

P-01784/16

846

भारतीय गैर न्यायिक INDIA NON JUDICIAL

पश्चिम बंगाल

एक हजार रुपये  
रु.1000

ONE THOUSAND RUPEES  
Rs.1000

INDIA

G 290694

1/16 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
1/30  
0210321

Certified that the document is admitted to registration. The signature sheet/sheets in the endorsement sheet/sheets attached with this document are the part of this document.

*Lo.*

Additional District Sub-Registrar  
Rajamat, New Town, North 24-Pgs

DEED OF CONVEYANCE

THIS INSTRUMENT is made on this the 15<sup>th</sup> day of February, Two Thousand and Sixteen (2016)

BETWEEN

KEMIA APARTMENTS LIMITED (having PAN - AADCK 4676N), a Company incorporated under the Companies Act, 1956 having its Registered Office at Q-8/1, 4<sup>th</sup> Main Road, 14<sup>th</sup> Street, Annana Nagar, Chennai - 600 040.

Contd.....P/2

02/02/2016 ₹ 1000/-  
TAWFIQ AHMED.  
10, Kasturi Bazar Road  
Pin- 712142.15 JAN 2016

740 000

- Chandan Das

Handwritten signature and stamp area with "N21" written above.

- Chandan Das  
CHANDAN DAS

SK. Jasimuddin Mandal  
SK. JASIMUDDIN MANDAL  
S/o - SK. Bahar Ali Mandal  
K/38/406, Shukhobrishti,  
AA-III, New Town, North-24 Pgs.  
PIN- 700135, Kolkata-700135  
W.B.  
Business.



Additional District Sub-Registrar  
Rajarat, New Town, North 24 Pgs.

15 FEB 2016

Tamilnadu and its Regional Office at Tower - 3, 241, South City, 375, Prince Anwar Shah Road, P.O. Jodhpur Park, P.S. Jadavpur, Kolkata - 700 068. West Bengal, duly represented by its Director, MR. CHANDAN DAS (having PAN - AJGPD 3286L ), Son of Late Subal Chandra Das, residing at Tower - 3, 241, South City, 375, Prince Anwar Shah Road, P.O. Jodhpur Park, P.S. Jadavpur, Kolkata - 700 068, West Bengal, by Nationality - Indian, by faith - Hindu, by Occupation - Business, hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, executors, administrators, representatives, Directors, Office Bearers for the time being in force and/or assigns) of the ONE PART.

A N D

(1) TOWFIQ AHMED MUSTAFA (having PAN - AYOPM 2414L), Son of Late Kamal Md. Abdullah, by Occupation - Advocate, (2) ASIK AHMED (having PAN - AFVPA 7484E), Son of Late Kamal Md. Abdullah, by Occupation - Business, both by Nationality - Indian, by faith - Islam and both residing at 10 No. Kasimbazar Road, P.O. Kasimbazar, P.S. Behampore, District - Murshidabad, West Bengal, PIN - 742 102, (3) ASHIS BASU (having PAN - ACZPB 4885H), Son of Amal Kanti Basu, by Occupation - Service, (4)(a) SMT. ISHIKA BASU (having PAN - AGOPB 9906C), Wife of Sri Ashis Basu, by Occupation - Consultant, (b) SMT. PRATIMA BASU (having PAN - AXFPB 3274R), Wife of Sri Amal Kanti Basu, by Occupation - House wife, all by Nationality - Indian, by faith - Hindu and all residing at P-21, Rastraguru Avenue, 8, South Dum Dum, P.O. & P.S.

Contd.....P:3

Dun Dum, Kolkata - 700 028, District - North 24-Parganas, West Bengal.

