



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

C 916987

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15-05
15-08-1243703
CR/12-84

Certified that the document is correct
in registration. The signature sheet and
endorsement sheet attached to the
document are correct and authentic.

Additional District Sub-Registry
Collector, Durgam Chauri, Sec-10, (North)

08 SEP 2016

THIS DEED OF SALE made on 7th day of Sept. Two thousand Sixteen (2016)
A.D.

BETWEEN

Sl. No. 20040 DATE:.....

NAME:.....

ADD:.....

AMT: 5000 (Five Thousand only)

MANAB KUNDU

Advocate

14, Jogendra Basak Road
Kolkata-700036



Satyaranjan Roy

Bhal

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



3774 7 ⁹/₂₀₁₆



Satyaranjan Roy



3775 00

Additional District Sub-Registrar
Cossipore, Dum Dum, 24 Pgs. (N)

07.09.2016

For Snowball Construction Pvt. Ltd.

Director

Shankha Biswas
S/O. Lt. Adhar Biswas
267, B. T. Road
P.S. & P.V. Baranagar
Ked-36
Service

SRI SATYARANJAN ROY son of Late Atul Chandra Royu, by faith-Hindu, by occupation-retired person, having Income Tax PAN No : ADIPR8396M, residing at Flat 303, 1E, GOLF CLUB ROAD, Police Station- Tollygunge, Post Office Tollygunge, Kolkata-700 033, hereinafter called and referred to as the VENDOR (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and included his legal heirs successors, legal representatives, administrators, executors and/or assigns) of the FIRST PART

AND

M/S. SNOWBALL CONSTRUCTION PVT. LTD., a Company incorporated under the companies Act, 1956 , having its registered office at 22, Madan Mohan Talla Street, P.S. Shyampukur, Kolkata – 700 005 having Income Tax PAN No : AARCS8434N, represented by its Director, SRI LAXMI KANT TODI, son of Late Deoki Nandan Todi, by faith – Hindu, by occupation – Business, residing at 22, Madan Mohan Talla Street, P.O. Hatkhola, P.S. Shyampukur, Kolkata – 700 005, having Income Tax PAN No : ABTPT7710N, hereinafter referred and called the PURCHASER (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, successors, successors-in-office, administrators legal representatives and assigns) of the SECOND PART.

WHEREAS Harimati Saha wife of Gopal Saha, and Sri Lakshimi Gopal Saha, son of Chidam Chandra Saha of 60/1, B. T. Road, Kolkata- 700002, jointly seized

and possessed otherwise or well sufficiently entitled to all that peace and parcel of Bastu Land measuring about 2 (two) Cottahs 5 (five) Chittacks 9 (nine) square feet more or less lying and situates at Mouza- Sinthee, Touzi No. 1298/2833, Dihi Dakshin Paikpara, Sub-Division 15, Holding No. 28, under The Calcutta Municipal Corporation, being Municipal Premises No. 3, Santra Para Lane, formerly 3/1, Santra Para Lane, Police Station- Sinthee formerly Cossipore, District 24-Parganas and was paying the Municipal taxes regularly enjoying the same free from all encumbrances.

AND WHEREAS by a Deed of Conveyance dated 24th day of April, 1958 said Harimati Saha wife of Gopal Saha, and Sri Lakshimi Gopal Saha, son of Chidam Chandra Saha of 60/1, B. T. Road, Kolkata- 700002, jointly sold, transferred, conveyed all that peace and parcel of Bastu Land measuring about 2 (two) Cottahs 5 (five) Chittacks 9 (nine) square feet more or less lying and situates at Mouza- Sinthee, Touzi No. 1298/2833, Dihi Dakshin Paikpara, Sub-Division 15, Holding No. 28, under The Calcutta Municipal Corporation, now the Kolkata Municipal Corporation being Municipal Premises No. 3, Santra Para Lane, formerly 3/1, Santra Para Lane, Police Station- Sinthee formerly Cossipore, District 24-Parganas in favour of Smt. Snehalata Roy wife of Sri Atul Chandra Roy which was registered Sub-Registrar at Cossipore Dum Dum District 24-Parganas recorded in Book No. 1, Volume No. 36, Pages 215 to 219, Being No. 2996, for the year 1958, for valuable consideration mentioned therein.

AND WHEREAS after such purchase said Smt. Snehalata Roy wife of Sri Atul Chandra Roy recorded her name office of the Calcutta Municipal Corporation now the Kolkata Municipal Corporation on the land measuring about 2 (two)

Cottahs 5 (five) Chittacks 9 (nine) square feet more or less lying and situates at Mouza- Sinthee, Touzi No. 1298/2833, Dihi -Dakshin Paikpara, Sub-Division 15, Holding No. 28, under The Calcutta Municipal Corporation, now the Kolkata Municipal Corporation, being Municipal Premises No. 3, Santra Para Lane, Police Station- Sinthee formerly Cossipore, District 24-Parganas and paying the Municipal taxes regularly enjoying the same free from all encumbrances.

