

3883/2023

R-3715/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

86AB 653008

R-2002387619/2023

Certified that this document is
admitted to Registration. The
signature of the person whose
signature is on this document
is a part of this document.

Additional Dist. Sub-Registrar
Sealdah

21-9-23

DEED OF SALE

THIS INDENTURE OF SALE is made on this the 21st
day of September 2023 (Two Thousand Twenty Three) in

14 SEP 2023

ক্রমিক নং... 2208 ...তাং...
মুলা... 104 ...ক্রেতার নাম...

Libary

812.511 CADV

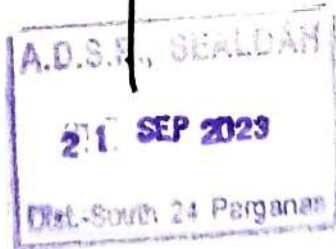
Sealdah Court

14-14

স্টাম্প ডেডার শ্রী বিশ্বজিত চক্রবর্তী
এ.ডি.এস.আর অফিস চাকদহ, নদীয়া



Identify by
Mr. Prabir Kumar
S/o Late Manilal Kar
89/3, S.V. Road,
P.O. Birati, P.S. Nirmata
Pin - 700051, Dist. North 24-Pgs.
West Bengal
Occupation - Law Clerk



Avishek Kundu

BETWEEN SRI AVISHEK KUNDU (PAN : AKCPK4333L, AADHAAR No.3576 4954 8521, Mob. No. 9830131203), son of ~~Late~~ Partha Pratim Kundu, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at premises no. 175/1A, Maniktala Main Road, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054, District - 24 Parganas (South), hereinafter called the VENDOR (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

M/S. SKKARMA CONSTRUCTION PVT. LTD. (PAN: ABACS3128B), represented by its Directors, (1) SMT. SUSAMA GUPTA (PAN: ADQPG6518C,, AADHAAR No.2178 3867 8005, Mob. No.8777079816), wife of Sri Arjun Gupta, by faith - Hindu, by occupation - Business, by Nationality - Indian, (2) SRI ARJUN GUPTA (PAN: ADBPG4744R, AADHAAR No.3004 3323 2410, Mob. No.9830467954), s/o Late Ram Swarup Gupta, by faith - Hindu, by occupation - Business, by Nationality - Indian and (3) SRI KOUSICK GUPTA, (PAN: ALQPG3443A,



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AADHAAR No.7471 2566 0857, Mob. No.9836993859), s/o Sri Arjun Gupta, by faith - Hindu, by occupation - Business, by Nationality - Indian, having its registered office at 68C, Narkeldanga Main Road, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata - 700 054, District - 24 Parganas (South), hereinafter called the PURCHASER (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives and assigns) of the SECOND PART/ OTHER PART.

WHEREAS one Akshoy Chandra Bose of premises no.28, Nayan Chand Dutta Street, Calcutta since deceased, who was during his life time and until his death a Hindu governed by Dayabhaga School of Hindu Law, was solely and absolutely seized and possessed of and otherwise lawfully well and sufficiently entitled to ALL THAT a piece or parcel of plot of land measuring an area of 15 Kottahas more or less together with dilapidated brick built structure situate at and on premises no.3, Shib Kristo Daw Lane, P.S. Phulbagan, Calcutta-700054, Sub-



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Registry Office Sealdah, within the Calcutta Municipal Corporation.

AND WHEREAS said Akshoy Chandra Bose died on or about 4th December, 1952, leaving behind him his last Will and Testament dated 4th November, 1952 whereby he bequeathed inter alia the said land and building to Shri Ranjit Kumar Ghosh and Shri Sanjit Kumar Ghosh in equal shares absolutely and forever.

AND WHEREAS by the said last Will and Testament the said Akshoy Chandra Bose appointed said Shri Ranjit Kumar Ghosh and Shri Sanjit Kumar Ghosh as joint executors.

