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P-07678/2016



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 155350

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Accepted
20/9/16

1266264/16
Add. District Sub-Registrar
Baruipur, South 24 Parganas 20 SEP 2016

Mouza: Sultanpur
P.S.: Baruipur
Mallickpur Gram Panchayat
District - South 24 Parganas

SALE DEED

Atamgir Hossain
Dibakar Ghosh

THIS DEED OF SALE is made on this the 14th day of September, Two Thousand and Sixteen (2016) A.D.

BETWEEN

(1) MR. DIBAKAR GHOSH, [PAN-AIFPG6826R] son of Netai Chandra Ghosh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Village-Sarberia, P.O. Sarberia, P.S. Joynagar, District South-24 Parganas-743385, (2) ALAMGIR HOSSAIN [PAN-ABDPH2315P] son of Abdul Aziz, by faith - Muslim, by Nationality - Indian, by Occupation - Business, residing at Vill-Yugdiya, P.O. Yugdiya, Police

Station: Magrahat, in the district of South 24 - Parganas-743355, hereinafter called 'the **VENDORS**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest and/or assign) of the **FIRST PART**.

AND

KUNAL FOUNDATION PVT. LTD., a Private Limited Company incorporated under the Companies Act, 1956 [PAN - AADCK7256J], having its registered office at Stephen House, 56E Hemant Basu Sarani, 4th Floor, Room No. 57/A/B/C, P.O. Kolkata GPO, P.S. Hare Street, Kolkata-700001, represented by its authorized signatory Shyamlal Agarwal [PAN - ACJ7A0798E], son of Malchand Agarwal, by faith Hindu, by occupation Business, by nationality Indian, of 56E Hemant Basu Sarani, 4th Floor, Room No. 57/A/B/C, P.O. - Kolkata G.P.O., Police Station - Hare Street, Kolkata-700001, hereinafter referred to as the **PURCHASER** (which expression shall mean and include its/their successors-in-interest/office, administrators and/or assigns) of the **SECOND PART**:

*Atamejit Dasgupta
Dibakar Ghosh*

AND

MR. ARUP RAY son of Ajodhya Ray by faith Hindu, by occupation-Business, residing at village Beniadanga, P.O. Hariharpur, P.S. Baruipur, District South 24 Parganas, PIN-743353, hereinafter referred to as the **FIRST CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective successors-in-interest and/or assign) of the **THIRD PART**.

AND

SMT. SUNITA CHAKRABORTY wife of Badruzdoja Molla, by faith - Muslim, by Nationality - Indian, by Occupation - Home maker, residing at Vill-Yugdiya, P.O. Yugdiya, Police Station: Magrahat, in the district of

South 24 - Paragnas-743355, hereinafter referred to as the **SECOND CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective successors-in-interest and/or assign) of the **FOURTH PART**;

THE PROPERTY: Sali (Agricultural) Land admeasuring 28.66 decimals out of 43 decimals land being portion of R.S. /L.R. Plot No. 226 appertains to L.R. Khatian Nos. 1028 & 1030 of Mouza - Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur, in the district of South 24 Parganas (herein after referred to as **the said landed property**, more particularly described in the Schedule below and herein intended to be sold).

WHEREAS:

- A. The vendors herein are the lawful recorded owners in respect of the said landed property, as acquired by purchase from its erstwhile owners as described in the Schedule - "A" below.
- B. On and about 02.06.2016 Mr. Dibakar Ghosh and Alamgir Hossain being vendors herein and Mr. Arup Ray therein described purchaser as the first confirming party herein had made an agreement for sale for the schedule land. But for the valid reasons the said purchaser has decided not to purchase the said schedule property and both parties to the said agreement have amicably cancelled the said agreement for sale dated 02.06.2016 and the advance money which was paid by the said purchaser was duly returned by the vendors and the same was accepted by the first confirming party and said purchaser has no claim or demand from the said Vendors in respect of the Schedule property, and the vendors herein has lawful authority and power to sell the

Attorneys for the vendors.
Dibakar Ghosh

scheduled property. The said agreement for sale become non-est and has no legal bindings on the said parties.