AND WHEREAS said Smt. Snehalata Roy sanctioned a two storied building plan from the Calcutta Municipal Corporation dated 22nd day of September, 1955 being Plan No. NC/H/2/57 on the said land measuring about 2 (two) Cottahs 5 (five) Chittacks 9 (nine) square feet more or less being Municipal Premises No. 3, Santra Para Lane, Police Station- Sinthee formerly Cossipore, Kolkata - 700050, District 24-Parganas and constructed two storied building on the said land and enjoying the same with her family members.

AND WHEREAS said Smt. Snehalata Roy had given birth of three sons from her womb namely Nitya Ranjan Roy, Satya Ranjan Roy and Kumud Ranjan Roy and said Sri Kumud Ranjan Roy who was bachelor died on 27th day of December, 1976.

AND WHEREAS said Smt. Snehalata Roy who was a Hindu Governed by Dayabagha School of Hindu Law died intestate on 1st day of May, 1992 leaving and surviving her two sons namely Nitya Ranjan Roy and Satya Ranjan Roy as her legal heirs and successors of all that a piece of land measuring about 2 (two) Cottahs 5 (five) Chittacks 9 (nine) square feet more or less with two

storied building lying and situates at Mouza - Sinthee, Touzi No. 1298/2833, Dihi - Dakshin Paikpara, Sub-Division 15, Holding No. 28, under The Calcutta Municipal Corporation, being Municipal Premises No. 3, Santra Para Lane, Police Station - Sinthee formerly Cossipore, District 24-Parganas and her husband Atul Chandra Roy died dated 03.07.1964 before her death.

AND WHEREAS said Nitya Ranjan Roy who was Hindu Governed by Dayabhagha School of Hindu Law died intestate on 9th day of February, 2015, leaving surviving his only brother Satya Ranjan Roy as his legal heirs and successors of all that a piece of land measuring about 2 (two) Cottahs 5 (five) Chittacks 9 (nine) square feet more or less with two storied building lying and situates at Mouza- Sinthee, Touzi No. 1298/2833, Dihi -Dakshin Paikpara, Sub-Division 15, Holding No. 28, under The Kolkata Municipal Corporation, being Municipal Premises No. 3, Santra Para Lane, Police Station - Sinthee formerly Cossipore, District 24-Parganas and his wife Smt. Gitika Roy died on 27th day of September, 2009 and his only daughter Papiya Basu also died 18th day of December, 2000 before his death without having any child.

AND WHEREAS Smt. Papiya Basu daughter of Nitya Ranjan Roy wife of Sandip Basu also died 18th day of December, 2000 before her father and mother's death and after the death of Smt. Papiya Basu her husband Sandip Basu married again another bride and enjoying his family life with his Second wife, as per Hindu Law said Sandip Basu having no right title interest of the said property.

AND WHEREAS after the death of said Atul Chandra Roy, Kumud Ranjan Roy, Smt. Snehalata Roy, Nitya Ranjan Roy, Smt. Gitika Roy and Smt. Papiya Basu

their only legal heir Sri Satya Ranjan Roy is the absolute owner of all that a piece of land measuring about 2 (two) Cottahs 5 (five) Chittacks 9 (nine) square feet more or less with two storied building measuring 630 sq.ft. covered area in each floor i.e. total covered area 1260 sq.ft. lying and situated at Mouza- Sinthee, Touzi No. 1298/2833, Dihi -Dakshin Paikpara, Sub-Division 15, Holding No. 28, under The Calcutta Municipal Corporation, now the Kolkata Municipal Corporation being Municipal Premises No. 3, Santra Para Lane, Police Station- Sinthee formerly Cossipore, District North 24-Parganas and recorded his name office of the Kolkata Municipal Corporation and paying the municipal taxes regularly enjoying the same free from all encumbrances.

AND WHEREAS the Vendor intends to sell his undivided one half share and the Purchaser agree to purchase undivided one half share of all that a piece of 2 (two) Cottahs 5 (five) Chittacks 9 (nine) square feet more or less with two storied building measuring 630 sq.ft. covered area in each floor i.e. total-covered area 1260 sq.ft. lying and situated at Mouza- Sinthee, Touzi No. 1298/2833, Dihi -Dakshin Paikpara, Sub-Division 15, Holding No. 28, under The Calcutta Municipal Corporation, now the Kolkata Municipal Corporation being Municipal Premises No. 3, Santra Para Lane, Police Station- Sinthee formerly Cossipore, District North 24-Parganas the particular of such entirety of land and building is morefully described in the FIRST SCHEDULE hereunder written and clearly shown and delineated in the map/plan annexed hereto and marked with border RED and the particular of such one half salable portion of land and building is morefully described in the SECOND SCHEDULE hereunder written at or for a total consideration of Rs. 22,00,000/- (Rupees twenty two Lacs) only which is the actual market.