AND WHEREAS the probate of the said Will was granted to said Shri Ranjit Kumar Ghosh and Shri Sanjit Kumar Ghosh on or about 22nd May, 1956 by the Sub-Ordinate Judge, Second Court, Alipore and confirmed by the Hon'ble High Court at Calcutta in Appeal No.343 of 1956 vide order dated 5th August, 1960.



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AND WHEREAS upon such grant of probate of the said Will dated 04.11.1962, said Shri Ranjit Kumar Ghosh and Shri Sanjit Kumar Ghosh mutually partitioned the said land in two lots being Lot-A and Lot-B in equal shares. Each Lot comprised of 7 cottahs 8 chittaks. The area of 7 cottahs and 8 chittaks being Lot-A situated on the back portion of the said land with structure was allotted to Shri Ranjit Kumar Ghosh and Lot-B being the front portion of the said land and building measuring 7 cottahs 8 chittaks was allotted with dilapidated structure to said Shri Sanjit Kumar Ghosh.

AND WHEREAS both said Shri Ranjit Kumar Ghosh and Shri Sanjit Kumar Ghosh assented the legacy interalia in respect of the said lots mutually divided as aforesaid and allotted to each of them separately as aforesaid.

AND WHEREAS said Shri Ranjit Kumar Ghosh thus absolutely seized and possessed of with full right, title and



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interest and power of disposal or otherwise well entitled to deal with the said Lot-A property together with dilapidated brick built structure standing thereon measuring an area of 7 cottahs 8 chittaks of land of the said premises no.3, Shib Krishna Daw Lane, Calcutta-700054 free from all encumbrances.

AND WHEREAS by execution and registration of a Deed of Conveyance dated 12.12.1986 made between Shri Ranjit Kumar Ghosh mentioned therein as vendor and Smt. Rita Das therein mentioned as the purchaser and the said Deed was registered in the Sub-Registration Office at Alipur and has been recorded in Book No.I, Volume No.397 at Pages 71 to 82, Being No.19683 for the year 1986. Through the said Deed of Sale, said Shri Ranjit Kumar Ghosh transferred by way of sale land measuring about 7 cottahs 8 chittaks with structure at the then premises no.3, Shib Krishna Daw Lane, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054, District - South 24 Parganas at present premises no.3A, Shib Krishna Daw Lane, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054 in favour of said Rita Das and on the very date

Shri Ranjit Kumar



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of execution and registration of the aforesaid Deed of Sale, said Shri Ranjit Kumar Ghosh had effected delivery of the aforesaid property in favour of Smt. Rita Das at premises no.3A, Shib Krishna Daw Lane, Kolkata-700054.

AND WHEREAS said Rita Das on the basis of the said registered Deed of Sale had acquired indefeasible title in the aforesaid property and she was in possession of the aforesaid property by exercising all her right of ownership.

AND WHEREAS while said Rita Das was in exclusive possession of the aforesaid property as its sole owner, said Rita Das by executing and registering one Deed of Sale on 04.01.1996, sold and transferred the entire landed property in favour of Sri Vinod Kumar Gupta and Sri Binay Kumar Gupta of 59, Vijay Kumar Mukherjee Road, Howrah-6 and said Rita Das upon execution and registration of the said Deed of Sale dated 04.01.1998 and had effected delivery of possession of the said land measuring about 7 cottahs 8 chittaks with structure at the



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Anisell Kunder

then premises no.3, Shib Krishna Daw Lane, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054, District - South 24 Parganas, present premises no.3A, Shib Krishna Daw Lane, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054 in favour of said Sri Vinod Kumar Gupta and Sri Binay Kumar Gupta. The said Deed of Sale has been registered in the Office of the Additional Registrar of Assurance, Calcutta-1 and has been recorded in Book No.I, Volume No.1, at Pages 446 to 459, Being No.138 for the year 1996.

AND WHEREAS said Sri Vinod Kumar Gupta and Sri Binay Kumar Gupta became thereby the joint owners of the land and structure of the said property.