(5)(a) SRI GOUTAM BISWAS (having PAN - AITPB 0977G). Son of Sri Nihar Ranjan Biswas, by Occupation - Service, ~~by~~ SMT. BIJAYA BISWAS (having PAN - BCXPB 2005A), Wife of Sri Goutam Biswas. by Occupation - Service, both by Nationality - Indian, by faith - Hindu and both residing at 296, Nilachal (Madhyapara), P.O. Birati, P.S. Airport, Kolkata - 700 134, District - North 24-Parganas, West Bengal. (6) SRI SREENIBASH ROY (having PAN - ABZPR 9043C), Son of Late Ashutosh Roy, by Occupation - Business, by Nationality - Indian, by faith - Hindu, residing at South West Corner of Central Jail, Banamalipur, Agartala, P.O. Agartala, P.S. West Agartala, PIN - 799 001, District - West Tripura. (7) SRI SANJOY MITRA (having PAN - ATCPM 6719M), Son of Late Dehabrata Mitra, by Occupation - Service, by Nationality - Indian, by faith - Hindu and residing at Payari Master's Bagan, A. K. Road, Agartala, P.O. Agartala, P.S. West Agartala, PIN - 799 001, District - West Tripura, State - Tripura. (8) SRI SANTANU DAS (having PAN - AGPPD 1998R), Son of Sri Niranjana Das, by Occupation - Service, by Nationality - Indian, by faith - Hindu and residing at 13, Krishnanagar, Nutan Pally, Agartala, P.O. Agartala, P.S. West Agartala, PIN - 799 001, District - West Tripura, State - Tripura. (9) SRI SREEDHAR DAS SAHA (having PAN - AHDPS 9416Q), Son of Late Nimai Chand Saha, by Occupation - Business, by Nationality - Indian, by faith - Hindu, residing at Dhaleswar, P.O. Dhaleswar, P.S. East Agartala, PIN - 799 007, District - West Tripura, State - Tripura. (10) SIRAJUL ISLAM (having PAN - ADVPI 7235H). Son of Late Abdur Rahaman, by Occupation - Advocate, by Nationality - Indian, by faith - Islam, residing at 85/A, Exhibition Bagan Road, P.O. & P.S. Berhampore, District - Murshidabad, PIN - 742 101, West Bengal.

Contd.....P/4

(11) SRI JAYANTA BAGCHI (having PAN - AGUPB 4361P), Son of Late Shyamapada Bagchi, by Occupation - Advocate, by Nationality - Indian, by faith - Hindu, residing at 7, Pandey Lane, P.O. & P.S. Berhampore, District - Murshidabad, PIN - 742 101, West Bengal, (12) SMT. SUJATA DAS CHAKRABARTI (having PAN - ADOPD 9057F), Wife of Sumanta Chakrabarty and Daughter of Late Harekrishna Das, by Occupation - Service, by Nationality - Indian, by faith - Hindu, residing at C/o. Mr. Hiranmay Chakrabarty, Ramkrishna Mission Road, Town Badowali, P.O. Agartala, P.S. West Agartala, District - West Tripura, Tripura, PIN - 799 001, (13) SRI BIJOY BHAUMIK (having PAN - AGGPB 9590A), Son of Murari Mohan Bhaumik, by Occupation - Service, by Nationality - Indian, by faith - Hindu, residing at Village & P.O. Kanchanmala, P.S. Amtali, District - West Tripura, PIN - 799 130, (14) SRI UTPAL CHANDRA DE (having PAN - AGJPD 2682C), Son of Fatiklal De, by Occupation - Service, by Nationality - Indian, by faith - Hindu, residing at Sarkar Para, Vill - Karaiyamura, P.O. East Bagabasa, P.S. Radhkishorepur, District - Gomati Tripura, State - Tripura, PIN - 799 114 and (15) SRI SAUMENDRA NARAYAN ROY (having PAN - AAUPR 6676B), Son of Late Mihir Kumar Roy, by Occupation - Service, by Nationality - Indian, by faith - Hindu, residing at Flat No. 3C, 3<sup>rd</sup> Floor, SAHARSH ENCLAVE, New Alkapuri, Dibandhi, Ranchi, P.O. Doranda, P.S. Argora, PIN - 834 002, Jharkhand, hereinafter called the PURCHASERS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS one Smt. Bimala Mondal, Wife of Late Vishma Pada Mondal (and Daughter of Late Gopikrishna Biswas) of Vill. & P.O. Akanda Keshori.

Contd..... P.5

P.S. Rajarhat now New Town, Kolkata - 700 135, District - North 24-Parganas was the Owner of 09 Satak more or less out of total 1.58 Acres comprised in R.S. Dag No. 3194 under R.S. Khatian No. 105, at Mouza - Patharghata, J.L. No. 36, R.S. No. 225, Touzi No. 173, P.S. Rajarhat, within the Limit of Patharghata Gram Panchayat, in the District of North 24-Parganas by virtue of inheritance, from her Father and during enjoyment she duly mutated her name in respect of her land in the L.R. Settlement Record of Rights under L.R. Khatian No. 4769 and has been enjoying the same with good right and absolute power of ownership free from encumbrances whatsoever.

**AND WHEREAS** by a Deed of Conveyance dated 18<sup>th</sup> day of October, 2012 registered at the Office of the A.D.S.R. Bidhan Nagar in Book No. I, CD Vol. No. 19, Pages from 2659 to 2674, Being No. 13490, for the year 2012, the said Smt. Bimala Mondal sold transferred and conveyed <sup>5</sup>to KEMIA APARTMENTS LIMITED, the Vendor herein **ALL THAT** piece and parcel of Sali land measuring an area 09 decimal out of total 1.58 Acres comprised in R.S. Dag No. 3194 under R.S. Khatian No. 105, L.R. Khatian No. 4769, at Mouza - Patharghata, J.L. No. 36, R.S. No. 225, Touzi No. 173 at present 10, within the local Limits of Patharghata Gram Panchayat, P.S. Rajarhat now New Town, in the District of North 24-Parganas free from encumbrances whatsoever.