The Vendor has represented to the Purchaser as follows:

That the Vendor is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Schedule property free from all encumbrances.

That the right title and interest of the Vendor in the property is free from all encumbrances and Vendor has a marketable title of the same.

That the entirety of the Schedule property are in actual and has physical possession of the Vendor.

That the Vendor has not received any notice for acquisition or requisition of the property or any part or portion thereof under any of laws for the time being in force.

That the Vendor has not entered into any agreement for sale, lease or otherwise for transfer of the said properties or any part or portion thereof in favour of anyone other than in favour of the Purchaser herein.

That the Vendor is not aware of any impediment affecting the property whereby is in any way barred from entering into this deed of conveyance.



That the Vendor is fully and sufficiently entitled to deal with and/or dispose of the said Schedule below properties and thus enter into this deed of conveyance.

AND WHEREAS by an verbal Agreement for Sale made between the vendor and the purchaser thereto, the Vendor thereto agreed to sell and the purchaser agreed to purchase all that a piece of land measuring 1 (one) Cottah 2 (two) Chittacks 27 (twenty seven) square feet more or less with two storied building measuring 315 sq.ft. covered area in each floor i.e. total covered area 630 sq.ft. lying and situates at Mouza- Sinthee, Touzi No. 1298/2833, Dihi -Dakshin Paikpara, Sub-Division 15, Holding No. 28, under The Kolkata Municipal Corporation, being Municipal Premises No. 3, Santra Para Lane, Police Station- Sinthee formerly Cossipore, District North 24-Parganas being undivided one half share the particular of such one half share morefully described in the SECOND SCHEDULE hereto out of total land measuring about 2 (two) Cottahs 5 (five) Chittacks 9 (nine) square feet more or less with two storied building measuring 630 sq.ft. covered area in each floor i.e. total covered area 1260 sq.ft. lying and situates at Mouza- Sinthee, Touzi No. 1298/2833, Dihi -Dakshin Paikpara, Sub-Division 15, Holding No. 28, under The Kolkata Municipal Corporation, being Municipal Premises No. 3, Santra Para Lane, Police Station- Sinthee formerly Cossipore, District North 24-Parganas, the particular of such property morefully described in the FIRST SCHEDULE hereto at or for a total consideration of Rs. 22,00,000/- (Rupees twenty two Lacs) only.



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AND WHEREAS in pursuance to the same the vendor herein agreed to execute and register Deed of Conveyance in respect of all that a piece of land measuring 1 (one) Cottah 2 (two) Chittacks 27 (twenty seven) square feet more or less with two storied building measuring 315 sq.ft. covered area in each floor i.e. total covered area 630 sq.ft. lying and situates at Mouza-Sinthee, Touzi No. 1298/2833, Dihi -Dakshin Paikpara, Sub-Division 15, Holding No. 28, under The Kolkata Municipal Corporation, being Municipal Premises No. 3, Santra Para Lane, Police Station- Sinthee formerly Cossipore, District North 24-Parganas being undivided one half share the particular of such one half share morefully described in the SECOND SCHEDULE hereto out of total land measuring about 2 (two) Cottahs 5 (five) Chittacks 9 (nine) square feet more or less with two storied building measuring 630 sq.ft. covered area in each floor i.e. total covered area 1260 sq.ft. lying and situates at Mouza-Sinthee, Touzi No. 1298/2833, Dihi -Dakshin Paikpara, Sub-Division 15, Holding No. 28, under The Kolkata Municipal Corporation, being Municipal Premises No. 3, Santra Para Lane, Police Station- Sinthee formerly Cossipore, District North 24-Parganas, the particular of such property morefully described in the FIRST SCHEDULE hereunder written.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance to the same and in total consideration of the sum of Rs. 22,00,000/- (Rupees twenty two lacs) only paid by the Purchaser to the Vendor the total consideration money of the said land and premises the receipt whereof the Vendor do hereby admits and acknowledges and on and from the payment of the same and every part thereof acquit release and discharge the purchaser, its