- C. The vendor herein desire to sell the said landed property, at and for the consideration of Rs. 17,68,723/- (Rupees Seventeen Lakhs Sixty Eight Thousand Seven Hundred Twenty Three only) free from all encumbrances;
- D. In pursuance of the offer and acceptance and the Purchaser relying on the aforesaid representations, assurances and confirmation and believing the same to be true agreed to purchase the said landed property admeasuring 28.66 decimals out of 43 decimals at and for the said consideration of Rs. 17,34,000/- (Rupees Seventeen Lakhs Thirty Four Thousand only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;
- E. The purchaser has this day paid the entire consideration as per memo below to the vendors equally and now there is no impediment to execute and register the conveyance by the vendors in favour of the Purchaser, the vendors execute this Deed of Sale in the manner hereinafter appearing.

NOW THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs. 17,34,000/- (Rupees Seventeen Lakhs Thirty Four Thousand only) paid by the Purchaser by way of Demand Draft in favor of vendors in the manner aforesaid, as agreed (the receipt whereof the Vendors do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendors do hereby forever release, discharge and acquit the Purchaser and each of them and the said Landed Property hereby intended to be granted, sold, conveyed and transferred), the Vendors having good right full power and absolute authority and

Alamgh Hossain
Dibakar Ghosh

indefeasible title to grant, convey, sell, transfer, assign the said Landed Property doth hereby jointly transfer, sell, convey, grant and assign to and unto the Purchaser and the confirming party hereby assure and confirms ALL THAT piece and parcel of Sali land admeasuring **28.66** decimals out of 43 decimals being the portion of R.S./L.R. Plot No. 226 appertains to L.R. Khatian Nos. 1028 & 1030 comprised in Mouza - Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas, shown within the red verge in the plan annexed hereto, together with all easement right, more particularly described in the Schedule hereunder written and herein referred to as the **said landed property** OR HOWSOEVER OTHERWISE the said Landed property or any part thereof now are or is or heretofore butted, bounded, called, known, numbered, described or distinguished FURTHER TOGETHER WITH all that hereditaments, messuages, benefits, right or easement and advantages AND ALL manner of former or other rights, lights, liberties, easements, sewers, drains, water ways, path ancient and/or present or other rights, passages, privileges, emoluments, appendages and appurtenances whatsoever to the said Landed Property or any part belonging or in any wise appertaining to or which with the same or any part thereof now are or is or at any times heretofore were or was held used occupied or enjoyed or reputed to belong or be whatsoever both at law and in equity of the Vendors into and upon the said Landed Property or any part thereof TOGETHER WITH all writings and evidences of title exclusively relating to the said Landed Property or any part thereof which now are or hereafter shall or may be in the custody power or possession of the Vendors or which the Vendors can or may procure without any action or suit at law or in equity **TO ENTER UPON AND TO HAVE AND HOLD, OWN, POSSESS AND ENJOY** the said Landed Property and every part thereof hereby granted sold and conveyed and transferred or expressed or intended so to be and every part thereof TOGETHER WITH

Along with the same
Dibakar Ghosh

all rights members and appurtenances unto and to the use of the Purchaser in fee simple absolutely and forever and free from all encumbrances and forever freed and discharged from or otherwise by the Vendors and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendors.

AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendors done or executed or suffered to the contrary the Vendors lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to an absolute estate of inheritance in fee simple in possession of the said Landed Property and every part thereof and that the said Landed Property has not been affected nor has not been requisitioned and acquisitioned or vested into the State of West Bengal under any provisions of the relevant Acts nor the Vendors have received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendors and duly retained by the Vendors and that there is no previous agreement for sale executed by the Vendors in respect of the said Landed Property with any person or persons and that there is no order passed by any court or any statutory authority restraining the Vendors from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the Vendors have good right full power absolute authority and indefeasible title to grant, convey, transfer and assign the said Landed Property hereby granted, conveyed, and transferred or expressed or intended so to be unto and to the use of the Purchaser and in the manner aforesaid according to the true intent and meaning of these presents and that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said Landed Property hereby