**AND WHEREAS** one Madhab Biswas, Son of Late Gopi Krishna Biswas of Vill. & P.O. Patharghata, P.S. Rajarhat, now New Town, District - North 24-Parganas was the Owner of 09 Satak more or less out of total 1.58 Acres comprised in R.S. Dag No. 3194 under R.S. Khatian No. 105, at Mouza - Patharghata, J.L. No. 36, R.S. No. 225, Touzi No. 173, P.S. Rajarhat within the

Contd.....P/6

Limit of Patharghata Gram Panchayat, in the District of North 24-Parganas by virtue of inheritance from his Father and during enjoyment, he duly mutated his name in respect of his land in the L.R. Settlement Record of Rights under L.R. Khatian No. 1724 and has been enjoying the same with good right and absolute power of ownership free from encumbrances whatsoever.

AND WHEREAS after the demise of said Madhab Biswas, his Wife namely Smt. Maya Biswas, one Son namely Sri Milan Biswas and one Daughter namely Kumari Mousumi Biswas became the absolute Owner of the property left by the deceased by virtue of inheritance and have been enjoying the same with good right and absolute power of ownership free from encumbrances whatsoever.

AND WHEREAS by a Deed of Conveyance dated 18<sup>th</sup> day of October, 2012 registered at the Office of the A.D.S.R Bidhan Nagar in Book No. 1, CD Volume No. 19, Pages from 2675 to 2691. Being No. 13491, for the year 2012, the said (1) Smt. Mana Biswas, (2) Sri Milan Biswas and (3) Kumari Mousumi Biswas jointly sold transferred and conveyed to KEMIA APARTMENTS LIMITED, the Vendor herein ALL THAT piece and parcel of Sali land measuring an area 09 Satak out of total 1.58 Acres comprised in R.S. Dag No. 3194, under R.S. Khatian No. 105, L.R. Khatian No. 1724, at Mouza Patharghata, J.L. No. 36, R.S. No. 225, Touzi No. 173 at present 10, P.S. Rajarhat at present New Town, within the local Limit of Patharghata Gram Panchayat, in the District of North 24-Parganas, free from encumbrances whatsoever.

AND WHEREAS thus by virtue of purchase by abovementioned Two Deeds.

Contd.....P/7

said **KEMIA APARTMENTS LIMITED**, the Vendor herein is well seized and possessed of and/or otherwise entitled to the property measuring a total area 18 decimal comprised in R.S./L.R. Dag No. 3194 under R.S. Khatian No. 105, L.R. Khatian Nos. 4769 and 1724, Mouza - Patharghata, J.L. No. 36, P.S. New Town, within the local Limit of Patharghata Gram Panchayat, in the District of North 24-Parganas and during enjoyment, the said Company duly mutated its name in respect of its land i.e. 18 decimal in the L.R. Settlement Record under L.R. Khatian No. 5579 as 0.1134 share of total land 1.58 acres and has been enjoying the same with good right and absolute power of ownership free from encumbrances whatsoever till date.

**AND WHEREAS** said **KEMIA APARTMENTS LIMITED**, the Vendor herein has agreed to sell its aforesaid property measuring 18 decimal be the same or a little more or less morefully and particularly mentioned in the Schedule hereunder written at or a settled price of Rs. 1,00,00,000.00 (Rupees One Crore) only and the Purchasers herein have agreed to purchase the same at the said price free from encumbrances whatsoever.

**AND WHEREAS** be it clearly mentioned herein that the Purchasers No. 1 to 14 herein are purchasing 01.25 decimal each i.e. total 17.5 decimal being 0.9722 share of 18 decimal and the Purchaser No. 15 herein is purchasing 0.5 decimal i.e. 0.0278 share of 18 decimal.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement and in Consideration of the sum of Rs. 1,00,00,000.00 (Rupees One Crore) only of the lawful money of the Union of India well and truly paid by the

