-700047

AREA = 7kotha - 5chi - 28sq.ft = 5291 sq.ft.  
= 491.570 sqm.

SCALE-1:200

PRE- 202/7, NS.C. BOSE ROAD AND PART OF  
202/8, NS.C. BOSE ROAD



PRE- 202/7, NS.C. BOSE ROAD AND PART OF  
202/8, NS.C. BOSE ROAD

PRE- 202/8, NS.C. BOSE ROAD

202/10  
N.S.C. BOSE ROAD  
G+1

ANISH APARTMENT  
202/9  
N.S.C. BOSE ROAD  
G+IV

17445

7.2 M K.M.C. BLACK TOP ROAD

Devendra Kumar Singh

SIGNATURE OF PURCHASER

For CENTRAL LAND &  
BUILDING SOCIETY PVT. LTD

Sayantani Basu  
Director

SIGNATURE OF VENDOR

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201920-003335755-1

Payment Mode Online Payment

GRN Date: 29/06/2019 10:04:30

Bank : State Bank of India

BRN : IKQACOH100

BRN Date: 29/06/2019 10:06:03

DEPOSITOR'S DETAILS

Id No. : 19010001010062/4/2019

(Tender Number)

Name : Barun Giri

Contact No. :

Mobile No. : +91 9339970715

E-mail :

Address : 239 1 Sarat Chatterjee Rd

Applicant Name : Mr Asitabha Mukherjee

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount( ₹)
1	19010001010062/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	1187657
2	19010001010062/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	168760

Total

























1357417

In Words : Rupees Thirteen Lakh Fifty Seven Thousand Four Hundred Seventeen only

2



# FORM FOR TEN FINGER IMPRESSION

Sl. No.	Picture & Signature of Executants						
	 Signature of <i>Gayantani Basu</i>						
		Little	Ring	Middle (Left Hand)	Fore	Thumb	
							
		Signature of	Little	Ring	Middle (Right Hand)	Fore	Thumb
	 Signature of <i>Devendra Kumar Singh</i>						
		Little	Ring	Middle (Left Hand)	Fore	Thumb	
							
		Signature of	Little	Ring	Middle (Right Hand)	Fore	Thumb
							
		Little	Ring	Middle (Left Hand)	Fore	Thumb	



भारत सरकार  
GOVERNMENT OF INDIA



Devendra Kumar Singh  
Date of Birth/DOB: 03/10/1969  
Male/ MALE  
Mobile No: 8240964933



2945 7480 7182

অসার আধাৰ, আমাৰ পৰিচয়

Devendra Kumar Singh



भारत सरकार  
GOVERNMENT OF INDIA

Download Date: 20/02/2018

Address :  
S/O Danbahadur Singh, 34/30, ANDUL 1st  
Bye LANE, Haora Corporation, Haora,  
West Bengal - 711109



Generation Date: 01/02/2018

2945 7480 7182



1947



help@aadhaar.gov.in



www.aadhaar.gov.in

P.O. Box No. 1947  
Bengaluru-560 901



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

ANOPS0676D



नाम / NAME

DEVENDRA KUMAR SINGH

पिता का नाम / FATHER'S NAME

DANBAHADUR SINGH

जन्म तिथि / DATE OF BIRTH

03-10-1969

हस्ताक्षर / SIGNATURE

*Devendra Kumar Singh*

*[Signature]*

आयकर / आयुक्त, प. व. 111

COMMISSIONER OF INCOME-TAX, W.B. - 111

*Devendra Kumar Singh*

इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त (प्रशास्ति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.



भारत-सरकार  
GOVERNMENT OF INDIA

Sayantani Basu



DOB: 13/01/1981  
FEMALE



8465 6077 3769

आधार - आधार मानव अधिकार

Sayantani Basu



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

D/O: Late Subir Kumar Basu, BLOCK- F,  
108/D, DIAMOND HARBOUR ROAD, New Alipore,  
Kolkata, West Bengal - 700053