Attested to
Dibakar Ghosh

granted sold and conveyed and receive rents, issues and profits thereof and every part thereof without any lawful eviction, interruption, disturbances, obligations, restrictions, claim and demand whatsoever from or by the Vendors and all persons claiming from under or in trust of the Vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved and kept indemnified of from and against all and all manner of charges, mortgages, claims, demands, liens, lispens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendors and all persons having or lawfully or equitably claiming any estate and interest whatsoever in the said Landed Property or any part thereof from through under or in trust of the Vendors or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Vendors do and execute and caused to be done and executed all such other and further assurances, acts, deeds, matters and things for further better and more perfectly granting and transferring the said Landed Property and every part and parcel thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER the Vendors do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendors are not free from all encumbrances as herein before stated the Vendors shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendors shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any defect of title of the Vendors and any breach of the covenants herein contained;

Although the proceeds
Dibakar Ghosh

AND FURTHER it is agreed that the Vendors shall deliver all original documents of title and other related papers, parchas etc. in case any porcha or Deeds be related to other properties which are not conveyed by such Vendors, then such Vendors shall deliver a official certified true copy of the original parcha or deed issued by the authorities duly self attested. If the vendors are found to misuse any deeds/chain deeds of the aforesaid and thereby title of the aforesaid land is effected then vendors shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any misuse of title deeds/chain deeds of title of the Vendors.

AND FURTHER it is agreed by and between the Vendors and the Purchaser that whenever and wherever any interpretation would be necessary in order to give the fullest scope and effect legally possible to any covenant or contract herein contained the terms and expressions 'the Vendors' and 'the Purchaser' shall mean and include their and each of their respective legal representatives, successors-in-office/interest, executors, administrators and/or assigns.

AND FURTHER the second confirming party hereby confirms, assures and declares that the vendors are in actual physical possession of the northern portion of the said plot no. 226 and she is in actual physical possession of southern part thereof.

AND FURTHER the first confirming party hereby confirms, assures and declares that the vendors are entitled to sell, transfer and convey the scheduled land and the said agreement for sale dated 02.06.2016 has been Cancelled and the first confirming party has received the consideration which was paid to Vendors at the time of said agreement dated 02.06.2016

Attested & signed,
Dilakar Ghosh

and first confirming party has no claim whatsoever over said landed property.

THE VENDORS FURTHER AGREE, DECLARE, ASSURE AND CONFIRM THAT:

- i. The Vendors shall render all assistance in mutating the name of the Purchaser as owners of the said landed property in the records of the B.L & L.R.O., Mallickpur Gram Panchayat and other concerned offices at the cost of purchaser.
- ii. Proportionate annual rent is payable to the Government of West Bengal through Block Land and Land Reforms Office.
- iii. The vendors have paid the property tax/rents upto the date of Deed of conveyance in respect of the said landed property.
- iv. The said Landed Property is not wet land property and now being used as sali or agricultural land and has no direct access to any road.
- v. There is no bargadar.
- vi. That the photographs and 10 fingers impression of the Vendors and Purchaser are attached herewith made an integral part of this Deed.

THE SCHEDULE - "A" ABOVE REFERRED TO

(THE DEVOLUTION OF TITLE OF THE PROPERTY TO THE VENDORS)

- A. One Swapan Kumar Mondal and Tarapada Mondal, were the recorded owners of the land admeasuring 43 **decimals** in R.S. /L.R. Dag No. 226, Khatian No. 578 and 294 of Mouza - Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas;

