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1-7182/2016



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 1507-12437
 CW/1285

1507-12437

C 917027

Certified that the document is identical to registration. The Signature Sheet and endorsement Form attached to the document are its parts and documents.

[Signature]
 Assistant District Sub-Registrar
 Coimbatore, Tumkur, 24-Pan. District

08 SEP 2016

THIS DEED OF SALE made on 7th day of September Two thousand Sixteen (2016)

A.D.

BETWEEN

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, Dihí -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, Dihí -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.



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



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

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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, 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, 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.

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 :

Satyaranjan Roy

1. ~~Sankar Saha~~
104, South Sinthee Road
Kolkata - 700030

2.

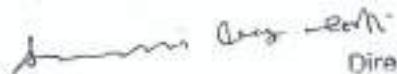
RANJAN ROY
274, EMBASSY MEADOWS
KORAMANGALA
BENGALURU - 560024

SIGNED AND DELIVERED

by the Purchaser at Kolkata

In the presence of :

For Snowball Construction Pvt. Ltd.


Director

1) Shambhu Biswas
267, B. T. Road
Kolkata - 700036

2) Samir Modak
Sodafus Road, Sodafus
Kolkata - 700110.

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 125699 dated: 7th Sept. 2016. Through R.T.G.S. Entry no. UTR NO HDFER52016078903128848

In the presence of:

1. *Sankar Das*

Satyanarayan Roy

2.

Manab Kundu
 MANAB KUNDU
 274, ENGLISH MEADOWS
 KOLKATA - IVTH BLOCK
 BENGALURU - 560034.

Drafted by me :

Manab Kundu
 MANAB KUNDU
 Advocate

Reg. No : WB/282/90

Alipore Civil & Criminal Court

Kolkata - 700 027.

Typed by me :

Surajit Das
 Maa Lakshmi Niwas.

14, Jogendra Basak Road.

Kolkata - 700 036.

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

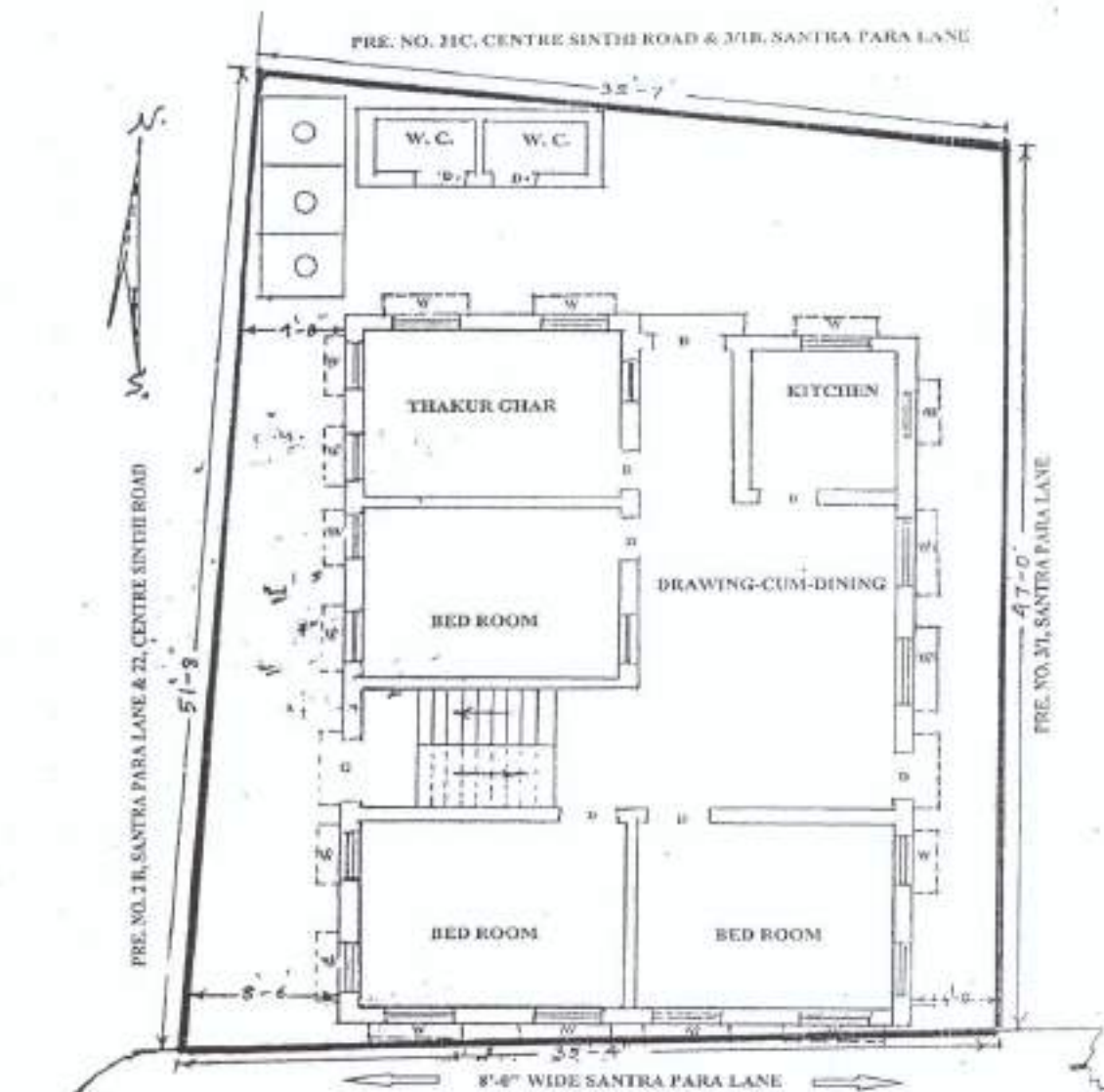
AREA OF LAND : 2 COTTAHS 5 CHITTACKS 09 SQ.FT.,