respective heirs, executors, administrators, representatives and assigns and everyone of them all that a piece of land measuring 1 (one) Cottah 2 (two) Chittacks 27 (twenty seven) square feet more or less with two storied building measuring 315 sq.ft. covered area in each floor i.e. total covered area 630 sq.ft. lying and situates at Mouza- Sinthee, Touzi No. 1298/2833, Dihi - Dakshin Paikpara, Sub-Division 15, Holding No. 28, under The Kolkata Municipal Corporation, being Municipal Premises No. 3, Santra Para Lane, Police Station- Sinthee formerly Cossipore, District North 24-Parganas being undivided one half share out of total land measuring about 2 (two) Cottahs 5 (five) Chittacks 9 (nine) square feet more or less with two storied building measuring 630 sq.ft. covered area in each floor i.e. total covered area 1260 sq.ft. lying and situates at Mouza- Sinthee, Touzi No. 1298/2833, Dihi - Dakshin Paikpara, Sub-Division 15, Holding No. 28, under The Calcutta Municipal Corporation, being Municipal Premises No. 3, Santra Para Lane, Police Station- Sinthee formerly Cossipore, Kolkata - 700050, District North 24-Parganas the particular of such entirety of premises is morefully described in the FIRST SCHEDULE hereunder written and the particular of such one half share of premises is morefully described in the SECOND SCHEDULE hereunder written and the Vendor as beneficial Owners do by these presents indefeasibly grant, sell convey and transfer, assign and assure unto the purchaser, its respective heirs, executors, administrators, representatives and assigns free from all encumbrances, attachment and other defect in title being Municipal Premises No. 3, Santra Para Lane, Police Station- Cossipore, District North 24-Parganas being Municipal Assessee No : 11-002-230006-4, Ward No : 2, Kolkata - 700 050, the OR HOWSOEVER otherwise and the said properties now or here to before were or was situated, butted,



bounded, called, known, numbered, described and distinguished TOGETHER with the land or ground whereupon or on part whereof the same is erected and built together further with all erections, fixtures, walls, yards, and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to do with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said properties or every part thereof AND all deeds, pattas writings and evidence of title which in any wise relate to the said properties or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the vendor, his heirs, executors, administrators or representatives or any persons from whom they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSES AND ENJOY the said properties and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, members and appurtenances unto and to the use of the purchaser, its respective heirs, executors, administrators, representatives and assigns forever free and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. Whatsoever created or suffered by the Vendor from these presents AND the vendor do hereby for himself

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and his heirs, executors, administrators, representatives and assigns. THAT NOTWITHSTANDING any act, deed, or thing, whatsoever, by the vendor or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the vendor and at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said properties hereby granted sold conveyed and transferred or expressed or intended so to be unto and to the use of his heirs, executors, administrators, representatives, and assigns in the manner aforesaid AND THAT the purchaser, its respective heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said properties and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbances, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of his ancestors and predecessors in title AND FURTHER THAT the vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said properties or any part thereof from under or in trust for him the vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the purchaser, its respective heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part



thereof unto and to the use of the purchaser, its respective heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the vendor and his heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the purchaser, its respective heirs and executors, administrators and assigns against any discrepancy in the title of the vendor or any breach of the covenants herein under contained.

AND FURTHER THE VENDOR DO COVENANT WITH THE PURCHASER as

follows:-

1. That the purchaser shall pay all municipal taxes charges, levies and impositions payable for the time being by the purchaser as owner of the said schedule below properties from the date of said deed of conveyance and when the same becomes due and payable and shall in addition thereto also pay all other liabilities for Schedule below properties from the date of such sale.
2. That the vendor covenants with the purchaser to save harmless from and indemnified against all encumbrances, charges, and claim pertaining to the period before the date of this deed and the earlier deed of conveyance, 24th April, 1958.
3. That the purchaser shall hereby peacefully and quietly hold, possess and enjoy the said properties without claim or demand



whatsoever from the vendor or any person claiming through or under them.

4. That the Purchaser shall also have right titled to sale, mortgage, liens, amalgamation and otherwise alienate the property hereby conveyed, subject to the terms herein contained to any one without the consent of the vendor.
5. That the purchaser shall not do or cause to be done any act or commission, which may in any manner prejudiced the right of the vendor and interference with the peaceful and convenient enjoyment thereof.

FIRST SCHEDULE OF THE PROPERTY

(Premises No. 3, Santra Para Lane, Kolkata- 700 050)

ALL THAT a piece of bastu land measuring about 2 (two) Cottahs 5 (five) Chittacks 9 (nine) square feet more or less with two storied sixty years old cement floor finished dilapidated building consisting of 3 (three) bed rooms, 1 (one) drawing cum-dining room, 1 (one) thakhurghar 1 (one) kitchen, 1 (one) toilet and 1 (one) balcony each floor having 630 sq.ft. covered i.e. total covered area 1260 sqft., lying and situates at Mouza - Sinthee, Touzi No. 1298/2833, Dihī -Dakshin Paikpara, Sub-Division 15, under The Kolkata Municipal Corporation, being Municipal Premises No. 3, Santra Para Lane, Police Station - Sinthee formerly Cossipore, Ward No. 2, being Municipal Assessee No : 11-002-230006-4, Kolkata- 700 050, under the Additional District Sub-Registrar at Cossipore Dum Dum, District : North 24-Parganas. The particular of such premises more clearly shown and delineated in the

map/plan annexed hereto and marked with border 'RED' colour and the said premises is butted and bounded as follows :-

ON THE NORTH : Premises No 21C, Centre Sinthee Road and 3/1B, Santara Para Lane.