Contd.....P/8



Purchasers to the Vendor on or before the execution of this Deed (the receipt whereof the Vendor doth hereby and also by the receipt and Memo of Consideration hereunder written doth admit and acknowledge and of and from the same and every part thereof for ever release discharge and deliver to the Purchasers the peaceful possession of the said land together with benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and in favour of the Purchasers) the Vendor doth hereby grant sell convey transfer assign and assure unto to the Purchasers ALL THAT piece and parcel of land measuring an area 18 decimal more or less comprised in R.S./L.R. Dag No. 3194 under R.S. Khatian No. 105, L.R. Khatian No. 5579, at Mouza - Patharghata, J.L. No. 36, P.S. Rajarhat now New Town within the Limit of the Patharghata Gram Panchayet which is morefully and particularly mentioned and described in the SCHEDULE hereunder written A N D all manners of rights privileges easements benefits advantages and appurtenances thereunto belonging to anywise appertaining to or with the same or every part thereof usually hold used occupied enjoyed or reputed to belong or be appurtenant thereto or known as part or parcel thereof A N D all deeds pattas muniments writings instruments and evidences of title whatsoever exclusively relating to the same which now is or are or hereafter shall or may be in the custody power or possession of the Vendor or of any person or persons from whom they can or may procure the same without any action or suit TO HAVE AND TO HOLD the said land and every part thereof hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchasers free from all encumbrances whatsoever absolutely and forever A N D the Vendor doth hereby covenant with the Purchasers that notwithstanding any act deed or thing by the Vendor

Contd.....P:9

made done executed or knowingly suffered to the contrary the Vendor now has good right and full and absolute power and indefeasible title in the said land hereby granted conveyed or expressed or intended so to be unto the Purchasers in the manner aforesaid AND THAT the Purchasers may and shall at all times hereinafter peaceably and quietly possess and enjoy the said land and every part thereof without any lawful eviction interruption claim or demand whatsoever from and by the Vendor or any person or persons lawfully or equitably claiming under or in trust for her AND THAT the said land is freed and discharged from or all sorts of encumbrances and the Vendor is sufficiently and indemnified against all and in all manners of encumbrances claims and demands whatsoever created occasioned or made by the Vendor or any person or persons howsoever AND THAT the vendor shall at the cost of the Purchasers give and render all facilities and assistances to the Purchasers for the purpose of and join in all applications and documents for the purpose of mutation and/or for any other purposes as may be required by the Purchasers AND FURTHER THAT the Vendor or any persons lawfully or equitably claiming any estate or interest in the said land shall and will from time to time and at all times at the request and cost of the Purchasers do and execute and cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land and every part thereof unto and to the use of the Purchasers as shall or may from time to time be reasonably required AND THAT the Vendor doth hereby covenant with the Purchasers that they have not done anything whereby the said land has been encumbered in anyway or by reason whereof the Vendor is prevented from selling transferring conveying assuring or granting the said land in the manner aforesaid AND FURTHER THAT the said land is hereby granted sold conveyed assigned

Contd.....P/10

assured and expressed or intended so to be sold, now does not suffer from any Trust, Uses and Debttar, Acquisition and Requisition, Prohibition, attachment or any scheme of lien of any financial institutions, charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any reason or reasons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor and her predecessors-in-interest and title.

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**

( Description of Property hereby sold )

ALL THAT piece and parcel of Sali land measuring an area 18 decimal, be the same, a little more or less comprised in R.S./L.R. Dag No. 3194 (Three Thousand One Hundred Ninety Four) under R.S. Khatian No. 105, L.R. Khatian No. 5579 lying and situated at Mouza - Patharghata (Block - Patharghata), J.L. No. 36. Touzi No. 10, P.S. Rajarhat at Present New Town, Addl. Dist. Sub-Registration Office - Rajarhat within the Limit of Patharghata Gram Panchayat in the District of North 24-Parganas, which is butted and bounded as follows :

ON THE NORTH BY : Part of R.S. Dag No. 3196.

ON THE SOUTH BY : *10-0 with kuncha*  
Panchayat Road.

ON THE EAST BY : Part of R.S. Dag No. 3194.

ON THE WEST BY : Part of R.S. Dag No. 3194).

Contd.....P/11

:: || ::

IN WITNESS WHEREOF the Parties herein have hereunto set and subscribed their respective signatures on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the PARTIES at KOLKATA  
in the presence of :

WITNESSES :

(1) Ramkrishna Das Chakrabarti -  
99/1, N.P. Lane.  
W-36

*Handwritten signature of vendor*

SIGNATURE OF THE VENDOR

(2) SK. Jasimuddin Mandal  
Shukhobishti,  
K/38/406, AA-III, Newtown.  
Kolkata - 700135

DRAFTED BY  
*Handwritten signature*  
Advocate  
(Baranagar, W-36/713/P-8)  
High Court - Kolkata

TYPED BY  
Molay Das.

Molay Das  
89, Nainan Para Lane,  
Baranagar, Kolkata -36.

