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INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

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28/06/2022  
Q-200188625/2022

पश्चिम बंगाल सरकार  
पञ्चसाली, पश्चिम बंगाल  
28/06/2022

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
28 JUN 2022  
[Signature]

CONVEYANCE

THIS INDENTURE OF CONVEYANCE made this the 28<sup>th</sup> day of June, 2022 [TWO THOUSAND TWENTY TWO]

B-E-T-W-E-E-N

(1) **SRI SAIBAL GHOSH** alias **SAIBAL KUMAR GHOSH** (having **PAN: ADWPG3478K** and **AADHAAR No. 265974562243**), son of Late Manishi Mohan Ghosh, by faith Hindu, by occupation Retired Person, by nationality Indian, permanent resident of 3/6, Vivekananda Road, Post Office Durgapur, Police Station Durgapur, PIN-713204, District Bardhaman, West Bengal, presently residing at C-47, Baghajatin Pally, Post Office Regent Park, Police Station Netaji Nagar, Kolkata-700092, South 24 Parganas; (2) **SMT. MITALI GHOSH** (having **PAN: AIWPG1583E** and **AADHAAR No. 358404903042**), wife of Late Alok Ghosh alias Alok Kumar Ghosh and daughter of Sunil Kumar Basu, by faith Hindu, by occupation Housewife, by nationality Indian, permanent resident of 2A/01, Martin Luther King Road, Post Office Bidhannagar, Police Station Durgapur, PIN-713212, District Bardhaman, West Bengal, presently residing at C-47, Baghajatin Pally, Post Office Regent Park, Police Station Netaji Nagar, Kolkata-700092, South 24 Parganas; (3) **SRI DEBRUP GHOSH** (having **PAN: ATBPG5087B** and **AADHAAR No. 839774613754**), son of Late Alok Ghosh alias Alok Kumar Ghosh, by faith Hindu, by occupation Student, by nationality Indian, permanent resident of 2A/01, Martin Luther King Road, Post Office Bidhannagar, Police Station Durgapur, PIN-713212, District Bardhaman, West Bengal, presently residing at C-47, Baghajatin Pally, Post Office Regent Park, Police Station Netaji Nagar, Kolkata-700092, South 24 Parganas and (4) **SRI SREEDIP GHOSH** (having **PAN: AWRPG4290K** and **AADHAAR No. 251893006284**), son of Late Alok Ghosh alias Alok Kumar Ghosh, by faith Hindu, by occupation Student, by nationality Indian, permanent resident of 2A/01, Martin Luther King Road, Post Office Bidhannagar, Police Station Durgapur, PIN-713212, District Bardhaman, West Bengal, presently residing at C-47, Baghajatin Pally, Post Office Regent Park, Police Station Netaji Nagar, Kolkata-700092, South 24 Parganas, being represented by his Constituted Attorney, **SMT. MITALI GHOSH** (having **PAN: AIWPG1583E** and **AADHAAR No. 358404903042**), wife of Late Alok Ghosh alias Alok Kumar Ghosh and daughter of Sunil Kumar Basu, by faith Hindu, by occupation Housewife, by nationality Indian, permanent resident of 2A/01, Martin Luther King Road, Post Office Bidhannagar, Police Station Durgapur, PIN-713212, District Bardhaman, West Bengal, presently residing at C-47, Baghajatin Pally, Post Office Regent Park, Police Station Netaji Nagar, Kolkata-700092, South 24



Parganas [appointed as such vide a General Power of Attorney dated 22/02/2022, registered in ADSR, Durgapur, recorded in Book No. I, Vol. 2306-2022, at Pages 87093 to 87110, being No. 230601910/2022] (hereinafter collectively referred to as the **Vendors**, include successors-in-interest and/or assigns)

**AND**

**M/S. CORNERSTONE PROJECTS (PAN AAPFC6454P)**, a Partnership Firm having its registered office at Unit No. 4B, Aastha Apartments, 460, Madurdaha, Post Office EKTP, Police Station Anandapur (formerly Tiljala), Kolkata - 700107, represented by its Partners, (1) **SRI SUMOULINDRA BANERJEE (PAN AGRPB9612N and AADHAAR No. 443166152693)**, son of Sri Tapan Jyoti Banerjee, by faith Hindu, by occupation Business, nationality Indian, residing at Flat No. 4B, Aastha Apartments, 460, Madurdaha, Post Office EKTP, Police Station Anandapur (formerly Tiljala), Kolkata - 700107, (2) **SRI PRABIR KUMAR KUNDU (PAN AEYPK6487R and AADHAAR No. 610738652811)**, son of Late Kalipada Kundu, by faith Hindu, by occupation Business, nationality Indian, residing at Anuradha A/3, Neelachal Housing, 98, Rajdanga Gold Park, Post Office EKTP, Police Station Kasba, Kolkata - 700107 and (3) **SRI ARNAB BOSE (PAN ADCPB1301N and AADHAAR No. 945850272631)**, son of Late Mrinal Kanti Bose, by faith Hindu, by occupation Business, nationality Indian, residing at 32A/47, Suren Sarkar Road, Post Office Belegghata, Police Station Phoolbagan, Kolkata - 700010 (hereinafter referred to as the **Purchaser**, includes successors-in-interest and/or assigns)

**AND**

**SRI PRADIP BISWAS** (having **PAN ARWPB2129A and AADHAAR No. 844748692953**), son of Late Jagadish Biswas, by faith Hindu, by occupation Business, nationality Indian, residing at Purbasa Main Road, Post Office Panchasayar, Police Station Panchasayar (formerly Purba Jadavpur), Kolkata-700094 (**Confirming Party**, includes successors-in-interest)

Vendors, Purchaser and Confirming Party are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**Subject Matter of Conveyance:**

**Said Property:** ALL THAT piece and parcel of land measuring **6 (six) Cottah**, more or less, **together with** a tile shed dwelling house measuring 250 (two hundred and fifty) square feet, more or less, being Scheme Plot No. 14B, comprised in C.S. *Dag* No. 31, recorded under C.S. Khatian Nos. 5 and 6, corresponding R.S. *Dag* No. 110, recorded under R.S. Khatian Nos. 1, 139 and 140, L.R. Khatian Nos. 2299, 2300 and 2301, *Mouza* Nayabad, J.L. No. 25, Police Station Purba Jadabpur (formerly Kasba), Road/Locality: Nayabad, Kolkata-700094, presently within the limit of Kolkata Municipal Corporation, Ward No. 109, Sub-Registration Office Sealdah, District South 24 Parganas (**Said Property**), more fully described in the **Schedule** below and the Said Property is delineated on the **Plan** annexed hereto and bordered in color **Red** thereon **together also with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors and the Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

**Background, Representations, Warranties and Covenants:**

The Vendors and the Confirming Party represent and warrant to and covenant with the Purchaser regarding title as follows:

1. By virtue of a Deed of Sale dated 9<sup>th</sup> June, 1972, registered in the Office of the Joint Sub-Registrar of Alipore at Behala, South 24 Parganas and recorded in Book No. I, Volume No. 34, at Pages 224 to 233, being Deed No. 2157 for the year 1972, (1) Amiya Gopal Mondal, (2) Madan Gopal Mondal, (3) Usha Rani Bhandari, (4) Pushpa Rani Das, (5) Prabha Rani Das and (6) Niva Rani Das all being the legal heirs of Sarat Chandra Mondal sold, conveyed and transferred land

measuring 34.57 (thirty four point five seven) acre, more or less, being the entirety of C.S. Dag No. 31, corresponding R.S. Dag No. 110, recorded under R.S. Khatian Nos. 1, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 143, 144, 145 and 146, Mouza Nayabad, J.L. No. 25, Police Station Purba Jadabpur (formerly Kasba), within the limit of Kolkata Municipal Corporation, District South 24 Parganas (**Mother Property**) unto and in favour of Kanti Ranjan Chakraborty, son of Nalini Mohan Chakraborty, free from all encumbrances.

