

3131

3150/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 035548

H 035549

27/05/22  
11:07 AM  
Q-1563165/22

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



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Addl District Sub - Registrar Garis  
South 24-Pgs.

## DEED OF SALE

7 MAY 2022

**THIS DEED OF SALE** is made this the 27th day of May,  
Two Thousand Twenty Two (2022) A.D.

**BETWEEN**

Contd ... P/2.

23.05.2022  
1834 ৩৫ ৫৪৪০৮  
বসিদ্ধা Sushakha construction  
সাং Balia, Garia, Kol-700084

শঙ্কর কুমার সরকার  
স্ট্যাম্প ডেস্কার  
লোনাবপুর এ্যা.ডি.এস.আর অফিস  
৩৪ ২৮ পল্লভন.



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Addl District Sub-Registrar Office  
South 24 Parg.

7 MAY 2022

Samar Das  
Advocate  
High Court, Calcutta

(1) **P.B. CONSTRUCTION** (PAN : AAOFP1382N), a partnership firm having its office at Village and Post Office- Dhalua, Police Station - Sonarpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700152, represented by its partners, namely (i) **MR. PARTHA GOSWAMI** (PAN : AKBPG6933B), son of Mr. Sushanta Goswami, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Ranabhutia, Post Office - Panchpota, Police Station - Sonarpur presently Narendrapur, Dist- South 24 Parganas, Kolkata - 700152, ii) **MR. PANCHA MONDAL** (PAN : AIHPM3071G), son of Late Buddheshwar Mondal, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Ranabhutia, Post Office - Panchpota, Police Station - Sonarpur presently Narendrapur, Dist- South 24 Parganas, Kolkata - 700152, iii) **MR. PARTHA DAS** (PAN : BDJPD5892A), son of Dulal Chandra Das, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Dhalua Nabapally, Purba Para, Post Office - Dhalua, Police Station - Sonarpur presently Narendrapur, Dist- South 24 Parganas, Kolkata - 700152 and (iv) **MR. BARUN MONDAL** (PAN : BIRPM9126K), son of Mr. Narendra Nath Mondal, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Village and Post Office - Dhalua, Police station - Sonarpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700152, (2) **MR. BARUN MONDAL** (PAN : BIRPM9126K), son of Mr. Narendra Nath Mondal, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Village and Post Office - Dhalua, Police Station - Sonarpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700152, and (3) **SMT. PAMPA DAS** (PAN : BTSPD8549R), wife of Mr.

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Kishore Das, daughter of Late Narayan Chakraborty, by Nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at Uttar Panchpota, Sabuj Pally, P.O. - Panchpota, P.S. - Sonarpur now Narendrapur, Dist.- South 24 Parganas, Kolkata - 700152, hereinafter called and referred to as the "**VENDORS**" (which terms or expressions shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART.**

**AND**

**SURAKHA CONSTRUCTION (PAN : ACGFS2283P)**, a partnership firm having its office at Surakha Apartment, 492, Madhya Balia, Balia Main Road, Post Office - Garia, Police Station - Soanrpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700084, represented by its partners namely (1) **SRI SURATH SARDAR (PAN : AQQPS5976F)**, son Late Mohim Sardar, and (2) **SRI SAMIR SARDAR (PAN : DOBPS7793A)**, son of Sri Surath Sardar, both by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at "Rekha Neer", 37, Nafar Chandra Naskar Road, Post Office - Garia, Police Station - Sonarpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700084, hereinafter called and referred to as the "**PURCHASER**" (which terms or expressions shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their heirs, executor, administrator, successor, legal representative and/or assign) of the **OTHER PART.**

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**WHEREAS** by and under a Deed of Sale written in Bengali executed and registered on 29/07/1960 at the office of the Sub - Registrar, Baruipur recorded in Book No. I, Volume No. 82, copied at Pages 239 to 241, being No. 7440 for the year 1960 one Smt. Prativa Chakraborty purchased 72½ decimals land, be the same a little more or less, lying, situated at and comprised in R.S. Dag No. 169 appertaining to R.S. Khatian No. 430 of Mouza - Panchpota, J.L. No. 42, Touzi No. 250, Revenue Survey No. 11, Parganas - Medanmallo, Police Station - Sonarpur, District - South 24 Parganas from the then owner, Mr. Bonod Bihari Naskar and got mutated the said property in her name and 54 decimals land out of the said 72 decimals land recorded in L.R.R.O.R. as Shali Land containing L.R. Dag No. 184 appertaining to L.R. Khatian No. 238 of Mouza - Panchpota, J.L. No. 42, P.S. - Sonarpur, Dist. - South 24 Parganas.

**AND WHEREAS** thereafter, Smt. Prativa Chakraborty sold a piece and parcel of land measuring more or less 8¼ decimals Land out of the aforesaid 72½ decimals Land in favour of Mr. Narayan Chandra Chakraborty by virtue of a Deed of Sale registered at the office of the Sub- Registrar, Sonarpur, recorded in its Book No. I, Volume No. 70, copied at pages 55 to 59, Being No. 3471 for the year 1982 and since then, Mr. Narayan Chandra Chakraborty had been in possession and enjoyment of the said property without any hindrance and encumbrance constructing residential house thereon.