Contd.....P/12

RECEIPT

RECEIVED from the withinnamed Purchasers the within mentioned sum of Rs. 1,00,00,000.00 (Rupees One Crore Lakh) only being the total Consideration Money as per Memo below :

..... Rs. 1,00,00,000.00

MEMO OF CONSIDERATION

Sl No.	Cheque/DD No.	Date	Name of the Bank and Branch	Amount
1.	200652	11.02.2016	ICICI Bank Dankuni Branch	Rs. 50,00,000/-
2.	200653	11.02.2016	ICICI Bank Dankuni Branch	Rs. 50,00,000/-
(RUPEES ONE CRORE) ONLY				Rs. 1,00,00,000.00

WITNESSES :

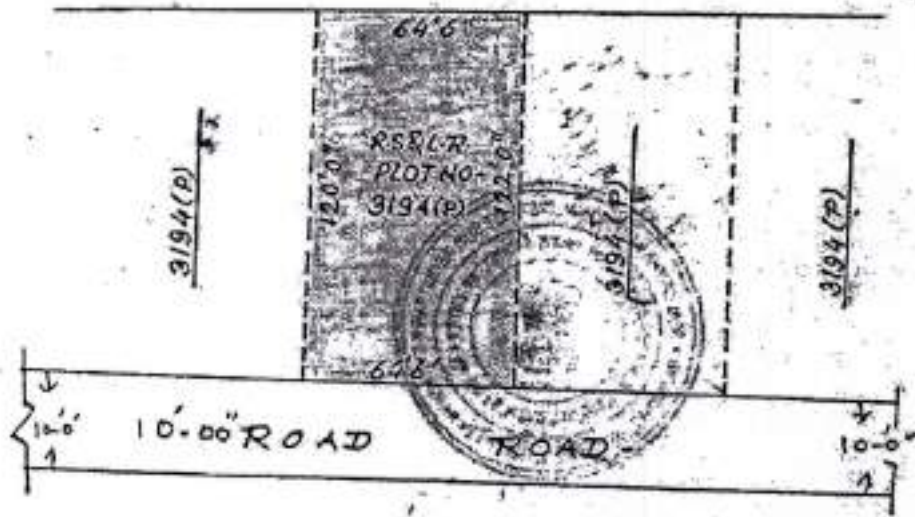
- (1) Ramkishan Chatterjee  
25/1, N. P. Lane,  
Kolkata-700036.
- (2) Dr. Jasimuddin Mandal  
K/38/406, Shukhobishhi,  
A-III, Newtown, Kolkata-700135

*Wandana Das*  
SIGNATURE OF THE VENDOR

SALE DEED PLAN OF R.S&L.R PLOT NO- 3194(P) AT  
MOUZA- PATHARGATA, R.S&L.R J.LNO- 36, L.R KHATIAN  
NO- 5579, R.S KHATIAN NO- 105, UNDER G.P -  
PATHARGATA, P.S- RAJARHAT NOW UNDER NEW  
TOWN, DIST- NORTH 24 PARGANS, AREA OF LAND  
= 7804.5 SFT = 17.91 SATAK OR 10.83 KATA.  
COLOUR AREATHUS- [ ] . SCALE - 1" = 45'0"  
SIGNATURE OF VENDOR-

*Chandan Das*  
 Director, District Survey Office

R.S&L.R PLOT-3196(P)




*SK. Harun Mondal*  
 Drawn by- Surveyor  
**SK. HARUN MONDAL**  
 Vill- Kantol, P.O.- Pulain  
 P.S.- Daspur, Dt.- Hooghly (W.B.)  
 Regd. No.- 33034692


*Chandan Das*  
 Director, District Survey Office

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAJMENT  
WITH PHOTO


UNDER RULE 44A OF THE I.R. ACT 1908  
N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Chandan Aia</i> <i>Chandan Aia</i>	LH					
	RH.					

ATTESTED :- *Chandan Aia*

 <i>Toufiq Ahmed Mustafe</i>	LH					
	RH.					












ATTESTED :- *Toufiq Ahmed Mustafe*

 <i>Asik Ahmed</i>	LH					
	RH.					











ATTESTED :- *Asik Ahmed*

SIGNATURE OF THE  
WITNESS  
& BUYER/SELLER/  
BUYER/CAJMENT  
WITH PHOTO












UNDER RULE 44A OF THE I.R. ACT 1908  
N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

	LH					
	RH.					

ATTESTED :- *S. Basu*

	LH					
	RH.					

ATTESTED :- *Ishika Basu*












	LH					
	RH.					

ATTESTED :- *Pratima Basu*














SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908  
N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS












 <i>Goutam Biswas</i>	LH					
	RH.					

*Goutam Biswas*

ATTESTED :-

 <i>Bijaya Biswas</i>	LH					
	RH.					

ATTESTED :- *Bijaya Biswas*

 <i>Saeniborn Roy</i>	LH					
	RH.					