2. By a Deed of Sale dated 9<sup>th</sup> June, 1972, registered in the Office of the Joint Sub-Registrar of Alipore at Behala, South 24 Parganas and recorded in Book No. I, being Deed No. 2281 for the year 1972, said Kanti Ranjan Chakraborty sold, conveyed and transferred land measuring 18 (eighteen) cottah 3 (three) chittak 9 (nine) square feet, more or less, being Scheme Plot No. 14, out of the Mother Property (**Larger Property**) unto and in favour of Manishi Mohan Ghosh, free from all encumbrances.
3. Said Manishi Mohan Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 26<sup>th</sup> April, 1979, leaving behind him surviving his wife, Anjali Ghosh, 2 (two) sons, namely, (1) Alok Ghosh alias Alok Kumar Ghosh and (2) Saibal Ghosh alias Saibal Kumar Ghosh and 1 (one) daughter, Koeli Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Manishi Mohan Ghosh in the Larger Property, free from all encumbrances.
4. By a Deed of Declaration dated 26<sup>th</sup> July, 1991, registered in the Office of the District Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 148, being Deed No. 11608 for the year 1991, said Kanti Ranjan Chakraborty as the Declarant therein granted in favour of said (1) Anjali Ghosh, (2) Alok Ghosh alias Alok Kumar Ghosh, (3) Saibal Ghosh alias Saibal Kumar Ghosh and (4) Koeli Ghosh, declared that there was inadvertent error in demarcation



and butted bounded of the Larger Property sold vide the aforesaid Deed No. 2281 for the year 1972. The said error was rectified vide the aforesaid Deed of Declaration and the said Scheme Plot No. 14 has been segregated into 2 (two) different plots at different places being marked as Scheme Plot No. 14A measuring land area of 12 (twelve) cottah 3 (three) chittack 9 (nine) square feet, more or less, in said R.S. Dag No. 110, out of the Larger Property and Scheme Plot No. 14B measuring land area of 6 (six) cottah, more or less, in said R.S. Dag No. 110, out of the Larger Property (being the **Said Property** herein) within the site plan attached thereto.

5. By a Deed of Declaration cum Indemnity dated 8<sup>th</sup> November, 1993, registered in the Office of the District Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No. I, being Deed No. 14999 for the year 1993, said (1) Anjali Ghosh, (2) Alok Ghosh alias Alok Kumar Ghosh, (3) Saibal Ghosh alias Saibal Kumar Ghosh and (4) Koeli Ghosh reiterated the aforesaid error declared by said Sri Kanti Ranjan Chakraborty vide the Deed of Declaration dated 26<sup>th</sup> July, 1991 and expressed their indemnification about the correctness of their title and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, said (1) Anjali Ghosh, (2) Alok Ghosh alias Alok Kumar Ghosh, (3) Saibal Ghosh alias Saibal Kumar Ghosh and (4) Koeli Ghosh (including their successors-in-interest) shall, at all times in future, at their costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify the same.
6. Said Anjali Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 12<sup>th</sup> October, 2014, leaving behind her surviving her 2 (two) sons, namely, (1) Alok Ghosh alias Alok Kumar Ghosh and (2) Saibal Ghosh alias Saibal Kumar Ghosh and 1 (one) daughter, Koeli Ghosh, as her only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Anjali Ghosh in the Said Property, free from all encumbrances.

7. In the above mentioned events and circumstances said (1) Alok Ghosh alias Alok Kumar Ghosh, (2) Saibal Ghosh alias Saibal Kumar Ghosh and (3) Koeli Ghosh became the joint and absolute owners in respect of the Said Property and mutated their name in the records of the Block Land and Land Reforms Officer, ATM Kasba, under R.S. Khatian No. 139 (presently recorded under L.R. Khatian Nos. 2299, 2300 and 2301), vide Mutation Certificates issued on 25<sup>th</sup> September, 2019, bearing (1) Memo No. 18/Mut/4654/ BLLRO/ATM/Kasba/19, (2) Memo No. 18/Mut/4655/BLLRO/ATM/ Kasba/19 and (3) Memo No. 18/Mut/4656/BLLRO/ATM/Kasba/19 all dated 30<sup>th</sup> September, 2019, free from all encumbrances and have constructed a tile shed dwelling house measuring 250 (two hundred and fifty) square feet, more or less upon the land of the Said Property.
8. Said Pradip Biswas (the Confirming Party herein) approached said (1) Alok Ghosh alias Alok Kumar Ghosh, (2) Saibal Ghosh alias Saibal Kumar Ghosh and (3) Koeli Ghosh with a proposal to purchase the Said Property and the said owners accepted the said proposal and entered into an Agreement for Sale dated 2<sup>nd</sup> March, 2019 (**Said Agreement**) in this regard.
9. Thereafter, said Alok Ghosh alias Alok Kumar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 16<sup>th</sup> July, 2020, leaving behind him surviving his wife, Mitali Ghosh and his 2 (two) sons, namely, (1) Debrup Ghosh and (2) Sreedip Ghosh, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Alok Ghosh alias Alok Kumar Ghosh in the Said Property, free from all encumbrances.
10. Thereafter, said Koeli Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 27<sup>th</sup> October, 2020 as a spinster, leaving behind her surviving her brother, Saibal Ghosh alias Saibal Kumar Ghosh, sister-in-law, Mitali Ghosh (wife of Late Alok Ghosh alias Alok Kumar Ghosh) and 2 (two) nephews, namely, (1) Debrup Ghosh and (2) Sreedip Ghosh (both are sons of Late Alok Ghosh alias Alok Kumar Ghosh), as her only legal heirs and heiress,

who jointly and in diverse share inherited the right, title and interest of Late Koeli Ghosh in the Said Property, free from all encumbrances.