AND WHEREAS said Sri Vinod Kumar Gupta and Sri Binay Kumar Gupta upon purchase of the said property from Rita Das were in joint possession thereof by exercising their right of ownership over the said property and they got their names mutated



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in the records of the Kolkata Municipal Corporation and were in joint possession thereof.

AND WHEREAS said Sri Vinod Kumar Gupta and Sri Binay Kumar Gupta having faced inconvenience in joint possession of the aforesaid property and on other reasons decided to transfer the aforesaid property as a whole in favour of any intending buyer.

AND WHEREAS the vendor herein SRI AVISHEK KUNDU having come to know of such desire of Sri Vinod Kumar Gupta and Sri Binay Kumar Gupta had agreed to purchase the aforesaid property and thereupon said Sri Vinod Kumar Gupta and Sri Binay Kumar Gupta had transferred the aforesaid property in favour of the vendor herein by execution and registration of a Deed of Sale on 30.05.2004 and effected delivery of possession of the aforesaid property simultaneously with the execution and registration of the aforesaid Deed. The said Deed has been registered in the Office of the Addl. District ~~Registrar, Sealdah~~ and recorded in Book No. 1..

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Volume No. ~~23~~ at pages ~~29~~.. to ~~48~~.... Being No. ~~378~~... for the year 2006.

AND WHEREAS the vendor upon purchase of the aforesaid property from Sri Vinod Kumar Gupta and Sri Binay Kumar Gupta started enjoyment of the said property by exercising all right over the said property as its sole and exclusive owner. The vendor upon purchase of the said property got his name recorded in the records of the Kolkata Municipal Corporation and has been paying Municipal rates and taxes and the vendor assures that upto the date of execution and registration of this indenture of sale there does not remain any outstanding amount of taxes.

AND WHEREAS it is pertinent to mention here that the said vendor for his personal reasons felt inconvenient in enjoyment of the aforesaid property and thereby he intended to transfer the aforesaid property in favour of any intending buyer / buyers.



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AND WHEREAS the purchaser having come to know of such desire of the vendor has approached the vendor to purchase the said property in favour of the purchaser herein at and for the amount of consideration of Rs.1,61,00,000/- (Rupees one crore sixty one lac only) at lumpsum. The vendor considered the said amount of consideration to be the highest present market price of the said property and thereby has agreed to transfer the aforesaid land measuring about 7 cottahs 8 chittaks with structure at prevmous premises no.3, Shib Krishna Daw Lane, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054, District – South 24 Parganas, at present premises no.3A, Shib Krishna Daw Lane, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054 by way of sale in favour of the purchaser herein.

It is further pertinent to mention here that the purchaser upon agreeing to purchase the said property in the manner aforesaid has taken measurement of the said property but when the actual measurement was taken by the purchaser in presence of the vendor herein unfortunately the total measurement of land comes



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to 7 cottahs 7 chittaks instead of 7 cottahs 8 chittaks. The said fact of measurement upon coming to the notice of the vendor, the vendor has agreed to transfer the total land measuring 7 cottahs 7 chittaks alongwith tin shed structure as remain erected on the land of the said premises in dilapidated condition. In the said premises there remains structure made of brick built walls and tin shed measuring about 600 sq. ft. as has been more particularly detailed in Schedule hereunder written. The purchaser has agreed to purchase the said land measuring 7 cottah 7 chittaks including aforesaid tin shed structure measuring about 600 sq. ft. as remain erected on the land of the said premises at premises no.3A, Shib Krishna Daw Lane, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054, District - South 24 Parganas as has been more particularly detailed in Schedule hereunder written.

AND WHEREAS the purchaser on the very date of execution and registration of this indenture of sale has paid to the vendor the full amount of consideration of Rs.1,61,00,000/- (Rupees one crore sixty one lac only) through RTGS and the vendor has



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acknowledged the receipt of payment of the said amount through these presents as per memo of consideration below and the vendor simultaneously with the execution and registration of this indenture of sale has effected delivery of possession of the said property in favour of the purchaser herein as is where is basis and the description of the said property has been specifically mentioned in Schedule hereunder written. The vendor has also transferred the land and structure of the said premises in vacant condition and free from all encumbrances, attachments, liens etc.