ON THE SOUTH : 8'-0" wide Santra Para Lane.

ON THE EAST : Premises No 3/1, Santara Para Lane.

ON THE WEST : Premises No 2 B, Santara Para Lane and 22, Centre Sinthee Road.

SECOND SCHEDULE AS REFERRED TO ABOVE
(The Undivided one half Share)

ALL THAT a piece of land measuring 1 (one) Cottah 2 (two) Chittacks 27 (twenty seven) square feet more or less with two storied building measuring 315 sq.ft. covered area in each floor i.e. total covered area 630 sq.ft. being the undivided one half share out of total land measuring about 2 (two) Cottahs 5 (five) Chittacks 9 (nine) square feet more or less with two storied sixty years old cement floor finished dilapidated building consisting of 3 (three) bed rooms, 1 (one) drawing cum-dining room, 1 (one) thakhurghar 1 (one) kitchen, 1 (one) toilet and 1 (one) balcony each floor having 630 sq.ft. covered i.e. total covered area 1260 sqft., lying and situates at Mouza-Sinthee, Touzi No. 1298/2833, Dihi -Dakshin Paikpara, Sub-Division 15, Holding No. 28, under The Kolkata Municipal Corporation, being Municipal Premises No. 3, Santra Para Lane, Police Station- Sinthee formerly Cossipore, District North 24-Parganas the particular of such entirety of land and building is more fully described in the FIRST SCHEDULE herein above written.

[Handwritten signature]

IN WITNESSES the parties hereto and hereunto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED AND DELIVERED

by the Vendor at Kolkata

In the presence of :

1. *Sankar Saha*
104, South Sinthee
Road, Kolkata-70030

✓ *Satyansanjan Roy*

2. *Kanti Roy*
274, EMBASSY MEADOWS
KOLAHANGA - 1ST BLDG
BENTLEY - 560 034

SIGNED AND DELIVERED

by the Purchaser at Kolkata

In the presence of :

- 1) *Shambhu Biswas*
267, B. T. Road
Kolkata - 70026
- 2) *Smitr Modak*
Sodepur Road, Sodepur
Kolkata - 700110.

For Snowball Construction Pvt. Ltd.

Sumi Chandra
Director

MEMO OF CONSIDERATION

RECEIVED the sum of Rs.22,00,000/- (Rupees twenty two lacs) only as total consideration by the within named vendors from the within named purchaser as per Memo of Consideration appended below :-

Pay to Satyanarayan Roy Rs 22,00,000/- by Cheque No 125700 dated. 7/9/2016 through R.T.G.S. NO: UTR NO HDFC 52016090783128963.

In the presence of :

1. *Sankar Sahu*

2. *Manab Kundu*
 MANAB KUNDU
 27A, EMBASSY WARDONS
 KOLKATA - IV BLOCK
 BEACHURU - 700 034

Drafted by me :

Manab Kundu
 MANAB KUNDU
 Advocate

Reg. No : WB/282/90

Alipore Civil & Criminal Court

Kolkata - 700 027.

Typed by me :

Sungjit Das
 Maa Lakshmi Niwas.