11. In the above mentioned events and circumstances said (1) Saibal Ghosh alias Saibal Kumar Ghosh, (2) Mitali Ghosh, (3) Debrup Ghosh and (4) Sreedip Ghosh became the joint and absolute owners in respect of the Said Property, free from all encumbrances subject to subsisting right of the Confirming Party herein.
12. Thereafter, the Purchaser herein approached the Confirming Party herein with a proposal to purchase the Said Property and the Confirming Party accepted the proposal of the Purchaser and nominated the Purchaser to take Conveyance of the Said Property directly from the Vendors herein with the confirmation of the Confirming Party herein.
13. By virtue of a General Power of Attorney dated 22<sup>nd</sup> February, 2022, registered in Additional District Sub-Registrar, Durgapur, recorded in Book No. I, Volume No. 2306-2022, at Pages 87093 to 87110, being No. 230601910 for the year 2022, said Sreedip Ghosh (the Vendor No. 4 herein) appointed Mitali Ghosh as his true and lawful attorney inter alia to sell, convey and transfer his right, title and interest in the Said Property, free from all encumbrances and the said Power of Attorney is valid and subsisting and has not been revoked and/or rescinded by the principal.
14. In furtherance of the above, the Vendors and the Confirming Party are completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.

**Representations, Warranties and Covenants Regarding Encumbrances:**

The Vendors and the Confirming Party represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:



1. **No Acquisition/Requisition:** The Vendors and/or the Confirming Party have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
2. **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
3. **No Encumbrance by Act of Vendors and Confirming Party:** The Vendors and/or the Confirming Party have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
4. **Right, Power and Authority to Sell:** The Vendors and the Confirming Party have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
5. **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors and/or the Confirming Party.
6. **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
7. **No Mortgage:** No mortgage or charge has been created by the Vendors and/or the Confirming Party by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

8. **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, wakfs, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors/Confirming Party or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors/Confirming Party or the Vendors'/Confirming Party's predecessors-in-title and the title of the Vendors and the right of the Confirming Party to the Said Property is free, clear and marketable.
9. **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
10. **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors and/or the Confirming Party from selling, transferring and/or alienating the Said Property or any part thereof.

#### **Basic Understanding**

The basic understanding between the Vendors, Confirming Party and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser with the confirmation of the Confirming Party, free from all encumbrances of any and every nature whatsoever in favour of the Purchaser and with good, bankable and marketable title and together with khas, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned above.

#### **Transfer Hereby Made:**

The Vendors and the Confirming Party hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' and the Confirming Party's right,



title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being **ALL THAT** piece and parcel of land measuring **6 (six) Cottah**, more or less **together with** a tile shed dwelling house measuring 250 (two hundred and fifty) square feet, more or less, being Scheme Plot No. 14B, comprised in C.S. *Dag* No. 31, recorded under C.S. Khatian Nos. 5 and 6, corresponding R.S. *Dag* No. 110, recorded under R.S. Khatian Nos. 1, 139 and 140, L.R. Khatian Nos. 2299, 2300 and 2301, *Mouza* Nayabad, J.L. No. 25, Police Station Purba Jadabpur (formerly Kasba), Road/Locality: Nayabad, Kolkata-700094, presently within the limit of Kolkata Municipal Corporation, Ward No. 109, Sub-Registration Office Sealdah, District South 24 Parganas and the Said Property is delineated on the **Plan** annexed hereto and bordered in color **Red** thereon, **together also with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors and/or the Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

**Consideration:**

The aforesaid conveyance of the Said Property is being made by the Vendors and the Confirming Party in consideration of a sum of **Rs.1,32,00,000/- (Rupees One Crore Thirty Two Lakh)** only (**Total Consideration**) out of which the Purchaser has paid Rs.92,00,000/- (Rupees Ninety Two Lakh) only directly to the Vendors receipt of which Vendors hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.40,00,000/- (Rupees Forty Lakh) only to the Confirming Party towards reimbursement of the amount already paid by the Confirming Party to the Vendors and/or their predecessors-in-interest and nomination profit receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

**Terms of Transfer**

1. **Salient Terms:** The transfer being effected by this Conveyance is:

- 1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 1.2 **Absolute:** absolute, irreversible and perpetual.
- 1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
2. **Subject to:** The transfer being effected by this Conveyance is subject to:
- 2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the



Said Property. The Vendors hereby expressly declare and confirm that if any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.

- 2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
3. **Delivery of Possession:** The Vendors have handed over khas, vacant, peaceful and physical possession of the Said Property to the Purchaser.
4. **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
5. **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice

or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.

6. **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser may convert the nature of use and classification of the Said Property to any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.



7. **Title Documents:** Simultaneously herewith, the Vendors have handed over all title papers and documents in respect of the Said Property to the Purchaser.
8. **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or his successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**SCHEDULE**  
**(Said Property)**  
**[Subject Matter of Conveyance]**

**ALL THAT** piece and parcel of land measuring **6 (six) Cottah**, more or less **together with** a tile shed dwelling house measuring 250 (two hundred and fifty) square feet, more or less, being Scheme Plot No. 14B, comprised in C.S. *Dag* No. 31, recorded under C.S. Khatian Nos. 5 and 6, corresponding R.S. *Dag* No. 110, recorded under R.S. Khatian Nos. 1, 139 and 140, L.R. Khatian Nos. 2299, 2300 and 2301, *Mouza* Nayabad, J.L. No. 25, Police Station Purba Jadabpur (formerly Kasba), Road/Locality: Nayabad Road, Kolkata-700094, presently within the limit of Kolkata Municipal Corporation, Ward No. 109, Sub-Registration Office Sealdah, District South 24 Parganas **Together also with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof and the Said Property is delineated on the **Plan** annexed hereto and bordered in color **Red** thereon being butted and bounded as follows:

- On the North** : By 40'0" (forty feet) wide Road  
**On the East** : By 20'0" (twenty feet) wide Road  
**On the South** : By Scheme Plot No. 9  
**On the West** : By Scheme Plot No. 11B

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

Sealed, signed and delivered by the  
**VENDORS** in presence of:

1. Biswajit Paul Majumder

 (SAIBAL GHOSH)  
(Saibal Ghosh alias Saibal Kumar Ghosh)

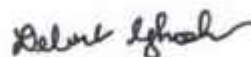
House 'Suchitra'  
Courtmore. Near Agrani  
Club. Asansol-4

Mitali Ghosh

(Mitali Ghosh)

[For Self and Constituted Attorney of Sreedip  
Ghosh]

2. Ajay B Benuh  
4, Gov Place  
Kod-1



(Debrup Ghosh)

**VENDORS**



**CONFIRMING PARTY**

**CORNERSTONE PROJECTS**



**PARTNER**

**CORNERSTONE PROJECTS**



**PARTNER**

**CORNERSTONE PROJECTS**



**PARTNER**

Drafted by:



Shuvadip Chakraborty  
Advocate

High Court at Calcutta

F/184/14

**PURCHASER**

## VENDORS' RECEIPT AND MEMO OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of **Rs. 92,00,000/- (Rupees Ninety Two Lakh)** only towards final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Demand Draft No. <u>001764</u>	28-06-2022	Axis Bank Limited	45,54,000/-
Demand Draft No. <u>001762</u>	28-06-2022	Axis Bank Limited	15,17,967/-
Demand Draft No. <u>001761</u>	28-06-2022	Axis Bank Limited	15,18,066/-
Demand Draft No. <u>001763</u>	28-06-2022	Axis Bank Limited	15,17,967/-
TDS Deducted:			92,000/-
<b>Total:</b>			<b>92,00,000/-</b>