NOW THIS INDENTURE WITNESSTH AS FOLLOWS :

1. That in consideration of the said sum of Rs.1,61,00,000/- (Rupees one crore sixty one lac only) paid by the purchaser to the vendor, simultaneously to the execution and registration of these presents the vendor doth hereby grant, sale, convey, transfer, assign and assures the said property being premises no. 3A, Shib Krishna Daw Lane, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054 being land measuring more or less 7 cottahs 7 chittaks



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with tin shed structure measuring more or less 600 sq. ft. unto and in favour of the purchaser ALL THAT the right, title and interest of the vendor into and upon the said land and structure hereditaments, messuages and premiseses or any part thereof or HOWSOEVER OTHERWISE the said property now are or heretofore were or was situated butted and bounded called known numbered described TOGETHERWITH all sewers, areas, ditches, fences, rights, lights, liberties, privileges, appendages, easements and appurtenances whatsoever to the said land, hereditaments, messuages and premises belonging or any wise appertaining to or usually held or occupied therewith or reputed to belong or be apartment thereto and all the estate, right, title or interest, claim and demand whatsoever of the vendor unto and upon the said property, hereditaments, message and premises or any part thereof TOGETHER WITH all deeds and muniments of title whatsoever exclusively relating to or concerning the said land hereditaments and premises or any part thereof which now are or hereafter shall or may be in possession, power of control of the vendor or any person or persons form whom the vendor may



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procure the same without any action or that TO HAVE AND TO HOLD the said land and structure hereditaments and premises hereby granted sold and conveyed or expressed or intended so to be unto and to the use of the purchaser for good and forever free from all encumbrances and the vendor doth hereby covenant with the purchaser that notwithstanding any act, deed or thing whatsoever the vendor made, done committed or knowingly or willingly suffered to the contrary, the vendor hath good right, full power and absolute authority to grant, convey and transfer all the land, hereditaments and premises hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the purchaser, his heirs, executors, administrators, representatives and assigns in the manner aforesaid and according to true intent and meaning of these presents and that the purchaser, his heirs, executors, administrators, representatives and assigns shall and will and may from time to time and at all times hereafter peaceably and quitely possess and enjoy the said land structure hereditaments and premises more particularly detailed and described in Schedule written hereunder, hereby granted, sold and



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transferred and receive and take the rents, issues and profit thereof without any hindrance or interruption or disturbances or claim and/or demand whatsoever from or of by the vendor or by any person or persons now or hereafter lawfully or equitably claiming or to claim by from under in trust for the vendor but subject to payment of rent, rates and taxes in respect of the said land, hereditaments and premises and that free and clear and clearly and absolutely sufficiently exonerated or otherwise by the vendor and well and sufficiently saved, defended, kept harmless and indemnified of from or against all former and other estates charges liens encumbrances attachments and execution whatsoever had made done executed occasioned or suffered by the vendor any person or persons claiming or to claim by from through under or in trust for the said vendor and the vendor will support any application made by the purchaser for mutation of names or the property hereby sold and will at the cost of the purchaser requiring the same do all that may be reasonably required to do for obtaining mutation in favour of the purchaser and further that the vendor and all and every person or persons shall have no any

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right to claim any estate right title interest or claim and demand whatsoever at law or in equity into or out of the said land hereditaments and further the vendor doth hereby covenant with the purchaser that the said property sold, transferred and conveyed is not affected by any alignment, acquisition proceedings and is not subject matter or any litigation or legal proceedings and the said property is absolutely free from all encumbrances BE IT BE STATED that it if transpires that the land, hereditaments and premises hereby granted, transferred and conveyed by the vendor is not free from all encumbrances as hereinbefore stated by the vendor and his respective heirs, executors, administrators, representatives and shall compensate the purchaser for the loss to be sustained together with compensation for such compensation the vendor shall remain liable. The vendor undertakes to liquidate the arrear amount of municipal taxes if any in respect of the said property upto the date of sale and shall further pay all other liabilities if there be any upto the date of sale. Upon execution of this deed it will be the obligation of the purchaser to pay such amount.