ATTESTED :-

*Saeniborn Roy*

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/ACQUIRMENT  
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Sanjay Mittra</i>	LH					
	RH					

ATTESTED :- *Sanjay Mittra*

 <i>Santanu Das</i>	LH					
	RH					












ATTESTED :- *Santanu Das*

 <i>Sreedhar Das</i>	LH					
	RH					












ATTESTED :- *Sreedhar Das*

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAJMENT  
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908  
N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS












 Siroajul Khan	LH					
	RH.					

ATTESTED :- Siroajul Khan

 Jagmoli Basu	LH					
	RH.					

ATTESTED :-

Jagmoli Basu












 Sujata Das Chakrabarti	LH					
	RH.					

ATTESTED :-












Sujata Das Chakrabarti

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAJMENT  
WITH PHOTO












UNDER RULE 44A OF THE I.R. ACT 1908  
N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

 Bijoy Bhawanik	LH					
	RH.					

ATTESTED :- Bijoy Bhawanik

 Utpal Chandra	LH					
	RH.					

ATTESTED :- Utpal Chandra

 Sumanta	LH					
	RH.					

ATTESTED :- Sumanta

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

GRN 19-201516-003339079-2

Payment Mode Counter Payment

GRN Date: 15/02/2016 12:47:38

Bank : State Bank of India

BRN : 150216090020681

BRN Date: 15/02/2016 01:36:49

DEPOSITOR'S DETAILS

Id No. : 15230000210321/5/2016  
(Query No./Query Year)

Name : SHAIKH JASIMUDDIN MANDAL  
Contact No. : Mobile No. : +91 7797746694  
E-mail : jasim.achiv@gmail.com  
Address : K/38/406, SHUKHUBRISHTI, AA-III, NEWTOWN, KOL 135  
Applicant Name : MR RAMKRISHNA CHAKRABORTY  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/G	Amount (₹)
1	15230000210321/5/0016	Property Registration- Stamp duty	0030-02-103-001-02	595020
2	15230000210321/5/2016	Property Registration- Registration Fees	0030-03-104-001-16	110003
<b>Total</b>				<b>709023</b>

In Words : Rupees Seven Lakh Nine Thousand Twenty Three only

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Presentant Details	
SL No	Name and Address of Presentant
1	Shri CHANDAN DAS Regional Office Tower-3, 241, South City, 375, Prince Anwar Shah Rd, P.O:- Jodhpurpark, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	KEMIA APARTMENTS LIMITED Regional Office Tower-3, 241, South City, 375 Prin, P.O:- Jodhpurpark, P.S:- Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN - 700068 PAN No. AADCK4676N.; Status : Organization; Represented by representative as given below:-
1(1)	Shri CHANDAN DAS Regional Office Tower-3, 241, South City, 375, Prince Anwar Shah Rd, P.O:- Jodhpurpark, P.S:- Jadavpur District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Male, By Caste: Hindu, Occupation Business, Citizen of: India, PAN No. AJGPD3286L.; Status : Representative; Date of Execution : 15/02/2016; Date of Admission : 15/02/2016; Place of Admission of Execution : Pvt. Residence

19/02/2016 Query No:-15230000210321 / 2016 Deed No :- 152301784 / 2016, Document is digitally signed.

**Buyer Details**

SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mr TOWFIQ AHAMED MUSTAFA                      Son of Late KAMAL MD ABDULLA                      10 No. Kashimbazar Road, P.O:- Kashimbazar, P.S:- Berhampore, District:-Murshidabad, West Bengal                      India, PIN - 742102 Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, PAN No.                      AYOPM2414L., Status : Individual</p>
2	<p>Mr ASIK AHAMED                      Son of Late KAMAL MD ABDULLA                      10 No. Kashimbazar Road, P.O:- Kashimbazar, P.S:- Berhampore, District:-Murshidabad, West Bengal                      India, PIN - 742102 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.                      AFVPA7484E., Status : Individual</p>
3	<p>Shri ASHIS BASU                      Son of Shri AMAL KANTI BASU                      P-21, Rastraguru Avenue, 8, South Dumdum, P.O:- Dumdum, P.S:- Dum Dum, District:-North 24-                      Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of:                      India, PAN No. ACZPB4885H., Status : Individual</p>
4	<p>Smt ISHIKA BASU                      Wife of Shri ASHIS BASU                      P-21, Rastraguru Avenue, 8, South Dumdum, P.O:- Dumdum, P.S:- Dum Dum, District:-North 24-                      Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of:                      India, PAN No. AGOPB9906C., Status : Individual</p>
5	<p>Smt PRATIMA BASU                      Wife of Shri AMAL KANTI BASU                      P-21, Rastraguru Avenue, 8, South Dumdum, P.O:- Dumdum, P.S:- Dum Dum, District:-North 24-                      Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife,                      Citizen of: India, PAN No. AXFPB3274R., Status : Individual</p>
6	<p>Shri GOUTAM BISWAS                      Son of Shri NIHAR RANJAN BISWAS                      296, Nilachal(Madhyapara), P.O:- Birati, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN                      - 700134 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AITPB0977G                      Status : Individual</p>
7	<p>Smt BIJAYA BISWAS                      Wife of Shri GOUTAM BISWAS                      296, Nilachal(Madhyapara), P.O:- Birati, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN                      - 700134 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BCXPB200                      Status : Individual</p>