### Witnesses:

1. Biswajit Paul Majumder

Saibal Ghosh  
(SAIBAL GHOSH)  
(Saibal Ghosh alias Saibal Kumar Ghosh)

2. Ajay n Banik

Mitali Ghosh  
(Mitali Ghosh)

[For Self and Constituted Attorney of Sreedip  
Ghosh]

Debrup Ghosh  
(Debrup Ghosh)

**VENDORS**



### CONFIRMING PARTY'S RECEIPT AND MEMO OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of **Rs.40,00,000/- (Rupees Forty Lakh)** only towards reimbursement of the amount already paid by the Confirming Party to the Vendors and/or their predecessors-in-interest and nomination profit in respect of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
RTGS	29-04-2022	From Axis Bank, Madurdaha Branch	20,00,000/-
RTGS	05-05-2022	From Axis Bank, Madurdaha Branch	20,00,000/-
Total:			40,00,000/-

Witness:


































1. *Biswajit Paul Majumdar*

2. *Ajay K Barik*

*Pradyip Biswas*

CONFIRMING PARTY

# SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants									
										
						Little	Ring	Middle	Fore	Thumb
						(Left Hand)				
										
Thumb	Fore	Middle	Ring	Little						
(Right Hand)										
										
						Little	Ring	Middle	Fore	Thumb
						(Left Hand)				
										
Thumb	Fore	Middle	Ring	Little						
(Right Hand)										
										
						Little	Ring	Middle	Fore	Thumb
						(Left Hand)				
										
Thumb	Fore	Middle	Ring	Little						
(Right Hand)										

# SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



*Pradipto Bhowmik*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



*Subodh Kumar Bhowmik*












Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



*Mr. Bhowmik*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... ARAS SASE .....

Signature..... Aras Sase .....

		Thumb	1st finger	middle finger	ring finger	small finger
<div style="text-align: center;">PHOTO</div>	left hand					
	right hand					

Name.....

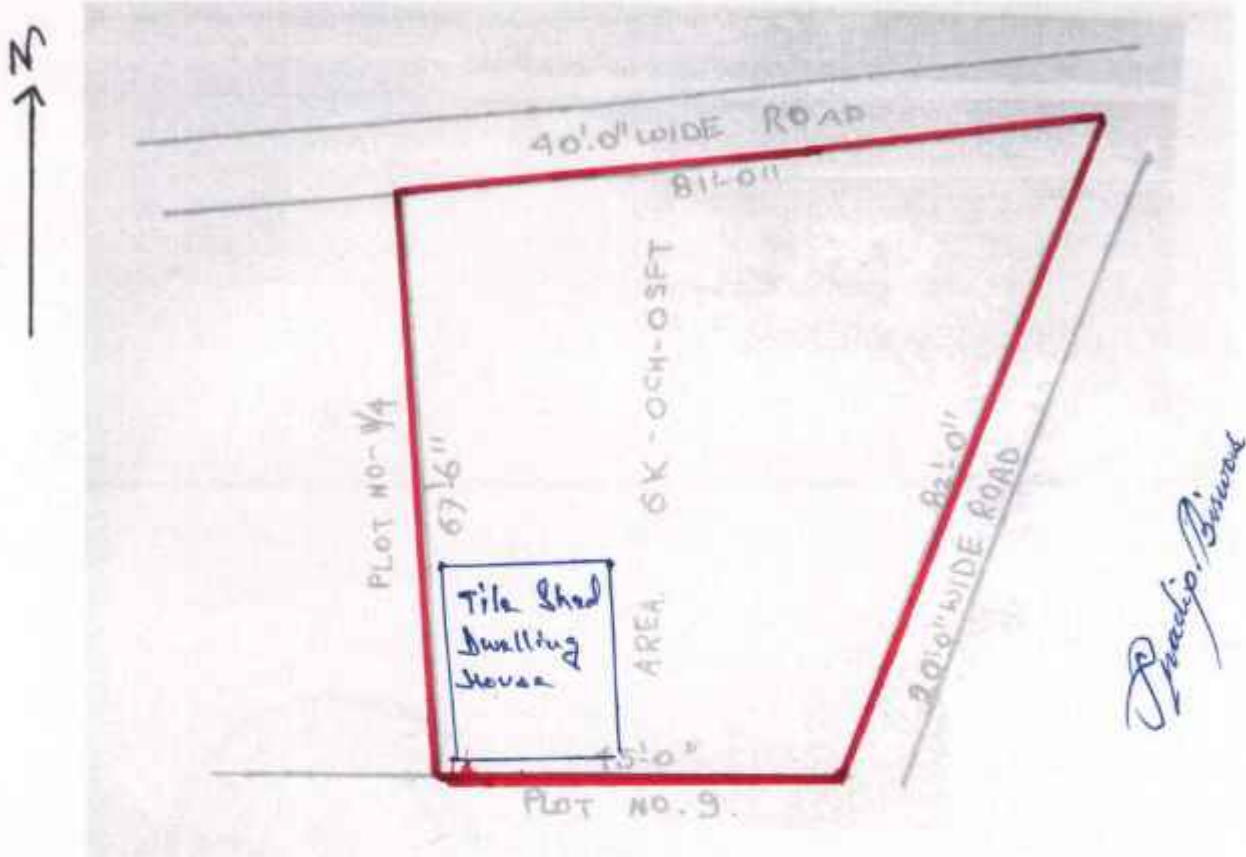
Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
<div style="text-align: center;">PHOTO</div>	left hand					
	right hand					

Name.....

Signature.....

**SITE PLAN OF ALL THAT** piece and parcel of land measuring 6 (six) Cottah, more or less together with a tile shed dwelling house measuring 250 (two hundred and fifty) square feet, more or less, being Scheme Plot No. 14B, comprised in C.S. Dag No. 31, recorded under C.S. Khatian Nos. 5 and 6, corresponding R.S. Dag No. 110, recorded under R.S. Khatian Nos. 1, 139 and 140, Mouza Nayabad, J.L. No. 25, Police Station Purba Jadabpur (formerly Kasba), Road/Locality: Nayabad Road, Kolkata-700094, presently within the limit of Kolkata Municipal Corporation, Ward No. 109, Sub-Registration Office Sealdah, District South 24 Parganas.



**SITE PLAN**

*(SAIBAL GHOSH)*

*Mitali Ghosh  
(For self and constituted  
Attorney of Sreedip Ghosh)*

*Sreedip Ghosh*

**VENDORS**

**CORNERSTONE PROJECTS**

*Sumonjit Banerjee*  
**PARTNER**

**CORNERSTONE PROJECTS**

*[Signature]*  
**PARTNER**

**CORNERSTONE PROJECTS**

*[Signature]*  
**PARTNER**

**PURCHASER**



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN:	192022230060093138	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	27/06/2022 16:04:48	Bank/Gateway:	SBIPay Payment Gateway
BRN :	8182235898232	BRN Date:	27/06/2022 16:08:51
Gateway Ref ID:	897009683	Method:	Axis Bank-Retail NB
Payment Status:	Successful	Payment Ref. No:	2001888625/6/2022

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Sumoulindra Banerjee
Address:	460 Madurdaha Kol 107
Mobile:	9073391188
Contact No:	9073391188
Depositor Status:	Buyer/Claimants
Query No:	2001888625
Applicant's Name:	Mr SHUVADIP CHAKRABORTY
Identification No:	2001888625/6/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001888625/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	675021
2	2001888625/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	176014
Total				851035

IN WORDS: EIGHT LAKH FIFTY ONE THOUSAND THIRTY FIVE ONLY.





**Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip**

Query No / Year	2001888625/2022	Office where deed will be registered
Query Date	22/06/2022 2:23:49 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SHUVADIP CHAKRABORTY 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7278416548, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 40,00,000/-]	
Set Forth value	Market Value	
Rs. 1,32,00,000/-	Rs. 1,32,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 6,60,021/- (Article:23)	Rs. 1,72,014/- (Article:A(1), E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No:Unassessed by KMC/HMC, Ward No: 109 JI No: 25, , Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	6 Katha	1,30,00,000/-	1,30,00,000/-	Width of Approach Road: 40 Ft ✓ Adjacent to Metal Road. ✓
Grand Total :				9.9Dec	130,00,000 /-	130,00,000 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		250 sq ft	2,00,000 /-	2,00,000 /-	



Query No: 2001888625 of 2022. Printed On : Jun 27 2022 6:30PM, Generated from wbregistration.gov.in

**Seller Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr SAIBAL GHOSH, (Alias: SAIBAL KUMAR GHOSH) Son of Late Manishi Mohan Ghosh, 3/6, Vivekananda Road, City:- Not Specified, P.O:- DURGAPUR, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713204 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ADxxxxxx8K, Aadhaar No.: 26xxxxxxxx2243, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt MITALI GHOSH Wife of Late Alok Ghosh, 2A/01, Martin Luther King Road, City:- Not Specified, P.O:- Bidhannagar, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AXxxxxxx3E, Aadhaar No.: 35xxxxxxxx3042, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr SREEDIP GHOSH Son of Late Alok Ghosh, 2A/01, Martin Luther King Road, City:- Not Specified, P.O:- Bidhannagar, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No. AWxxxxxx0K, Aadhaar No.: 25xxxxxxxx6284, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
4	Mr DEBRUP GHOSH Son of Late Alok Ghosh, 2A/01, Martin Luther King Road, City:- Not Specified, P.O:- Bidhannagar, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No. ATxxxxxx7B, Aadhaar No.: 83xxxxxxxx3754, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Mr PRADIP BISWAS Son of Late Jagadish Biswas, Purbasa Main Road, City:- Not Specified, P.O:- Panchasaya, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ARxxxxxx9A, Aadhaar No.: 84xxxxxxxx2953, Status :Confirming Party, Executed by: Self To be Admitted by: Self	Confirming Party	Executed by: Self To be Admitted by: Self

**Buyer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	CORNERSTONE PROJECTS ( Partnership Firm ) .460, Madurdaha, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 PAN No. AAxxxxxx4P, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative



Query No: 2001888625 of 2022, Printed On : Jun 27 2022 6:30PM, Generated from wbregristration.gov.in



**Attorney Details :**

SI No	Name & Address	Attorney of
1	Smt MITALI GHOSH Wife of Alok Ghosh2A/01, Martin Luther King Road, City:- Not Specified, P.O:- Bidhannagar, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. Axxxxxx3E, Aadhaar No.: 35xxxxxxxx3042	Mr SREEDIP GHOSH

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr SUMOULINDRA BANERJEE Son of Shri Tapan Jyoti Banerjee460, Madurdaha, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx2N, Aadhaar No.: 44xxxxxxxx2693	CORNERSTONE PROJECTS (as Partner)
2	Mr PRABIR KUMAR KUNDU Son of Late Kalipada Kundu98, Rajdanga Gold Park, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx7R, Aadhaar No.: 61xxxxxxxx2811	CORNERSTONE PROJECTS (as Partner)
3	Mr ARNAB BOSE Son of Late Mrinal Kanti Bose32A/47, Suren Sarkar Road, City:- Not Specified, P.O:- Belegghata, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxxx1N, Aadhaar No.: 94xxxxxxxx2631	CORNERSTONE PROJECTS (as Partner)

**Identifier Details :**

Name & address
Mr Biswajit Paul Majumder Son of Bimalendu Bikash Paul Majumder Suchitra House, Near Agrani Club, Court More, City:- Asansol, P.O:- U C Danga, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr SAIBAL GHOSH, Smt MITALI GHOSH, Mr SUMOULINDRA BANERJEE, Mr PRABIR KUMAR KUNDU, Mr ARNAB BOSE, Mr DEBRUP GHOSH, Mr PRADIP BISWAS, Smt MITALI GHOSH

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr SAIBAL GHOSH	CORNERSTONE PROJECTS-3 Katha
2	Smt MITALI GHOSH	CORNERSTONE PROJECTS-1 Katha
3	Mr SREEDIP GHOSH	CORNERSTONE PROJECTS-1 Katha
4	Mr DEBRUP GHOSH	CORNERSTONE PROJECTS-1 Katha

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr SAIBAL GHOSH	CORNERSTONE PROJECTS-125 Sq Ft
2	Smt MITALI GHOSH	CORNERSTONE PROJECTS-41.6668 Sq Ft
3	Mr SREEDIP GHOSH	CORNERSTONE PROJECTS-41.6668 Sq Ft
4	Mr DEBRUP GHOSH	CORNERSTONE PROJECTS-41.6665 Sq Ft



Query No: 2001886625 of 2022, Printed On : Jun 27 2022 6:30PM, Generated from wregistration.gov.in



**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 22-07-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 22-07-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2001888625 of 2022, Printed On : Jun 27 2022, 6:30PM, Generated from wbregistration.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DEBRUP GHOSH  
ALOK GHOSH

28/09/1988  
Permanent Account Number  
ATBPG5087B



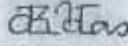
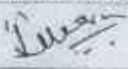
*Debrup Ghosh*  
Signature





*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, IITL  
Plot No. 3, Sector 11, CHD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें।  
आयकर पैन सेवा यूनिट, एचडी बेलपुर,  
नव मुंबई-४०० ६१४।

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER		
ADWPG3478K		
	नाम / NAME	SAIBAL GHOSH
	पिता का नाम / FATHER'S NAME	MANISHI MOHAN GHOSH
	जन्म तिथि / DATE OF BIRTH	15-12-1959
हस्ताक्षर / SIGNATURE		 आयकर अधिकारी, प.स. XI COMMISSIONER OF INCOME-TAX, W.D. - XI
		

इस कार्ड को खो / गिरा जाने पर पुनः जारी करने  
के लिए अधिकारी को सूचित / सूचना दे  
संयुक्त आयकर अधिकारी (पद्धति एवं तकनीकी),  
पी-7,  
चौमिंग्ले स्क्वायर,  
कोलकाता - 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