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 Calcutta & No. 99

70/1, Nandana Para Lane

Calcutta-36.

Directorate of Registration & Stamp Revenue
e-Challan

AN: 19-201617-002195598-1
BRN Date: 07/09/2016 08:28:15
BRN: CKA4037406

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 07/09/2016 08:45:50

DEPOSITOR'S DETAILS

Id No. : 15060001243776/1/2016
(Query No./Query 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

S. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15060001243776/1/2016	Property Registration Fees	0101 03-104-001-16	24203
2	15060001243776/1/2016	Property Registration- Stamp duty	0101 02-103-003-02	127020

Total












151223

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

		Thumb	Fore	Middle	Ring	Little
 Satyanarayan Roy	Left Hand					
	Right Hand					


Name.....

Signature... *Satyanarayan Roy*

		Thumb	Fore	Middle	Ring	Little
 Laxmi Kant Tod	Left Hand					
	Right Hand					

Name... LAXMI KANT TOD

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.....

Signature.....



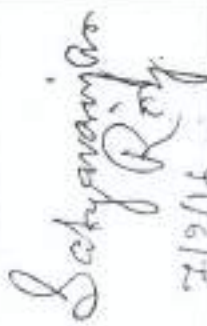





Government of West Bengal


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 15060001243776/2016

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			 7/9/16
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
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.			 7/9/16

Query No:-15060001243776/2016, 06/09/2016 03:05:39 PM COSSIPORE DUMDUM (A.D.S.R.)

SI 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, Mr LAXMI KANT TODI	 31/08/2016

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

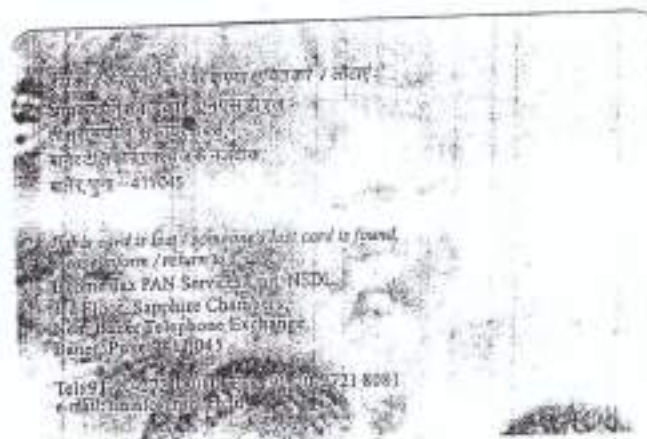
Query No:-15060001243776/2016, 06/09/2016 03:05:39 PM COSSIPORE DUMDUM (A.D.S.R.)



For Snowball Construction Pvt. Ltd.

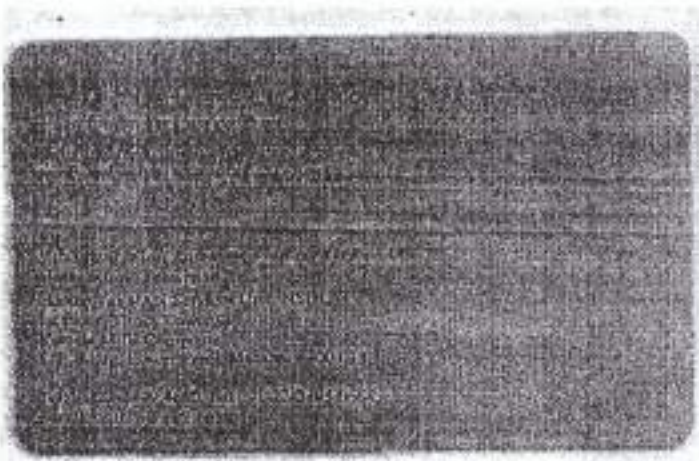
[Handwritten Signature]