19  
7415 307 34



19

19

P.O. Dhaka - 141  
Bangladesh

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SAYANTANI BASU

SUBIR KUMAR BASU

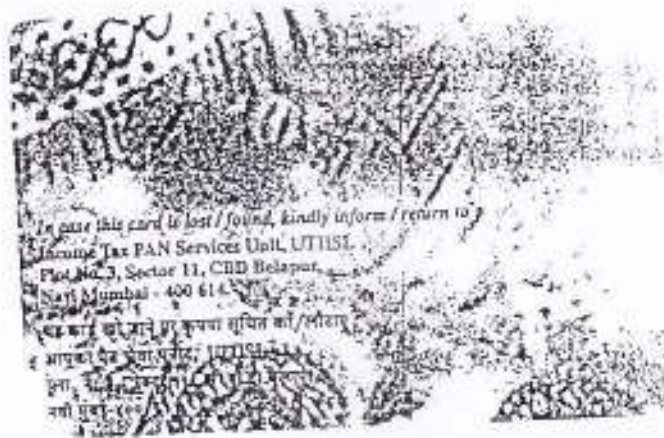
13/01/1981

Permanent Account Number  
AGXPB3455B



Signature

Sayantani Basu





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CENTRAL LAND AND BUILDING  
SOCIETY PRIVATE LIMITED



15/07/2010

Permanent Account Number

AAECC2580J

03022011

For CENTRAL LAND &  
BUILDING SOCIETY PVT. LTD

*Sayantani Basu*  
Director

यह कार्ड खोया हुआ है। इसे किसी को नहीं देना।  
अधिक जानकारी के लिए कृपया  
आयकर विभाग, नया दिल्ली  
या आयकर अधिकारी कार्यालय से संपर्क करें।  
संपर्क नंबर - 411 8081

If this card is lost / someone's lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8081 / 20-2721 8081  
e-mail: [income@nsdl.co.in](mailto:income@nsdl.co.in)

PHONE: 2466 4887  
2466 9698  
Email: clbs@sify.com

**CENTRAL LAND & BUILDING SOCIETY PVT. LTD.**  
2/2, SOUTHERN AVENUE,  
KOLKATA - 700 026

THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS HELD ON  
15<sup>TH</sup> JANUARY, 2019, TUESDAY AT 11 A.M. AT THE REGISTERED OFFICE OF  
THE COMPANY AT 2/2, SOUTHERN AVENUE, KOLKATA - 700026

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**DIRECTORS PRESENT**

1. Ms. Sayantani Basu
2. Mr. Indrajit Pathak
3. Mr. Somnath Sadhukhan

- 1) The minutes of the Board meeting held on 15.01.2019 were read out and confirmed.
- 2) Senior Director, Mr. Indrajit Pathak proposed and seconded by Mr. Somnath Sadhukhan, director of the Company that, since the company is having land at various places in Kolkata and it is very cumbersome to keep the properties intact, hence some of the properties may be disposed off with immediate effect. They also intimate the board that, Mr. Devendra Kumar Singh S/O. Late Dan Bahadur Singh residing at 34/30 Andul 1<sup>st</sup> Bye Lane, P.S. A.J.C. Bose Road, B. Garden, Howrah - 711109 has shown interest in buying the property situated at 202/8, N.S.C. Bose Road, Kolkata - 700047. Hence it is further proposed that land situated at 202/8, N.S.C. Bose Road, Kolkata - 700047 be sold to Mr. Devendra Kumar Singh at a price which should not be less than the current market price and Ms. Sayantani Basu, Director of the Company be authorized to deal with sale of landed property held by the company.

PHONE: 2466 4887  
2466 9698  
Email: clbs@sify.com

**CENTRAL LAND & BUILDING SOCIETY PVT. LTD.**  
2/2, SOUTHERN AVENUE,  
KOLKATA - 700 026

- 3) RESOLVED that the board of directors of the company deem it to be for the best interests of this company and its stock holders that property situated at 202/8, N.S.C. Bose Road, Kolkata - 700047 in the name of the company be sold, conveyed and transfer to Mr. Devendra Kumar Singh as stated in the proposed agreements of purchase and a true copy of which is to be inserted in the minutes book of the company immediately following the minutes of the meeting.
- 4) FURTHER RESOLVED that the company sell, convey, assign, set over, transfer and deliver to Mr. Devendra Kumar Singh the property of the company situated at 202/8, N.S.C. Bose Road, Kolkata - 700047, pursuant to the name and provisions of the land for the consideration provided in the agreement of purchase that has been present and discussed at this meeting.
- 5) FURTHER RESOLVED that Ms. Sayantani Basu, Director of the Company be and hereby authorized, empowered and directed to execute deliver on behalf of the company, the contract of sale of the property of the company and, on behalf of the company, the contract of sale of the property of the company and, on behalf of the company to execute and deliver, on consummation of the sale, all such deeds, assignment and other instruments of transfer, and to execute any such documents, on behalf of the company to that effect.

Certified to be true copy

DIRECTOR

For CENTRAL LAND &  
BUILDING SOCIETY PVT. LTD

Indrajit Pal  
Director

For CENTRAL LAND &  
BUILDING SOCIETY PVT. LTD

Somnath Sathukha  
Director

For CENTRAL LAND &  
BUILDING SOCIETY PVT. LTD

Sayantani Basu  
Director





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

অনুমতি নং / Enrollment No. 1058/20012/09227

TO  
BARUN GIRI  
মহান গির্জা  
Ganeswarpur  
Mahaswairi East Midnapore  
West Bengal - 721452



KL681018164FT

68101816



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6641 5727 6401**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