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No. : 0646/00153/86291

To  
SAIBAL GHOSH

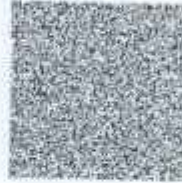
C/O Manishi Mohan Ghosh,  
3/E,  
VIVEKANANDA RD,  
A-ZONE, DURGAPUR,  
VTC: Durgapur (m Corp.), PO: Durgapur Steel Town West,  
Sub District: Bardhaman, District: Bardhaman,  
State: West Bengal, PIN Code: 713204,  
Mobile: 9434791506

13/01/2014

00908234



KF069082344FI



आपका आधार क्रमांक / Your Aadhaar No. :

**2659 7456 2243**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



SAIBAL GHOSH

DOB: 15/12/1999

Male

2659 7456 2243

मेरा आधार, मेरी पहचान

10/01/2014



भारत सरकार

Government of India



Biswajit Paul Majumder

DOB : 10/08/1965

Male



6056 3910 2409

आधार - आम आदमी का अधिकार

*Paul*



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:

S/O: Bimalendu Bikash Paul Majumder, SUCHITRA  
HOUSE, NEAR AGRANI CLUB, COURT MORE, Asansol  
(m Corp.), U C Danga, Barddhaman, Barddhaman, West  
Bengal, 713304

6056 3910 2409

TD47  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

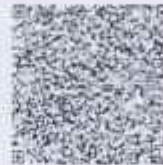
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAPFC6454P



नाम / Name  
CORNERSTONE PROJECTS

विभाजन/पद की तारीख  
Date of Incorporation/Formation  
05/07/2020

01000023

CORNERSTONE PROJECTS

*Sunandita  
Sawyer*  
PARTNER

CORNERSTONE PROJECTS

*[Signature]*  
PARTNER

CORNERSTONE PROJECTS

*[Signature]*  
PARTNER





ভারতীয় নিমিত্ত পরিচয় প্রাপ্তিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভালিকাঙ্কিত আই ডি/Enrollment No.: 1040/19511/67914

To  
অর্নব বোস  
ARNAB BOSE  
32A/47 SUREN SARKAR ROAD  
SUBASH SAROBAR Belegkata H.O  
Belegkata Kolkata  
West Bengal 700010

15581443



MN155814435DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**9458 5027 2631**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



অর্নব বোস  
ARNAB BOSE  
পিতা : মুনাল কান্তি বোস  
Father : MRINAL KANTI BOSE  
জন্ম সাল / Year of Birth : 1976  
পুরুষ / Male



**9458 5027 2631**

আধার - সাধারণ মানুষের অধিকার

*Arnab Bose*

*Arnab Bose*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

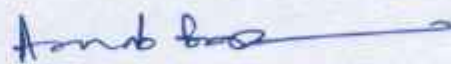
ARNAB BOSE  
MRINAL KANTI BOSE

29/11/1978  
Permanent Account Number  
ADCPB1301N

  
Signature


ADCPB1301N



<b>आयकर विभाग</b> <b>INCOME TAX DEPARTMENT</b>	 <b>भारत सरकार</b> <b>GOVT. OF INDIA</b>
<b>PRABIR KUMAR KUNDU</b> <b>KALI PADA KUNDU</b> <b>07/01/1951</b> Permanent Account Number <b>AEYPK6487R</b>	 
 Signature	




*In case this card is lost / found, kindly inform / return to :*  
 Income Tax PAN Services Unit, UTTISI  
 Plot No. 3, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 614.

यदि कार्ड खो जाने पर कृपया सूचित करें/सीटान :  
 आयकर पैन सेवा यूनिट, UTTISI  
 प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुरा,  
 नवी मुंबई-४०० ६१४





ভারত সরকার  
Government of India



প্রবীর কুমার কুন্ডু  
Prabir Kumar Kundu  
পিতা : কালীপদ কুন্ডু  
Father : Kalipada Kundu  
জন্মতারিখ / DOB : 07/01/1951  
পুরুষ / Male



6107 3865 2811

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
অনুরাধা এ/৩ নীলাচল আবাসন,  
৯৮ রাজডাঙ্গা গোল্ড পার্ক,  
ই.কে.টি, ই.কে.টি, কোলকাতা,  
পশ্চিম বঙ্গ, 700107

Address:  
ANURADHA A/3 NEELACHAL  
ABASAN, 98 RAJDANGA GOLD  
PARK, E.K.T, E.k.t, Kolkata, West  
Bengal, 700107

6107 3865 2811

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



ভারত সরকার

Government of India



সুমনিন্দ্রা বানার্জী

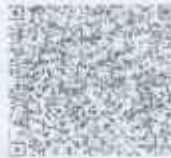
Sumonindra Banerjee

পিতা: তপনজ্যোতি বানার্জী

Father: TAPANJYOTI BANERJEE

জন্ম তারিখ: ০৫/০৮/১৯৮৫

পুল: Male



4431 6615 2693

আধার - সাধারণ মানুষের অধিকার

*Sumonindra Banerjee*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

ফ্লাট-৪, আস্থা অ্যাপার্টমেন্ট

, মাদুরদাহা, ই.কে.টি, ই.কে.টি

কলকাতা, পশ্চিম বঙ্গ,

Address: FLAT-4 B AASTHA

APPATMENT, 480,

MADURDAHA, E.K.T.

Kolkata, E.k.t, West Bengal,

700107

4431 6615 2693



1047  
1800 900 1947



help@uidai.gov.in

www

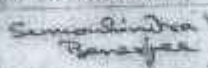
www.uidai.gov.in

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AGRPB9612N**

नाम / NAME  
**SUMOULINDRA BANERJEE**

पिता का नाम / FATHER'S NAME  
**TAPAN JYOTI BANERJEE**

जन्म तिथि / DATE OF BIRTH  
**26-09-1976**

हस्ताक्षर / SIGNATURE  


आयकर आयुक्त, प.बं.-III  
 COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

*Sumoulindra Banerjee*

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें।  
 संयुक्त आयकर आयुक्त(प्रणाली 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

 Sreedip Ghosh  
DOB: 20/10/1992  
MALE



2518 9300 6284

मेरा आधार, मेरी पहचान

 भारत  
Unique Identification Authority of India

Address:  
S/O: Alok Ghosh, Flat No-T7/3G,  
Salarpuria Gardenia, 2A/01  
Martin Luther King Road, Sector-  
2A, New Township, Durgapur (m  
Corp.), Bardhaman,  
West Bengal - 713212

2518 9300 6284

 1947  [help@uidai.gov.in](mailto:help@uidai.gov.in)  [www.uidai.gov.in](http://www.uidai.gov.in)

*Sreedip Ghosh*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AWRPG4290K



नाम / Name  
SREEDIP GHOSH

पिता का नाम / Father's Name  
ALOK GHOSH

जन्म तिथि / Date of Birth  
20/10/1992

*Sreedip Ghosh*

हस्ताक्षर / Signature



*Sreedip Ghosh*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card  
AWPG1583E

नाम / Name  
MITALI GHOSH

पिता का नाम / Father's Name  
SUNIL KUMAR BASU

जनम तिथि / Date of Birth  
07/04/1963

हस्ताक्षर / Signature  
Mitali Ghosh



Self-attested

Mitali Ghosh





ভারতীয় একীকৃত পরিচয় প্রাধিকরণ

ভারত সরকার

Government of India

ভূমিকাভুক্তির আই ডি / Enrolment No.: 0000/00273/38129

To

মিতালী ঘোষ

MITALI GHOSH

D/O. Sunil Kr. Basu

Salarpuria Gardenia-I 7/3 C 2 A/01 Martin Luther King  
Road

Bengal Engg College Bidhannagar Sector-2a

Durgapur (m Corp.)