Atamgho H. Soree
Dibakar Ghosh

- B. The said Swapan Kumar Mondal and Tarapada Mondal, executed and registered a General Power of Attorney dated 15.06.2007 registered in the office of A.D.S.R, Baruipur and was recorded in Book No. - IV, being no. 250 for the year 2007 in favour of Sri Bijay Mondal son of Sri Panchu Gopal Mondal and Sri Ranjan Sardar son of Late Badal Sardar to look after, execute and register the deeds in respect of their shares in the said landed property.
- C. The said Swapan Kumar Mondal and Tarapada Mondal, through their duly nominated and constituted Attorney, Sri Bijay Mondal and Sri Ranjan Sardar, sold, transferred and conveyed their right, title and interest in respect of their respective share in the said landed property admeasuring 43 decimals appertaining to R.S. /L.R. Dag No. 226, by the registered deed of sale executed on 06.07.2007 and registered on 08.09.2008 registered in the office of ADSR Baruipur and was recorded in Book No. I, Volume No. 23 Pages 1092 to 1109 being No. 05280 for the year 2008 to Sri Dibakar Ghosh, Smt. Sunita Chakraborty and Alamgir Hossain for the consideration mentioned therein absolutely forever and free from all encumbrances and they got mutated their names in the L.R. Record of rights being 1028, 1029 and 1030 respectively in respect of their share being 0.3333, 0.3334 and 0.3333 part of 10000 respectively in the said dag no. 226; The vendors herein are in possession of the Northern part of the said plot. Whereas the confirming party is in possession of the southern part of the same, as per her respective share and without interruption by either party.
- D. Thus the aforesaid manner the vendors herein became the absolute owners of the land admeasuring 28.66 decimals out of 43 decimals of R.S. & L.R. Dag no. 226 lying and situate at Mouza Sultanpur, J.L. No. 16, P.S. Baruipur, in the district of South 24 Parganas;

Alamgir Hossain
Dibakar Ghosh

THE SCHEDULE "B" ABOVE REFERRED TO
(THE SAID LANDED PROPERTY)

ALL THAT Sali land admeasuring 28.66 decimals out of 43 decimals being the demarcated part of R.S. /L.R. Dag No. 226, appertain to L. R. Khatian Nos. 1028 & 1030, of Mouza - Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas shown within the red verge in the plan annexed hereto, together with all easement right presently the subject dag is butted and bounded in the manner following:

- On the North : By Dag No. 235 of Sultanpur Mouza;
On the South : By southern part of plot no. 226 in possession, occupation of Sunita Chakraborty beyond thereof Dag No. 217 of Sultanpur Mouza;
On the East : By Dag No. 227 of Sultanpur Mouza;
On the West : By Partly Dag No. 127 and 125 of Sultanpur Mouza

OR HOWSOEVER OTHERWISE the said landed property is butted, bounded, called, known, numbered, described and/or distinguished.

*Atampur, Baruipur,
Dibaker, Ghosh*

IN WITNESS WHEREOF the Vendors have executed and delivered this Deed of Sale on the day month and year first above written.

EXECUTED AND DELIVERED by the within named parties at Kolkata in the presence of:	D Atanjan Dasgupta Dibakar Ghosh
1. Anindan Banerjee 197/30, N.S.C. Banerjee KOL - 40	VENDORS
2. <i>[Handwritten Bengali text]</i> <i>[Handwritten Bengali text]</i>	For Kunal Foundation Pvt. Ltd. <i>[Signature]</i> Director
	PURCHASER
	<i>[Signature]</i> FIRST CONFIRMING PARTY
	<i>[Signature]</i> SECOND CONFIRMING PARTY

[Handwritten signature]

Drafted by me and prepared in my office:

[Signature]
(ASHOK KUMAR SINGH)
Advocate

Reg. No. WB/662/92
High Court Calcutta

RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 17,34,000/- (Rupees Seventeen Lakhs Thirty Four Thousand only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO OF CONSIDERATION

SN	D.D. No.	Date	Bank and its address	In favour of	Amount (Rs.)
1.	538893	14.09.16	P.N. BANK C.R. AVEN	ALAMGIR HOSSAIN	6,93,600.00
2.	538895	14.09.16	" " "	DIBAKAR GHOSH	693,600.00
3.	538896	14.09.16	" " TOTAL	ARUJ ROY	3,46,800.00