**Buyer Details**

Sl No	Name, Address, Photo, Finger print and Signature
8	<p>Shri SREENIBASH ROY                      Son of Late ASHUTOSH ROY                      South West Corner Of Central Jail, Banamalipur, P.O:- Agartala, P.S:- AGARTALA WEST, District:-West Tripura, Tripura, India, PIN - 799001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. ABZPR9043C.; Status : Individual</p>
9	<p>Shri SANJOY MITRA                      Son of Late DEBARATA MITRA                      Payari Master Bagan, A.K. Rd, Agartala, P.O:- Agartala, P.S:- AGARTALA WEST, District:-West Tripura, Tripura, India, PIN - 799001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. ATCPM6719M.; Status : Individual</p>
10	<p>Shri SANTANU DAS                      Son of Shri NIRANJAN DAS                      13 Krishnanagar, Natun Pally, P.O:- Agartala, P.S:- AGARTALA WEST, District:-West Tripura, Tripura, India, PIN - 799001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. AGPPD1998R.; Status : Individual</p>
11	<p>Shri SREEDHAR DAS SAHA                      Son of Late NIMAI CHANDRA SAHA                      Dhaleswar, P.O:- Dhaleswar, P.S:- AGARTALA EAST, District:-West Tripura, Tripura, India, PIN - 799007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AHGPS9416Q.; Status : Individual</p>
12	<p>Mr SIRAJUL ISLAM                      Son of Late ABDUR RAHAMAN                      85/A, Exhibition Bagan Road, P.O:- Exhibition Bagan Road, P.S:- Berhampore, District:-Murshidabad, West Bengal, India, PIN - 742101 Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of India, PAN No. ADVPI7235H.; Status : Individual</p>
13	<p>Shri JAYANTA BAGCHI                      Son of Late SHYAMAPADA BAGCHI                      7 Pandey Lane, P.O:- Berhampore, P.S:- Berhampore, District:-Murshidabad, West Bengal, India, PIN - 742101 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, PAN No. AGUPB4361.; Status : Individual</p>
14	<p>Smt SUJATA DAS CHAKRABORTY                      Wife of Shri SUMANTA CHAKRABORTY                      Ramkrishna Mission Road, Town Badowali, P.O:- Agartala, P.S:- AGARTALA WEST, District:-West Tripura, Tripura, India, PIN - 799001 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. ADOPD9057F.; Status : Individual</p>



**Buyer Details**

Sl No	Name, Address, Photo, Finger print and Signature
15	Shri BIJOY BHAUMIK Son of Shri MURARI MOHAN BHAUMIK Kanchanmala, P.O:- Kanchanmala, P.S:- AMTALI, District:-West Tripura, Tripura, India, PIN - 799130 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AGGPB9590A., Status : Individual
16	Shri UTPAL CHANDRA DE Son of Shri FATIKLAL DE Sarkarpara, Karaiyapura, P.O:- East Bagabasa, P.S:- RADHAKISHOREPUR, District:-South Tripura, Tripura, India, PIN - 799114 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AGJPD2682C., Status : Individual
17	Shri SAUMENDRA NARAYAN ROY Son of Late MIHIR KUMAR ROY Flat No 3C, 3rd Floor, Saharsh Enclave, New Alkapu, P.O:- Doranda, P.S:- ARGORA, District:-Ranchi, Jharkhand, India, PIN - 834002 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AAUPR6676B., Status : Individual

**B. Identifire Details**

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Sk JASIMUDDIN MANDAL Son of Sk BAHAR ALI MANDAL K/38/406, Shukhobristi, AA III, New Town, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	Shri CHANDAN DAS	

**C. Transacted Property Details**

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata	LR Plot No:- 3194 , LR Khatian No:- 5579	18 Dec	1,00,00,000/-	1,00,00,000/-	Proprietary Use: Residential ROR: 25% Width: 12m Approached Road: 12m