Bidhannagar

Bardhaman

West Bengal 713212

100012014  
365655457



MA656554571FT



আপনার সংখ্যা / Your Aadhaar No. :

**3584 0490 3042**

আমার , আমার পরিচয়



ভারত সরকার

Government of India

মিতালী ঘোষ

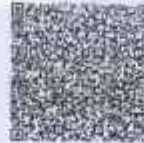
MITALI GHOSH

সিঁজা : সুনীল কুমার বসু

Father : Sunil Kumar Basu

জন্মতারিখ / DOB : 07/06/1961

মহিলা / Female



**3584 0490 3042**

আমার , আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No. : 0649/04230/00183

23/02/2018  
To  
Debrup Ghosh  
देब्रुप घोष  
S/O: Alok Ghosh  
7/3C Salarpuria Garden  
2A/01 Martin Luther King Road  
Durgapur (m Corp.)  
Bidhannagar, Bardhaman, Bardhaman,  
West Bengal - 713212  
9547828753



KA534386264FH

53438626



आपका आधार क्रमांक / Your Aadhaar No. :

**8397 7461 3754**

मेरा आधार, मेरी पहचान

*Debrup Ghosh*



भारत सरकार

Government of India

देब्रुप घोष  
Debrup Ghosh



जन्म तिथि / DOB: 28/09/1988

पुरुष / Male

**8397 7461 3754**



मेरा आधार, मेरी पहचान

## Major Information of the Deed

Deed No :	I-1604-07058/2022	Date of Registration	28/06/2022
Query No / Year	1604-2001888625/2022	Office where deed is registered	
Query Date	22/06/2022 2:23:49 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SHUVADIP CHAKRABORTY 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7278416548, Status : Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 40,00,000/-]	
Set Forth value		Market Value	
Rs. 1,32,00,000/-		Rs. 1,32,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 6,75,031/- (Article:23)		Rs. 1,76,014/- (Article:A(1), E.)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No:Unassessed by KMC/HMC, Ward No: 109 JI No: 25, Pin Code : 700094






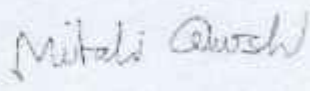


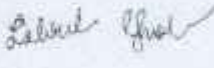
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		6 Katha	1,30,00,000/-	1,30,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					9.9Dec	130,00,000 /-	130,00,000 /-	



### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		250 sq ft	2,00,000 /-	2,00,000 /-	



**Seller Details :**



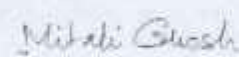
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SAIBAL GHOSH, (Alias: SAIBAL KUMAR GHOSH)</b> Son of Late Manishi Mohan Ghosh Executed by: Self, Date of Execution: 28/06/2022 , Admitted by: Self, Date of Admission: 28/06/2022 ,Place : Office	<b>Photo</b>  28/06/2022	<b>Finger Print</b>  LTI 28/06/2022	<b>Signature</b>  28/06/2022
3/6, Vivekananda Road, City:- Not Specified, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx8K, Aadhaar No: 26xxxxxxxx2243, Status :Individual, Executed by: Self, Date of Execution: 28/06/2022 , Admitted by: Self, Date of Admission: 28/06/2022 ,Place : Office				
2	<b>Name</b> <b>Smt MITALI GHOSH</b> Wife of Late Alok Ghosh Executed by: Self, Date of Execution: 28/06/2022 , Admitted by: Self, Date of Admission: 28/06/2022 ,Place : Office	<b>Photo</b>  28/06/2022	<b>Finger Print</b>  LTI 28/06/2022	<b>Signature</b>  28/06/2022
2A/01, Martin Luther King Road, City:- Not Specified, P.O:- Bidhannagar, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Alxxxxxx3E, Aadhaar No: 35xxxxxxxx3042, Status :Individual, Executed by: Self, Date of Execution: 28/06/2022 , Admitted by: Self, Date of Admission: 28/06/2022 ,Place : Office				
3	<b>Mr SREEDIP GHOSH</b> Son of Late Alok Ghosh 2A/01, Martin Luther King Road, City:- Not Specified, P.O:- Bidhannagar, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: AWxxxxxx0K, Aadhaar No: 25xxxxxxxx6284, Status :Individual, Executed by Attorney, Executed by: Attorney			
4	<b>Name</b> <b>Mr DEBRUP GHOSH</b> Son of Late Alok Ghosh Executed by: Self, Date of Execution: 28/06/2022 , Admitted by: Self, Date of Admission: 28/06/2022 ,Place : Office	<b>Photo</b>  28/06/2022	<b>Finger Print</b>  LTI 28/06/2022	<b>Signature</b>  28/06/2022
2A/01, Martin Luther King Road, City:- Not Specified, P.O:- Bidhannagar, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: ATxxxxxx7B, Aadhaar No: 83xxxxxxxx3754, Status :Individual, Executed by: Self, Date of Execution: 28/06/2022 , Admitted by: Self, Date of Admission: 28/06/2022 ,Place : Office				

5	Name	Photo	Finger Print	Signature
	<b>Mr PRADIP BISWAS</b> Son of Late Jagadish Biswas Executed by: Self, Date of Execution: 28/06/2022 , Admitted by: Self, Date of Admission: 28/06/2022 ,Place : Office			
	28/06/2022	LTI 28/06/2022	28/06/2022	
Purbasa Main Road, City:- Not Specified, P.O:- Panchasaya, P.S:-Purba Jadabpur, District:-South24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ARxxxxxx9A, Aadhaar No: 84xxxxxxxx2953, Status :Confirming Party, Executed by: Self, Date of Execution: 28/06/2022 , Admitted by: Self, Date of Admission: 28/06/2022 ,Place : Office				

#### Buyer Details :









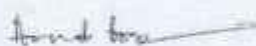
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>CORNERSTONE PROJECTS</b> 460, Madurdaha, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.: AAxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt MITALI GHOSH</b> Wife of Alok Ghosh Date of Execution - 28/06/2022, , Admitted by: Self, Date of Admission: 28/06/2022, Place of Admission of Execution: Office			
		Jun 28 2022 12:13PM	LTI 28/06/2022	28/06/2022
2A/01, Martin Luther King Road, City:- Not Specified, P.O:- Bidhannagar, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.: AIxxxxxx3E, Aadhaar No: 35xxxxxxxx3042 Status : Attorney, Attorney of : Mr SREEDIP GHOSH				