Rupees Seventeen Lacs Thirty four thousand only only

Alamgir Hossain
Dibakar Ghosh

D Alamgir Hossain,
Dibakar Ghosh

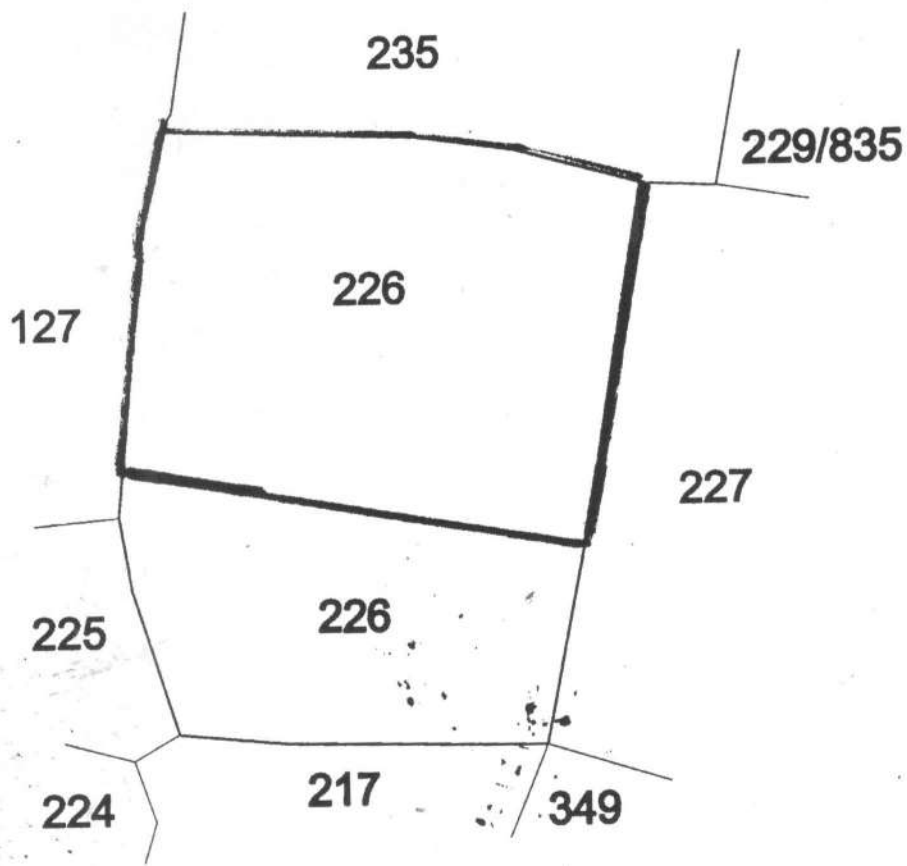
(VENDORS)

WITNESSES:

1. Amirban Banerjee
197/30, W.C.C. Baner Road
Kolkata-40.
2. *(Signature)*
(Signature)

SITE PLAN

R.S.DAG NO:226 KHATIAN NO:	MOUZA:SULTAPUR J.L NO-16
GRAM PANCHAYET: MULLICKPUR	P.S:BARUIPUR DIST-24 PGNS(S)
EXTRACT FROM R.S. MOUZA MAP	TOTAL DAG AREA:43 DECIMALS
AREA SOLD HEREIN :28.66 DECIMALS(MORE OR LESS)	



D. Alamgir Hossain
Dibakar Ghosh
SIGNATURE OF VENDORS

1. *Anup Roy*
 2. *Sunita Chakraborty*
CONFIRMING PARTIES

For Kunal Foundation Pvt. Ltd.
Shyam Lal Agarwal
Director
SIGNATURE OF PURCHASER

Photo & Signatures of
the Executants
/Presentants

SPECIMEN FOR TEN FINGER PRINTS



Dibakar Ghosh

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



Atanug Hoscar

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



Shyam Lal Agarwal
Director
For Kunal Foundation Pvt. Ltd.