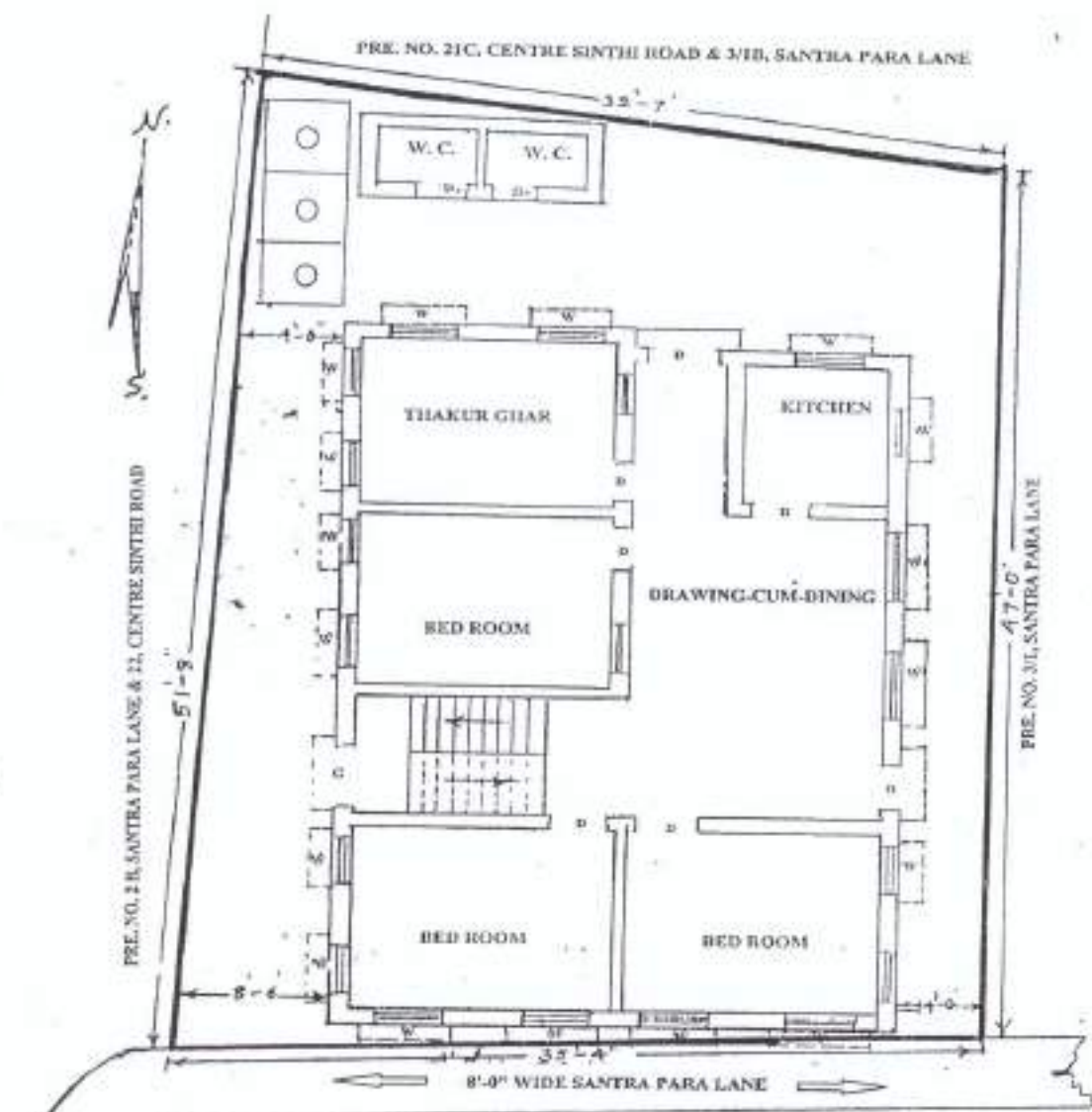
14, Jogendra Basak Road.

Kolkata - 700 036.

Satyanarayan Roy

SITE PLAN OF TWO STORIED BUILDING COMPRISED AT MOUZA - SINTHEE, TOUZI NO. 1298/2833, DIHI - DAKSHIN PAIKPARA, SUB-DIVISION 15, UNDER THE KOLKATA MUNICIPAL CORPORATION, BEING MUNICIPAL PREMISES NO. 3, SANTRA PARA LANE, POLICE STATION - SINTHEE FORMERLY COSSIPORE, WARD NO. 2, BEING MUNICIPAL ASSESSEE NO : 11-002-230006-4, KOLKATA- 700 050, DISTRICT : NORTH 24-PARGANAS












AREA OF LAND : 2 COTTAHS 5 CHITTACKS 09 SQ.FT.,
 GROUND FLOOR COVERED AREA MEASURING : 630 SQ.FT.,
 FIRST FLOOR COVERED AREA MEASURING : 630 SQ.FT.,
 TOTAL COVERED AREA MEASURING : 1260 SQ.FT.,
 MARKED WITH 'RED'



✓ *Satyaranjan Roy*
 SIGNATURE OF THE VENDOR

For Snowball Construction Pvt. Ltd.
[Signature]
 Director

SIGNATURE OF THE PURCHASER
[Signature]
 Drawn By :
N. C. PAL
 Engineer & Govt. Contractor
 L.B.S; Calcutta Municipality
 Corporation Class-I & No-99

		Thumb	Fore	Middle	Ring	Little
 Name: Satyanjan Roy	Left Hand					
	Right Hand					

Name.....

Signature..... Satyanjan Roy

		Thumb	Fore	Middle	Ring	Little
 Name: LAXMI KANT TODI	Left Hand					
	Right Hand					

Name..LAXMI KANT TODI

Signature..... Laxmi Kant Tod

		Thumb	Fore	Middle	Ring	Little
	Left Hand					
	Right Hand					

Name.....

Signature.....

		Thumb	Fore	Middle	Ring	Little
	Left Hand					
	Right Hand					

Name.....