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SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece or parcel of land measuring about 7 cottahs 7 chitaks together with dilapidated 70 years old brick built tin shed structure with cemented floor standing thereon measuring about 600 sq. ft. lying at and being premises no. 3A, Shib Krishna Daw Lane, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata-700054, Dist. – 24-Parganas (South), Ward No. 31, within the local limits of Kolkata Municipal Corporation, Assessee No.110311301925 and the location of the said property has been specifically shown in annexed sketch map marked with RED colour which shall be treated as part of this deed and said premises is butted and bounded in the manner following :-

ON THE NORTH	: By premises no.5, Shib Kristo Daw Lane;
ON THE SOUTH	: By Kolkata Municipal Corporation Drain;
ON THE EAST	: By the boundary wall of M/s Calcutta Jute Mill Co. Ltd.;
ON THE WEST	: By partly by premises no.15, Shib Krishna Daw Lane, Calcutta and partly by Lot-B of premises no.3, Shib Kristo Daw Lane, Calcutta and 10' ft. common passage leading to and from the said premises



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MEMO OF CONSIDERATION

RECEIVED from within named purchaser the sum of Rs.1,61,00,000/- (Rupees one crore sixty one lac only) as full and final consideration money as per memo below:

a. Received Rs. 1,59,39,000/-by RTGS Rs. 1,59,39,000/-
bearing No.BARBR52023092000774557 Rs. 1,61,000/-
dated 20.09.2023 through Bank of Baroda,

Beliaghata Branch to Union Bank,
Manicktala Branch, A/c No.520401000196499

b) TDS Rs. 1,61,000/-

	Total	Rs. 1,61,00,000/-
(Rupees one crore sixty one lac only)		

Anishell Kumar
SIGNATURE OF THE VENDOR



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

Signed, sealed & delivered in presence of :

1. Bandana Ghosh.
Advocate

Sealdah court complex.
Room no. 101 2nd floor.
Kolkata - 700014

Anishell Kundu.

SIGNATURE OF THE VENDOR .

2. Kuldeep Prasad Yadav

80/1N Jogdahanlam
COL 54

SKKARMA CONSTRUCTION PVT. LTD.

1) Susama Gupta

2) Arijun Gupta Director

3) Kausick Gupta

SIGNATURE OF THE PURCHASER

Drafted by me

Sanjit Kumar Sin

Advocate, EN. NO. WB 1165 of 1977
Sealdah Court Complex
Room no - 312, 3rd floor
Kolkata - 700014



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**SITE PLAN OF PREMISES NO-3A, SHIB KRISHNA DAW LANE,
KOLKATA-700054, IN WARD-31, BOROUGH-III, WITHIN THE
KOLKATA MUNICIPAL CORPORATION. P.S.-PHOOLBAGAN.**