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



Anuro Roy

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

Photo & Signatures of
the Executants
/Presentants

SPECIMEN FOR TEN FINGER PRINTS



Sunil Chakraborty

Sunita Chakraborty



Little



Ring



Middle

(Left Hand)



Index



Thumb



Thumb



Index



Middle

(Right Hand)



Ring



Little

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(Left Hand)

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(Right Hand)

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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARUIPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16110001266264/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Alamgir Hossain SARDAR O MOLLA PARA, P.O:- YUGDIYA, P.S:- Magrahat, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743355	Seller			Alamgir Hossain 14.9.2016
2	Mr Dibakar Ghosh SARDAR, GHOSH, MONDAL NARAYANITALA. P.O:- SARBERIYA, P.S:- Joynagar, Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 743385	Seller			Dibakar Ghosh 14/09/2016
3	Mr Shyam Lal Agarwal 56E, Hemanta Basu Sarani STEPHEN HOUSE Suite No. 57A/B/C 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Represent ative of Buyer [KUNAL FOUNDA TION PVT. LTD.]			

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr BIJOY KRISHNA DAS Son of Mr BADAL DAS VILL-DAKSHIN KALYANPUR, P.O:- BARUIPUR, P.S:- Baruipur, Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 700144	Mr Alamgir Hossain, Mr Shyam Lal Agarwal	
2	Mr BIJOY KRISHNA DAS Son of Mr BADAL DAS VILL-DAKSHIN KALYANPUR, P.O:- BARUIPUR, P.S:- Baruipur, Baruipur, District:-South 24- Parganas, West Bengal, India, PIN - 700144	Mr Alamgir Hossain, Mr Dibakar Ghosh, Mr Shyam Lal Agarwal	<i>Bijoy Krishna Das</i> 19/09/16

(Bibajyoti
Bandyopadhyay)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BARUIPUR
South 24-Parganas, West
Bengal

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

GRN: 19-201617-002265309-1
 GRN Date: 12/09/2016 17:22:49
 BRN : 5002567242

Payment Mode Online Payment
 Bank : Punjab National Bank
 BRN Date: 12/09/2016 05:48:25

07678

DEPOSITOR'S DETAILS

Name : KUNAL FOUNDATION PVT. LTD.
 Contact No. :
 E-mail : info@karanpolymers.com
 Address : 56E H.B.SARANI, 4TH FLOOR STEPHEN HOUSE KOLKATA-1
 Applicant Name : Miss ESHA GANGULY
 Office Name :
 Office Address :
 Status of Depositor : Others
 Purpose of payment / Remarks : Sale, Sale Document

Id.No. : 16110001266264/1/2016
 [Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16110001266264/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	19448
2	16110001266264/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	88436
Total				107884

In Words : Rupees One Lakh Seven Thousand Eight Hundred Eighty Four only

Major Information of the Deed

Deed No :	I-1611-07678/2016	Date of Registration	9/20/2016 5:26:38 PM
Query No / Year	1611-0001266264/2016	Office where deed is registered	
Query Date	12/09/2016 4:09:36 PM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	ESHA GANGULY BLOCK E/11, ARBINDO ARENA, RAHARA BAZAR, Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831412811, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 17,34,000/-	Rs. 17,68,723/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 88,486/- (Article:23)	Rs. 19,448/- (Article:A(1))		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-226	RS-1030	Industrial Purpose	Shali	28.66 Dec	17,34,000/-	17,68,723/-	
Grand Total :					28.66Dec	17,34,000 /-	17,68,723 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Mr Alamgir Hossain Son of Mr Abdul Aziz Executed by: Self, Date of Execution: 14/09/2016 , Admitted by: Self, Date of Admission: 14/09/2016 ,Place : Pvt. Residence			
SARDAR O MOLLA PARA, P.O:- YUGDIYA, P.S:- Magrahat, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743355 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No. ABDPH2315P, Status :Individual				
2	Mr Dibakar Ghosh Son of Mr. Netai Ghosh SARDAR, GHOSH, MONDAL NARAYANITALA, P.O:- SARBERIYA, P.S:- Joynagar, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743385 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No. AIFPG6826R, Status :Individual, Executed by: Self, Date of Execution: 14/09/2016 , Admitted by: Self, Date of Admission: 14/09/2016 ,Place : Pvt. Residence			

21/10/2016 Query No:-16110001266264 / 2016 Deed No :- 161107678 / 2016, Document is digitally signed.