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area
L1	KEMIA APARTMENTS LIMITED	Mr TOWFIQ AHAMED MUSTAFA	1.25	6.94444
	KEMIA APARTMENTS LIMITED	Mr ASIK AHAMED	1.25	6.94444
	KEMIA APARTMENTS LIMITED	Shri ASHIS BASU	1.25	6.94444
	KEMIA APARTMENTS LIMITED	Smt ISHIKA BASU	0.625	3.47222
	KEMIA APARTMENTS LIMITED	Smt PRATIMA BASU	0.625	3.47222
	KEMIA APARTMENTS LIMITED	Shri GOUTAM BISWAS	0.625	3.47222
	KEMIA APARTMENTS LIMITED	Smt BIJAYA BISWAS	0.625	3.47222
	KEMIA APARTMENTS LIMITED	Shri SREENIBASH ROY	1.25	6.94444
	KEMIA APARTMENTS LIMITED	Shri SANJOY MITRA	1.25	6.94444
	KEMIA APARTMENTS LIMITED	Shri SANTANU DAS	1.25	6.94444
	KEMIA APARTMENTS LIMITED	Shri SREEDHAR DAS SAHA	1.25	6.94444
	KEMIA APARTMENTS LIMITED	Mr SIRAJUL ISLAM	1.25	6.94444
	KEMIA APARTMENTS LIMITED	Shri JAYANTA BAGCHI	1.25	6.94444
	KEMIA APARTMENTS LIMITED	Smt SUJATA DAS CHAKRABORTY	1.25	6.94444
	KEMIA APARTMENTS LIMITED	Shri BIJOY BHAUMIK	1.25	6.94444
	KEMIA APARTMENTS LIMITED	Shri UTPAL CHANDRA DE	1.25	6.94444
	KEMIA APARTMENTS LIMITED	Shri SAUMENDRA NARAYAN ROY	0.5	2.77778

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	RAMKRISHNA CHAKRABORTY

Details of the applicant who has submitted the requisition form

Applicant's Name	RAMKRISHNA CHAKRABORTY
Address	96/1, Nainanpara Lane, Thaha : Baranagar, District : North 24-Parganas WEST BENGAL, PIN - 700036
Applicant's Status	Deed Writer

19/02/2016 Query No:-15230000210321 / 2016 Deed No :I - 152301784 / 2016, Document is digitally signed.

Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152301784 / 2016

Query No/Year	15230000210321/2016	Serial no/Year	1523001846 / 2016
Deed No/Year	I - 152301784 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri CHANDAN DAS	Presented At	Private Residence
Date of Execution	15-02-2016	Date of Presentation	15-02-2016
Remarks			

On 15/02/2016

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

Presented for registration at 16:30 hrs on : 15/02/2016, at the Private residence by Shri CHANDAN DAS

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,00,00,000/-

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

Execution is admitted on 15/02/2016 by

Shri CHANDAN DAS DIRECTOR, KEMIA APARTMENTS LIMITED, Regional Office Tower-3, 241, South City, 375 Prin, P.O:- Jodhpurpark, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068

Shri CHANDAN DAS, Son of Late SUBAL CHANDRA DAS, Regional Office Tower-3, 241, South City, 375, Prince Anwar Shah Rd, P.O: Jodhpurpark, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL India, PIN - 700068, By caste Hindu, By profession Business

Indetified by Sk JASIMUDDIN MANDAL, Son of Sk BAHAR ALI MANDAL, K/38/406, Shukhobristi, AA III, New Town, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 17/02/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,10,003/- ( A(1) = Rs 1,09,989/- E Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,10,003/-

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

1. Rs. 1,10,003/- is paid, by online on 15/02/2016 1:36AM with Govt. Ref. No. 192015160033390792 on 15-02-2016, Bank: State Bank of India ( SBIN0000001), Ref. No. 150216090020681 on 15/02/2016, Head of

Account 0030-03-104-001-16

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 6,00,020/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 5,99,020/-

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

1. Rs. 5,99,020/- is paid, by online on 15/02/2016 :1:36AM with Govt. Ref. No. 192015160033390792 on 15-02-2016, Bank: State Bank of India ( SBIN0000001), Ref. No. 150216090020681 on 15/02/2016, Head of Account 0030-02-103-003-02

**Payment of Stamp Duty**

Description of Stamp

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 399, Purchased on 02/02/2016, Vendor named Mr. Dutta.



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2016, Page from 59059 to 59088

being No 152301784 for the year 2016.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2016.02.19 14:22:28 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 19-02-2016 14:22:27  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.



(This document is digitally signed.)

19/02/2016 Query No:-15230000210321 / 2016 Deed No :- 152301784 / 2016 Document is digitally signed.

Compared & Checked By  
*[Signature]*  
22-2-16

Certified to be a True copy  
*[Signature]*  
A.D.S.R., Rajarhat  
22-02-16