মহান গির্জা

BARUN GIRI

মহান গির্জা

BARUN GIRI

জন্ম তারিখ: 03/09/1981

সঙ্গ: Male



**6641 5727 6401**



আধার - সাধারণ মানুষের অধিকার

*Barun Giri*

### Major Information of the Deed

Deed No :	I-1901-03961/2019	Date of Registration	29/06/2019
Query No / Year	1901-0001010062/2019	Office where deed is registered	
Query Date	27/06/2019 8:31:28 AM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Asitabha Mukherjee Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9433706899, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 1,69,04,999/-		Rs. 1,69,66,243/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 11,87,757/- (Article:23)		Rs. 1,69,760/- (Article:A(1), E, M(a), M(b), I)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 98 -- Ward No. 98) , Premises No: 202/8, , Ward No: 098 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Katha 5 Chatak 27 Sq Ft	1,68,94,999/-	1,69,36,243/-	Property is on Road
Grand Total :				12.1275Dec	168,94,999 /-	169,36,243 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	30,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	30,000 /-	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>CENTRAL LAND AND BUILDING SOCIETY PRIVATE LIMITED</b> 2/2, Southern Avenue, Presently Known As Meghnath, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.: AAEECC2580J, Status :Organization, Executed by: Representative, Executed by: Representative



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr DEVENDRA KUMAR SINGH</b> Son of Late Dan Bahadur Singh Executed by: Self, Date of Execution: 29/06/2019 , Admitted by: Self, Date of Admission: 29/06/2019 ,Place : Office	 <small>29/06/2019</small>	 <small>LTI 29/06/2019</small>	 <small>29/06/2019</small>
Son of Late Dan Bahadur Singh Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ANOPS0676D, Status :Individual, Executed by: Self, Date of Execution: 29/06/2019 , Admitted by: Self, Date of Admission: 29/06/2019 ,Place : Office				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs SAYANTANI BASU (Presentant )</b> Daughter of Late Subir Kumar Basu Date of Execution - 29/06/2019 , Admitted by: Self, Date of Admission: 29/06/2019, Place of Admission of Execution: Office	 <small>Jun 29 2019 12:05PM</small>	 <small>LTI 29/06/2019</small>	 <small>29/06/2019</small>
108/D, Block - F, New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGXPB3455B Status : Representative, Representative of : CENTRAL LAND AND BUILDING SOCIETY PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr BARUN GIRI</b> Son of Late Sudarshon Giri Village Ganeswar Pur, P.O:- Mahesh Pur, P.S:- Egra, District:-Purba Midnapore, West Bengal, India, PIN - 721429	 <small>29/06/2019</small>	 <small>29/06/2019</small>	 <small>29/06/2019</small>
Identifier Of Mr DEVENDRA KUMAR SINGH , Mrs SAYANTANI BASU			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	CENTRAL LAND AND BUILDING SOCIETY PRIVATE LIMITED	Mr DEVENDRA KUMAR SINGH-12.1275 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	CENTRAL LAND AND BUILDING SOCIETY PRIVATE LIMITED	Mr DEVENDRA KUMAR SINGH-100.00000000 Sq Ft

**Endorsement For Deed Number : I - 190103961 / 2019****On 28-06-2019****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. 1,69,66,243/-



**Debasis Patra**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

**On 29-06-2019****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.

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

Presented for registration at 11:40 hrs on 29-06-2019, at the Office of the A.R.A. - I KOLKATA by Mrs SAYANTANI BASU ,

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

Execution is admitted on 29/06/2019 by Mr DEVENDRA KUMAR SINGH , Son of Late Dan Bahadur Singh , 34/30, Andul Road 1st Bye Lane, P.O: Botanical Garden, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Business

Indetified by Mr BARUN GIRI, , Son of Late Sudarshon Giri , Village Ganeswar Pur, P.O: Mahesh Pur, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721429, by caste Hindu, by profession Business

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 29-06-2019 by Mrs SAYANTANI BASU , Director, CENTRAL LAND AND BUILDING SOCIETY PRIVATE LIMITED (Private Limited Company), 2/2, Southern Avenue, Presently Known As Meghnath, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr BARUN GIRI, , Son of Late Sudarshon Giri , Village Ganeswar Pur, P.O: Mahesh Pur, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721429, by caste Hindu, by profession Business

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,69,760/- ( A(1) = Rs 1,69,662/- .E = Rs 14/- .I = Rs 55/- .M(a) = Rs 25/- .M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,69,760/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/06/2019 10:06AM with Govt. Ref. No: 192019200033357551 on 29-06-2019, Amount Rs: 1,69,760/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK0ACOHIO0 on 29-06-2019, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,87,657/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 11,87,657/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 1727, Amount: Rs.100/-, Date of Purchase: 12/06/2019, Vendor name: H C MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/06/2019 10:06AM with Govt. Ref. No: 192019200033357551 on 29-06-2019, Amount Rs: 11,87,657/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK0ACOHIO0 on 29-06-2019, Head of Account 0030-02-103-003-02



Debasis Patra

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2019, Page from 193229 to 193258

being No 190103961 for the year 2019.



Digitally signed by DEBASIS PATRA  
Date: 2019.07.03 16:32:11 +05:30  
Reason: Digital Signing of Deed.

*Debasis Patra*

(Debasis Patra) 03/07/2019 16:32:01  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)