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

Challan No: 19-201617-002195553-1
BRN Date: 07/09/2016 08:18:51
BRN: CKA4037125
Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 07/09/2016 08:36:20

DEPOSITOR'S DETAILS

Challan No: 15060001243703/1/2016
(Quarry No./Quarry Year)

Name: K N KUNDU AND CO
Contact No.: Mobile No.: +91 9433485640
E-mail:
Address: 14, JOGENDRA BASAK ROAD, KOLKATA 700036
Applicant Name: Mr MANAB KUNDU
Office Name:
Office Address:
Status of Depositor: Advocate
Purpose of payment / Remarks: Sale, Sale Document Payment No 1

PAYMENT DETAILS

Sr No	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	15060001243703/1/2016	Property Registration- Registration Fees	III(II) 03-104-001-16	24203
2	15060001243703/1/2016	Property Registration- Stamp duty	III(III) 02-103-003-02	127020

Total

151223





In Words: Rupees One Lakh Fifty One Thousand Two Hundred Twenty Three only

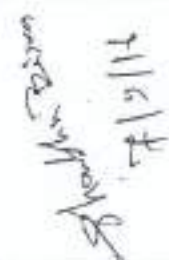


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas
Signature / LTI Sheet of Query No/Year 15060001243703/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

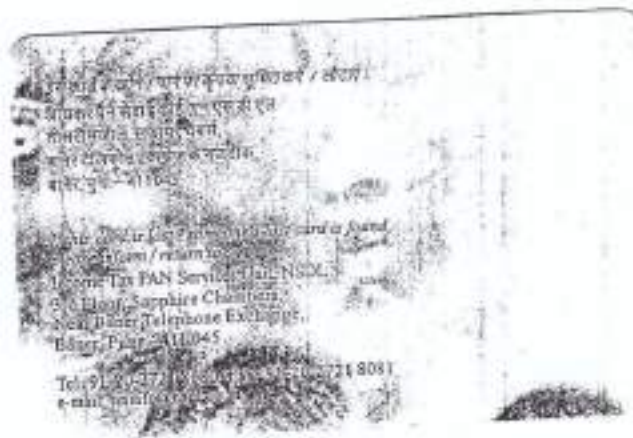
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SATYARANJAN ROY GOLF CLUB ROAD, KOLKATA - 700033, Flat No: 303, 1E., P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700033	Seller			<i>Satyaranjan Roy</i> 7/9/16
2	Mr LAXMI KANT TODI 22, MADAN MOHAN TALLA STREET, KOLKATA - 700005, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata, District-Kolkata, West Bengal, India, PIN - 700005	Represent ative of Buyer [M/S. SNOWBA LL CONSTR UCTION PVT. LTD.]			<i>Laxmi Kant Todi</i> 7/9/16

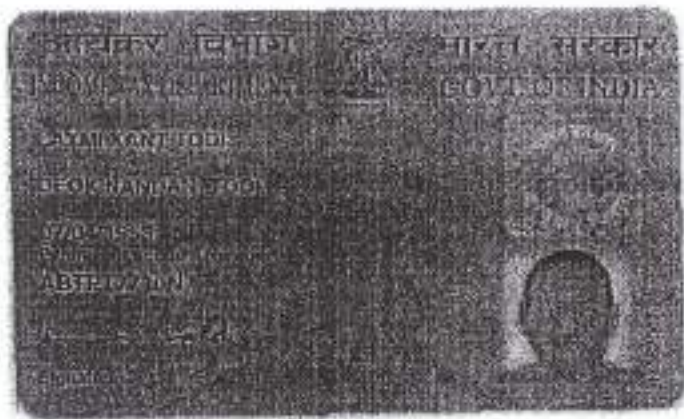
Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr SHAMBHU BISWAS Son of Late ADHIR BISWAS 267, B. T. ROAD, KOLKATA - 700036, P.O:- BARANAGAR, P.S:- Baranagar, Baranagar, District:- North 24-Parganas, West Bengal, India, PIN - 700036	Mr SATYARANJAN ROY, M- LAXMI KANT TODI	 21/5/16

(Mohul Mukhopadhyay)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM
North 24-Parganas, West
Bengal

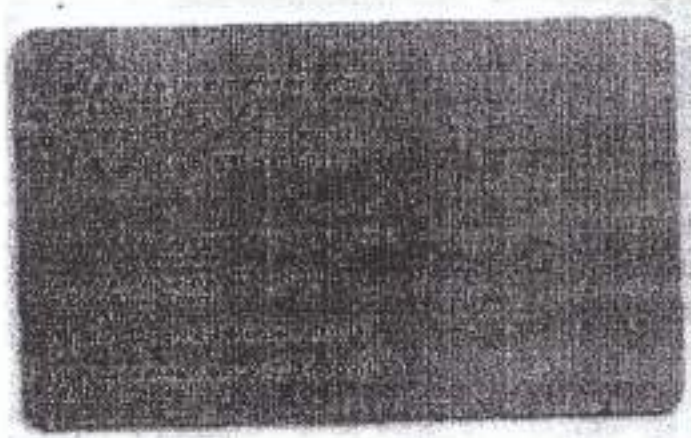


Snowball Construction Pvt. Ltd.
[Signature]
Director





Satya Jyoti





भारत सरकार
GOVERNMENT OF INDIA



Shambhu Nath Goswami
Shambhu Nath Goswami
জন্ম বর্ষ / Year of Birth : 1977
পুংসব্দ / Male