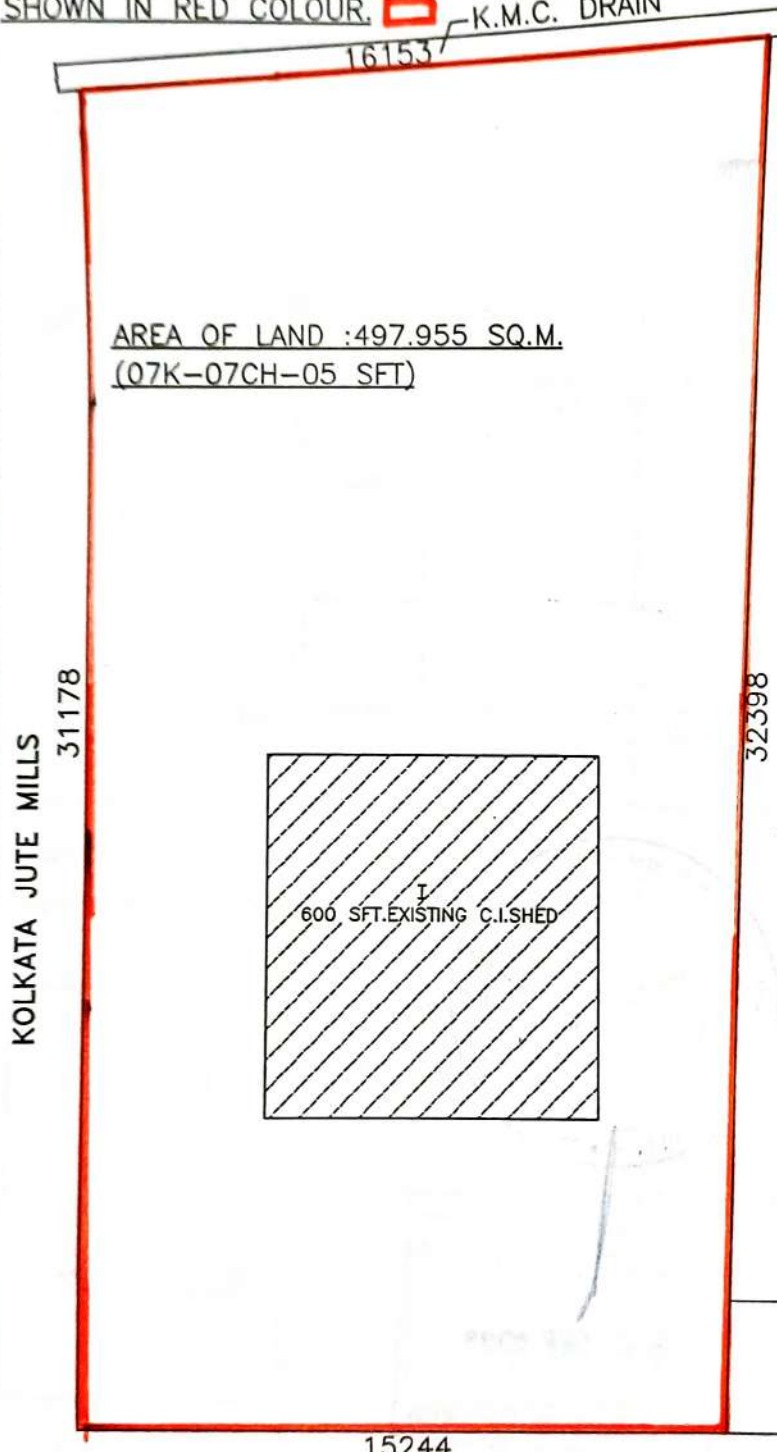
AREA OF LAND : 497.955 SQ.M. (07K-07CH-05 SFT)

SCALE: -1:150

NAME OF SELLER => 1. AVISHEK KUNDU

NAME OF PURCHESER => M/S SKKARMA CONSTRUCTION PVT. LTD.

SHOWN IN RED COLOUR.  K.M.C. DRAIN



AREA OF LAND : 497.955 SQ.M.
(07K-07CH-05 SFT)



Avishek Kundu

SIGNATURE OF SELLER

SKKARMA CONSTRUCTION PVT. LTD.