Director





Shridharji Vinayak



Full / Hindi address in Hindi / Name of Father / Legal Guardian

ATUL CHANDRA ROY

Full / Hindi / Name of Mother
SNEHALATA ROY

Full / Hindi / Name of Spouse
CITRA ROY

Address

FLAT NO 303 1E GOLF CLUB

ROAD KOLKATA-700033

Passport No. / Date of Birth / Place of Birth

B0118878 28/06/1999 KOLKATA

File No.

CALBD1251509

Satyaranjan Roy
Identified by me.
[Signature]
Subver

Satyaranjan Roy

⑦ checked
Dipankar Mukherjee
18/8/16

PERMANENT ACCOUNT NUMBER

ADIPR3396M



BY NAME

SATYA RANJAN ROY

BY THE FATHER'S NAME

ATUL CHANDRA ROY

DOB DATE OF BIRTH

01-11-1934

BR 11/1/34

ADIPR 3396 M

COMMISSIONER OF INCOME TAX, W.D. MI

FOR SIGNATURE



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भारत सरकार
GOVERNMENT OF INDIA



Shambhu Nath Biswas
Shambhu Nath Biswas
জন্ম তারিখ / Year of Birth : 1977
পুলক / Male



6067 5539 7554

আধার - সাধারণ মানুষের অধিকার

Shambhu Biswas



জাতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা
S/O Adhr Kumar Biswas,
267, S.T.Road, Baranagar
Police Station, Baranagar,
Baranagar S.O, Kolkata, West
Bengal, 700036

Address
S/O Adhr Kumar Biswas, 267,
S.T.Road, Baranagar Police
Station, Baranagar, Baranagar
S.O, Baranagar, Kolkata, West
Bengal, 700036



1947
1800 181 1947



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UIDAI



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB / 21 / 140 / 252341



Elector's Name
নির্দেয়ক নাম

Todi Lakshmi Kanti
তাদি লাক্ষী কান্ত

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

Deokinandan
দেওকিনন্দন

Sex
লিঙ্গ

M
পু

Age as on 1.1.1995
১.১.১৯৯৫-এ বয়স

41
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[Handwritten signature]

Major Information of the Deed

Deed No.:	I-1506-07185/2016	Date of Registration	9/8/2016 2:48:27 PM
Query No / Year	1506-0001243776/2016	Office where deed is registered	
Query Date	06/09/2016 11:51:59 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 - 700036, 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 assesment 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	Area of Land ROR	Set Forth 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	Set forth 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 STUL 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 Admlsion: 07/09/2016 ,Place : Pvt. Residence

Details :

Name, Address, Photo, Finger print and Signature

1	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 PAN No. AARCS8434N, Status :Organization
---	--

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr LAXMI KANT TODI Son of Late DEOKI NANDAN TODI 22, MADAN MOHAN TALLA STREET, KOLKATA - 700005, P.O.- HATKHOLA, P.S.- Shyampukur, Kolkata, District-Kolkata, West Bengal, India, PIN - 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABTPT7710N, Status : Representative, Representative of : M/S. SNOWBALL CONSTRUCTION PVT. LTD. (as DIRECTOR)

Identifier Details :

Name & address	
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, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, Identifier Of Mr SATYARANJAN ROY, Mr LAXMI KANT TODI	

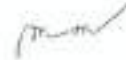
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SATYARANJAN ROY	M/S. SNOWBALL CONSTRUCTION PVT. LTD.-1.91813 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SATYARANJAN ROY	M/S. SNOWBALL CONSTRUCTION PVT. LTD.-630 Sq Ft

Endorsement For Deed Number : I - 150607185 / 2016

09-2016

Certificate of Market Value(WB PUV) rules of 2001)

certified 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 15:47 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 STUL 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 8:45AM with Govt. Ref. No: 192016170021955981 on 07-09-2016, Amount Rs: 24,203/-, Bank State Bank of India (SBIN0000001), Ref. No. CKA4037406 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 20170, Amount: Rs. 5,000/-, Date of Purchase: 05/09/2016, Vendor name: M Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2016 8:45AM with Govt. Ref. No: 192016170021955981 on 07-09-2016, Amount Rs: 1,27,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA4037406 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2016, Page from 264608 to 264643
being No 150607185 for the year 2016.



Mohul Mukhopadhyay

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2016.09.12 12:29:17 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 12-09-2016 12:29:16
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)