6067 5539 7554

আধার - সাধারণ মানুষের অধিকার



ভারতের অনন্য বিশিষ্ট পরিচয় প্রাপ্তিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O Adhir Kumar Goswami,
267, B.T.Road, Baranagar,
Police Station, Baranagar,
Baranagar S.O, Kolkata, West
Bengal, 700034

Address
S/O Adhir Kumar Goswami, 267,
B.T.Road, Baranagar Police
Station, Baranagar, Baranagar
S.O, Baranagar, Kolkata West
Bengal, 700034





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 21 / 140 / 252341

পরিচয় পত্র



Elector's Name
নির্বাচক নাম

Toot Lakshmi Kant
তুটী লক্ষ্মী কান্ত

Father/Mother/
Husband's Name
পিতা/মাতা/স্বামীর নাম

Deekhanden
দেওকিন্দন

Sex

M

প্লে

♂

Age as on 1.1.1995

41

১.১.১৯৯৫-এ বয়স

৪১

Handwritten signature

Major Information of the Deed

Deed No :	I-1506-07186/2016	Date of Registration	9/8/2016 2:50:40 PM
Query No / Year	1506-0001243703/2016	Office where deed is registered	
Query Date	06/09/2016 11:47:15 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	MANAB KUNDU 14, JOGENDRA BASAK ROAD, KOLKATA - 700036, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700038, Mobile No. : 9433485640, 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. 22,00,000/-	Rs. 22,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,32,020/- (Article:23)	Rs. 24,203/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Cossipur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Santrapara Lane, Premises No. 3, Ward No: 2

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		1 Katha 2 Chatak 27 Sq Ft	18,70,000/-	18,70,000/-	Width of Approach Road: 8 Ft.
Grand Total :					1.9181Dec	18,70,000 /-	18,70,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	630 Sq Ft	3,30,000/-	3,30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 315 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 315 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		630 sq ft	3,30,000 /-	3,30,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr SATYARANJAN ROY Son of Late ATUL CHANDRA ROY GOLF CLUB ROAD, KOLKATA -700033, Flat No: 303, 1E., P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. ADIPR8396M, Status :Individual, Executed by: Self, Date of Execution: 07/09/2016 . Admitted by: Self, Date of Admission: 07/09/2016 ,Place : Pvt. Residence

09-2016

ificate of Market Value(WB PUVI rules of 2001)

erified that the market value of this property which is the subject matter of the deed has been assessed at Rs
2,00,000/-

Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

On 07-09-2016

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

Presented for registration at 15:45 hrs on 07-09-2016, at the Private residence by Mr SATYARANJAN ROY
Executant

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

Execution is admitted on 07/09/2016 by Mr SATYARANJAN ROY, Son of Late ATUL CHANDRA ROY, GOLF CLUB
ROAD, KOLKATA - 700033, Flat No: 303, 1E,, P.O: TOLLYGUNGE, Thana: Tollygunge, , South 24-Parganas, WEST
BENGAL, India, PIN - 700033, by caste Hindu, by Profession Retired Person

Indetified by Mr SHAMBHU BISWAS, Son of Late ADHIR BISWAS, 267, B. T. ROAD, KOLKATA - 700036, P.O:
BARANAGAR, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN -
700036, By caste Hindu, By Profession Private Service

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

Execution is admitted on 07/09/2016 by Mr LAXMI KANT TODI DIRECTOR, M/S. SNOWBALL CONSTRUCTION
PVT. LTD., 22, MADAN MOHAN TALLA STREET, KOLKATA - 700005, P.O:- HATKHOLA, P.S:- Shyampukur, Kolkata,
District-Kolkata, West Bengal, India, PIN - 700005

Indetified by Mr SHAMBHU BISWAS, Son of Late ADHIR BISWAS, 267, B. T. ROAD, KOLKATA - 700036, P.O:
BARANAGAR, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN -
700036, By caste Hindu, By Profession Private Service

Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

09-2016

(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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,203/- (A(1) = Rs 24,189/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 24,203/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2016 8:36AM with Govt. Ref. No: 192016170021955531 on 07-09-2016, Amount Rs: 24,203/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4037125 on 07-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,32,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,27,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs. 10/-

2. Stamp: Type: Impressed, Serial no 20040, Amount: Rs.5,000/-, Date of Purchase: 03/09/2016, Vendor name: M Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2016 8:36AM with Govt. Ref. No: 192016170021955531 on 07-09-2016, Amount Rs: 1,27,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4037125 on 07-09-2016, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Shri M. M. DANIAHARIAN UNDER SECTION 20 and 21 of the
Registered in Book - I

Volume number 1506-2016, Page from 264679 to 264714
being No 150607186 for the year 2016.



M. M.

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2016.09.12 12:35:56 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 12-09-2016 12:35:55
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)