1) *Subarna Gupta*

2) *Arjun Gupta* Director

3) *Kousick Gupta*

SIGNATURE OF PURCHESER

3048 WIDE COMMON PASSAGE











PREMISES NO-5 SHIB KRISHNA DAW LANE

SITE PLAN

Avishek Kundu













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











Name ANISH KUNDU

Signature Anish Kundu

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

Name SUSAMA GUPTA

Signature Susama Gupta












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

Name ARJUN GUPTA

Signature Arjun Gupta



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

Name Kausick Gupta
 Signature Kausick Gupta

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

Name
 Signature

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

Name
 Signature



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Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



200920232022826752

GRIPS Payment Detail

GRIPS Payment ID:	200920232022826752	Payment Init. Date:	20/09/2023 17:25:13
Total Amount:	1758478	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	CKY0543578	BRN Date:	20/09/2023 17:26:04
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: Sharmistha Adhya
Mobile: 9804182673

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240228267531	Directorate of Registration & Stamp Revenue	1758478
Total			1758478

IN WORDS: SEVENTEEN LAKH FIFTY EIGHT THOUSAND FOUR HUNDRED SEVENTY EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240228267531

GRN Details

GRN:	192023240228267531	Payment Mode:	Online Payment
GRN Date:	20/09/2023 17:25:13	Bank/Gateway:	State Bank of India
BRN :	CKY0543578	BRN Date:	20/09/2023 17:26:04
GRIPS Payment ID:	200920232022826752	Payment Init. Date:	20/09/2023 17:25:13
Payment Status:	Successful	Payment Ref. No:	2002387619/7/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Sharmistha Adhya
Address:	101/2, Sarat Chatterjee Road Shibpur, Howrah, West Bengal, 711102
Mobile:	9804182673
Depositor Status:	Others
Query No:	2002387619
Applicant's Name:	Mr Prabir Kumar Kar
Identification No:	2002387619/7/2023
Remarks:	Sale, Sale Document Payment No 7
Period From (dd/mm/yyyy):	20/09/2023
Period To (dd/mm/yyyy):	20/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002387619/7/2023	Property Registration- Stamp duty	0030-02-103-003-02	1465388
2	2002387619/7/2023	Property Registration- Registration Fees	0030-03-104-001-16	293090
Total				1758478

IN WORDS: SEVENTEEN LAKH FIFTY EIGHT THOUSAND FOUR HUNDRED SEVENTY EIGHT ONLY.



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Major Information of the Deed

Deed No :	I-1606-03715/2023	Date of Registration	21/09/2023
Query No / Year	1606-2002387619/2023	Office where deed is registered	
Query Date	19/09/2023 3:57:11 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Prabir Kumar Kar Sealdah Court,Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9831441894, Status :Deed Writer		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 1,61,00,000/-		Rs. 2,93,07,554/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 14,65,398/- (Article:23)		Rs. 2,93,090/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



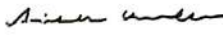
District: South 24-Parganas, P.S:- Phool Bagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Shibkrishna Daw Lane, , Premises No: 3A, , Ward No: 031 Pin Code : 700054

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 7 Chatak	1,60,50,000/-	2,92,10,354/-	Width of Approach Road: 10 Ft.,
Grand Total :				12.2719Dec	160,50,000 /-	292,10,354 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	50,000/-	97,200/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		600 sq ft	50,000 /-	97,200 /-	



Seller Details :



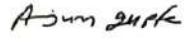



SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Avishek Kundu Son of Mr Partha Pratim Kundu Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office	Photo  <small>21/09/2023</small>	Finger Print  <small>LTI 21/09/2023</small>	Signature  <small>21/09/2023</small>
175/1A, Maniktala Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx3l, Aadhaar No: 35xxxxxxxx8521, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office				

Buyer Details :



SI No	Name,Address,Photo,Finger print and Signature			
1	SKKARMA CONSTRUCTION PRIVATE LIMITED 86C, Narikel Danga Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 , PAN No.:: ABxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Susama Gupta Wife of Shri Arjun Gupta Date of Execution - 21/09/2023, , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office	Photo  <small>Sep 21 2023 12:44PM</small>	Finger Print  <small>LTI 21/09/2023</small>	Signature  <small>21/09/2023</small>
68C, Narikel Danga Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx8c, Aadhaar No: 21xxxxxxxx8005 Status : Representative, Representative of : SKKARMA CONSTRUCTION PRIVATE LIMITED (as Directors)				