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KUNAL FOUNDATION PVT. LTD. 56E, Hemanta Basu Sarani STEPHEN HOUSE Suite No. 5, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001 PAN No. ACJPA0798E, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Shyam Lal Agarwal Son of Mr MALCHAND Agarwal 56E, Hemanta Basu Sarani STEPHEN HOUSE Suite No. 57A/B/C 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACJTA0798E, Status : Representative, Representative of : KUNAL FOUNDATION PVT. LTD. (as DIRECTOR)

Identifier Details :

Name & address
Mr BIJOY KRISHNA DAS Son of Mr BADAL DAS VILL-DAKSHIN KALYANPUR, P.O:- BARUIPUR, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144, Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, , Identifier Of Mr Alamgir Hossain, Mr Shyam Lal Agarwal
Mr BIJOY KRISHNA DAS Son of Mr BADAL DAS VILL-DAKSHIN KALYANPUR, P.O:- BARUIPUR, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144, Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, , Identifier Of Mr Alamgir Hossain, Mr Dibakar Ghosh, Mr Shyam Lal Agarwal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Alamgir Hossain	KUNAL FOUNDATION PVT. LTD.-14.33 Dec
2	Mr Dibakar Ghosh	KUNAL FOUNDATION PVT. LTD.-14.33 Dec

Endorsement For Deed Number : I - 161107678 / 2016

21/10/2016 Query No:-16110001266264 / 2016 Deed No :I - 161107678 / 2016, Document is digitally signed.

On 14-09-2016

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

Presented for registration at 16:32 hrs on 14-09-2016, at the Private residence by Mr Alamgir Hossain, one of the Executants.

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 17,68,723/-

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

Execution is admitted on 14/09/2016 by Mr Alamgir Hossain, Son of Mr Abdul Aziz, SARDAR O MOLLA PARA, P.O: YUGDIYA, Thana: Magrahat, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743355, by caste Muslim, by Profession Service

Indetified by Mr BIJOY KRISHNA DAS, , , Son of Mr BADAL DAS, VILL-DAKSHIN KALYANPUR, P.O: BARUIPUR, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Cultivation

Execution is admitted on 14/09/2016 by Mr Dibakar Ghosh, Son of Mr Netai Ghosh, SARDAR, GHOSH, MONDAL NARAYANITALA, P.O: SARBERIYA, Thana: Joynagar, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by Profession Cultivation

Indetified by Mr BIJOY KRISHNA DAS, , , Son of Mr BADAL DAS, VILL-DAKSHIN KALYANPUR, P.O: BARUIPUR, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Cultivation

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

Execution is admitted on 14-09-2016 by Mr Shyam Lal Agarwal, DIRECTOR, KUNAL FOUNDATION PVT. LTD., 56E, Hemanta Basu Sarani STEPHEN HOUSE Suite No. 5, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr BIJOY KRISHNA DAS, , , Son of Mr BADAL DAS, VILL-DAKSHIN KALYANPUR, P.O: BARUIPUR, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Cultivation

Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 20-09-2016

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,448/- (A(1) = Rs 19,448/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 19,448/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2016 5:48AM with Govt. Ref. No: 192016170022653091 on 12-09-2016, Amount Rs: 19,448/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 5002567242 on 12-09-2016, Head of Account 0030-03-104-001-16

21/10/2016 Query No:-16110001266264 / 2016 Deed No : I - 161107678 / 2016, Document is digitally signed.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 88,436/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 88,436/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26435, Amount: Rs.50/-, Date of Purchase: 12/09/2016, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2016 5:48AM with Govt. Ref. No: 192016170022653091 on 12-09-2016, Amount Rs: 88,436/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 5002567242 on 12-09-2016, Head of Account 0030-02-103-003-02



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

21/10/2016 Query No:-16110001266264 / 2016 Deed No :- 161107678 / 2016, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2016, Page from 151394 to 151418
being No 161107678 for the year 2016.



Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2016.10.21 15:25:02 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 21/10/2016 15:25:02
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
West Bengal.

(This document is digitally signed.)

21/10/2016 Query No:-16110001266264 / 2016 Deed No :I - 161107678 / 2016, Document is digitally signed.