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SUMOULINDRA BANERJEE (Presentant)</b> Son of Shri Tapan Jyoti Banerjee Date of Execution - 28/06/2022, , Admitted by: Self, Date of Admission: 28/06/2022, Place of Admission of Execution: Office	<b>Photo</b>  <small>Jun 28 2022 12:09PM</small>	<b>Finger Print</b>  <small>LTI 28/06/2022</small>	<b>Signature</b>  <small>28/06/2022</small>
	460, Madurdaha, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2N, Aadhaar No: 44xxxxxxxxx2693 Status : Representative, Representative of : CORNERSTONE PROJECTS (as Partner)			
2	<b>Name</b> <b>Mr PRABIR KUMAR KUNDU</b> Son of Late Kalipada Kundu Date of Execution - 28/06/2022, , Admitted by: Self, Date of Admission: 28/06/2022, Place of Admission of Execution: Office	<b>Photo</b>  <small>Jun 28 2022 12:10PM</small>	<b>Finger Print</b>  <small>LTI 28/06/2022</small>	<b>Signature</b>  <small>28/06/2022</small>
	98, Rajdanga Gold Park, City:- Not Specified, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7R, Aadhaar No: 61xxxxxxxxx2811 Status : Representative, Representative of : CORNERSTONE PROJECTS (as Partner)			
3	<b>Name</b> <b>Mr ARNAB BOSE</b> Son of Late Mrinal Kanti Bose Date of Execution - 28/06/2022, , Admitted by: Self, Date of Admission: 28/06/2022, Place of Admission of Execution: Office	<b>Photo</b>  <small>Jun 28 2022 12:11PM</small>	<b>Finger Print</b>  <small>LTI 28/06/2022</small>	<b>Signature</b>  <small>28/06/2022</small>
	32A/47, Suren Sarkar Road, City:- Not Specified, P.O:- Belegghata, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx1N, Aadhaar No: 94xxxxxxxxx2631 Status : Representative, Representative of : CORNERSTONE PROJECTS (as Partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Biswajit Paul Majumder</b> Son of Bimalendu Bikash Paul Majumder Suchitra House, Near Agrani Club, Court More, City:- Asansol, P.O:- U C Danga, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304			



28/06/2022

28/06/2022

28/06/2022

Identifier Of Mr SAIBAL GHOSH, Smt MITALI GHOSH, Mr SUMOULINDRA BANERJEE, Mr PRABIR KUMAR KUNDU, Mr ARNAB BOSE, Mr DEBRUP GHOSH, Mr PRADIP BISWAS, Smt MITALI GHOSH

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SAIBAL GHOSH	CORNERSTONE PROJECTS-3 Katha
2	Smt MITALI GHOSH	CORNERSTONE PROJECTS-1 Katha
3	Mr SREEDIP GHOSH	CORNERSTONE PROJECTS-1 Katha
4	Mr DEBRUP GHOSH	CORNERSTONE PROJECTS-1 Katha

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr SAIBAL GHOSH	CORNERSTONE PROJECTS-125.00000000 Sq Ft
2	Smt MITALI GHOSH	CORNERSTONE PROJECTS-41.66675000 Sq Ft
3	Mr SREEDIP GHOSH	CORNERSTONE PROJECTS-41.66675000 Sq Ft
4	Mr DEBRUP GHOSH	CORNERSTONE PROJECTS-41.66650000 Sq Ft

On 28-06-2022

**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 11:55 hrs on 28-06-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SUMOULINDRA BANERJEE ,

**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 1,32,00,000/-

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

Execution is admitted on 28/06/2022 by 1. Mr SAIBAL GHOSH, Alias SAIBAL KUMAR GHOSH, Son of Late Manishi Mohan Ghosh, 3/6, Vivekananda Road, P.O: DURGAPUR, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Hindu, by Profession Retired Person, 2. Smt MITALI GHOSH, Wife of Late Alok Ghosh, 2A/01, Martin Luther King Road, P.O: Bidhannagar, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 3. Mr DEBRUP GHOSH, Son of Late Alok Ghosh, 2A/01, Martin Luther King Road, P.O: Bidhannagar, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Student, 4. Mr PRADIP BISWAS, Son of Late Jagadish Biswas, Purbasa Main Road, P.O: Panchasaya, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Business

Indetified by Mr Biswajit Paul Majumder, , Son of Bimalendu Bikash Paul Majumder, Suchitra House, Near Agrani Club, Court More, P.O: U C Danga, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

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

Execution is admitted on 28-06-2022 by Mr SUMOULINDRA BANERJEE, Partner, CORNERSTONE PROJECTS (Partnership Firm), 460, Madurdaha, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr Biswajit Paul Majumder, , Son of Bimalendu Bikash Paul Majumder, Suchitra House, Near Agrani Club, Court More, P.O: U C Danga, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Execution is admitted on 28-06-2022 by Mr PRABIR KUMAR KUNDU, Partner, CORNERSTONE PROJECTS (Partnership Firm), 460, Madurdaha, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr Biswajit Paul Majumder, , Son of Bimalendu Bikash Paul Majumder, Suchitra House, Near Agrani Club, Court More, P.O: U C Danga, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Execution is admitted on 28-06-2022 by Mr ARNAB BOSE, Partner, CORNERSTONE PROJECTS (Partnership Firm), 460, Madurdaha, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr Biswajit Paul Majumder, , Son of Bimalendu Bikash Paul Majumder, Suchitra House, Near Agrani Club, Court More, P.O: U C Danga, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

**Executed by Attorney**

Execution by Smt MITALI GHOSH, , Wife of Alok Ghosh, 2A/01, Martin Luther King Road, P.O: Bidhannagar, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession House wife as the constituted attorney of Mr SREEDIP GHOSH 2A/01, Martin Luther King Road, P.O: Bidhannagar, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212 is admitted by him

Indetified by Mr Biswajit Paul Majumder, , Son of Bimalendu Bikash Paul Majumder, Suchitra House, Near Agrani Club, Court More, P.O: U C Danga, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others



**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,72,046/- ( A(1) = Rs 1,32,000/- ,B = Rs 40,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,76,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/06/2022 4:08PM with Govt. Ref. No: 192022230060093138 on 27-06-2022, Amount Rs: 1,76,014/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 8182235898232 on 27-06-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 6,60,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 6,75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8590, Amount: Rs.10/-, Date of Purchase: 10/06/2022, Vendor name: S Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 27/06/2022 4:08PM with Govt. Ref. No: 192022230060093138 on 27-06-2022, Amount Rs: 6,75,021/-,

Bank: SBI EPay ( SBlePay), Ref. No. 8182235898232 on 27-06-2022, Head of Account 0030-02-103-003-02



**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 226625 to 226658  
being No 160407058 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.07.06 10:24:16 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/07/06 10:24:16 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

10 JUN 2022

SL. NO. 8590 DATE.....  
NAME.....  
ADD.....  
AMT. 107

SHUVADIP CHAKRABORTY  
Advocate  
Calcutta High Court

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



Biswajit Paul Majumder  
S/o Late Bimalendu  
Bikash Paul  
House 'Suchitara'  
Candmore, Near Agari club.  
Asansol-4.

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

28 JUN 2022



District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1908  
Allpore, South 24 Parganas

28 JUN 2022