2	Name	Photo	Finger Print	Signature
	Shri Arjun Gupta (Presentant) Son of Late Ram Swarup Gupta Date of Execution - 21/09/2023, , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office			
	Sep 21 2023 12:45PM	LTI 21/09/2023	21/09/2023	
68C, Narikel Danga Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx4r, Aadhaar No: 30xxxxxxxx2410 Status : Representative, Representative of : SKKARMA CONSTRUCTION PRIVATE LIMITED (as Directors)				
3	Name	Photo	Finger Print	Signature
	Shri Kousick Gupta Son of Shri Arjun Gupta Date of Execution - 21/09/2023, , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office			
	Sep 21 2023 12:45PM	LTI 21/09/2023	21/09/2023	
68C, Narikel Danga Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxxx3a, Aadhaar No: 74xxxxxxxx0857 Status : Representative, Representative of : SKKARMA CONSTRUCTION PRIVATE LIMITED (as Directors)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prabir Kumar Kar Son of Late Manilal Kar 89/3, S. V. Road, City:- Not Specified, P.O:- Birati, P.S:-Nimta, District:-North 24- Parganas, West Bengal, India, PIN:- 700051			
21/09/2023	21/09/2023	21/09/2023	
Identifier Of Shri Avishek Kundu, Smt Susama Gupta, Shri Arjun Gupta, Shri Kousick Gupta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Avishek Kundu	SKKARMA CONSTRUCTION PRIVATE LIMITED-12.2719 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Avishek Kundu	SKKARMA CONSTRUCTION PRIVATE LIMITED-600.00000000 Sq Ft

Endorsement For Deed Number : I - 160603715 / 2023

On 21-09-2023

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 12:24 hrs on 21-09-2023, at the Office of the A.D.S.R. SEALDAH by Shri Arjun Gupta ,.

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 2,93,07,554/-.

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

Execution is admitted on 21/09/2023 by Shri Avishek Kundu, Son of Mr Partha Pratim Kundu, 175/1A, Maniktala Main Road, P.O: Kankurgachi, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business

Indetified by Mr Prabir Kumar Kar, , , Son of Late Manilal Kar, 89/3, S. V. Road, P.O: Birati, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 21-09-2023 by Smt Susama Gupta, Directors, SKKARMA CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 86C, Narikel Danga Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054

Indetified by Mr Prabir Kumar Kar, , , Son of Late Manilal Kar, 89/3, S. V. Road, P.O: Birati, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Law Clerk

Execution is admitted on 21-09-2023 by Shri Arjun Gupta, Directors, SKKARMA CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 86C, Narikel Danga Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054

Indetified by Mr Prabir Kumar Kar, , , Son of Late Manilal Kar, 89/3, S. V. Road, P.O: Birati, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Law Clerk

Execution is admitted on 21-09-2023 by Shri Kousick Gupta, Directors, SKKARMA CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 86C, Narikel Danga Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054

Indetified by Mr Prabir Kumar Kar, , , Son of Late Manilal Kar, 89/3, S. V. Road, P.O: Birati, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,93,090.00/- (A(1) = Rs 2,93,076.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,93,090/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2023 5:26PM with Govt. Ref. No: 192023240228267531 on 20-09-2023, Amount Rs: 2,93,090/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY0543578 on 20-09-2023, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,65,398/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 14,65,388/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2208, Amount: Rs.10.00/-, Date of Purchase: 14/09/2023, Vendor name: B CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/09/2023 5:26PM with Govt. Ref. No: 192023240228267531 on 20-09-2023, Amount Rs: 14,65,388/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKY0543578 on 20-09-2023, Head of Account 0030-02-103-003-02



Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2023, Page from 101768 to 101799
being No 160603715 for the year 2023.



Amitava Ghosal

Digitally signed by AMITAVA GHOSAL
Date: 2023.09.26 12:43:21 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 26/09/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

West Bengal.