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**AND WHEREAS** during possession and enjoyment of the said property Mr. Narayan Chandra Chakraborty died intestate on 11.01.1998 leaving behind his wife Mrs. Meera Chakraborty and one son Mr. Debasish Chakraborty and two daughters Mrs. Pampa Das (wife of Mr. Kishore Das), Mrs. Baby Mukherjee (wife of Umesh Mukherjee) and since then, the heirs of Narayan Chandra Chakraborty, by way of inheritance, became the absolute owners and jointly had been in possession and enjoyment of the said property without any hindrance and encumbrance.

**AND WHEREAS** subsequently the said Mrs. Meera Chakraborty, wife of Late Narayan Chandra Chakraborty, died intestate on 23.02.2011 leaving behind her aforesaid one son Mr. Debasish Chakraborty and two daughters Mrs. Pampa Das and Mrs. Baby Mukherjee as her legal heirs and successors and since then they jointly inherited  $8\frac{1}{4}$  decimals land left behind by their parents and thus each getting  $1/3^{\text{rd}}$  share of the said land be the same a little more or less measuring 1 Cottah 10 Chittaks 26 Sq.ft.

**AND WHEREAS** during possession and enjoyment of the said property Mrs. Baby Mukherjee sold and transferred her undivided  $1/3^{\text{rd}}$  share in favour of **P.B. Construction, the Vendor No. 1 herein** by a registered Sale Deed on 22.02.2013 at Additional Registrar of Assurances -I, Kolkata, and recorded in its Book No. I, CD Volume No. 3, Pages from 11116 to 11133, being No. 01604 for the year 2013 and P.B. Construction became the owner of undivided  $1/3^{\text{rd}}$  share of the said premises.

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Addl District Sub - Registrar Office  
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27 MAY 2022

On the other hand, said Mr. Debasish Chakraborty and Pampa Das being the owners of remaining undivided 2/3<sup>rd</sup> share entered into a Development Agreement with the said **P.B. Construction, the Vendor No. 1 herein** for construction of multi-storeyed building thereon and the said Development Agreement was duly registered at Additional Registrar of Assurances -I, Kolkata, and recorded in its Book No. I, CD Volume No. 4, Pages from 11575 to 11597, being No. 02119 for the year 2013 and also they jointly granted Power of Attorney in favour of Mr. Partha Goswami and Mr. Barun Mondal, the partners of P.B. Construction for smooth execution of the terms of the development agreement by virtue of a Development Power of Attorney which was duly registered at Additional Registrar of Assurances -III, Kolkata, and recorded in its Book No. IV, CD Volume No. 3, Pages from 2305 to 2319, being No. 1566 for the year 2013.

**AND WHEREAS** the said P.B. Construction and Debashis Chakraborty and Pampa Das amalgamated the said property by executing a Deed of Exchange cum Amalgamation on 19<sup>th</sup> day of April, 2013 which was duly registered at the office of Additional Registrar of Assurances -I, Kolkata, and recorded in its Book No. I, CD Volume No. 8, Pages from 1354 to 1371, being No. 3823 for the year 2013 and jointly got mutated the said property in the record of the Rajpur - Sonarpur Municipality having respective share therein and the said property incorporated in municipal recorded as **Holding No. 658, Panchpota**, Ward No. 3 of the Rajpur - Sonarpur Municipality.

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They also got mutated the said property in the department of B.L.&L.R.O., Sonarpur, South 24 Parganas and the said property incorporated in L.R.R.O.R. as L.R. Dag No. 184 appertaining to L.R. Khatian Nos. 4066, 4232, 4233, 4239, 4240 of Mouza - Panchpota, J.L. No. 42, P.S. - Sonarpur, Dist. - South 24 Parganas.

**AND WHEREAS** during possession and enjoyment of the said property with other co-sharers Mr. Debasish Chakraborty by and under a Deed of Sale, registered at the office of the A.D.S.R., Garia, South 24 Parganas and recorded in its Book No. I, Volume No. 1629-2021, copied pages from 201443 to 201466, Being No. 162905423 for the year 2021 sold his 1/3<sup>rd</sup> share out of 8¼ decimals land, its measuring little more or less 1 Cottah 10 Chittaks 26 Sq.Ft. and residential house thereon in favour of **Mr. Barun Mondal, the Vendor No. 2 herein** and **Mrs. Pampa Das, the Vendor No. 3 herein** remains the owner of remaining undivided 1/3<sup>rd</sup> share therein.

**AND WHEREAS** in the manner aforesaid **P.B. Construction, Barun Mondal and Pampa Das, the vendors herein** jointly became the absolute owner of 8¼ decimals land at **Holding No. 658, Panchpota**, Ward No. 3 of the Rajpur - Sonarpur Municipality comprised in L.R. Dag No. 184 appertaining to L.R. Khatian Nos. 4066, 4232, 4233, 4239, 4240 and 238 corresponding to R.S. Dag No. 169 appertaining to R.S., Khatian No. 430 of Mouza - Panchpota, J.L. No. 42, Touzi No. 250, Revenue Survey No. 11, Parganas - Medanmallo, Police Station - Sonarpur now Narendrapur, District - South 24 Parganas, Kolkata - 700152 specifically described in the schedule hereunder written.

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**AND WHEREAS THE VENDORS HAVE REPRESENTED AND GUARANTEED THE PURCHASER** as follows :-

- a) The partners of P.B. Construction are presently unwilling to construct building upon the schedule mentioned landed property and they decide to sell out the entire property and Barun Mondal and Pampa Das having respective share therein are also willing to sell the said property and as such all the Vendors herein being the owners jointly expressed their willingness to sell the said property and the previous development agreement and Power of Attorney shall have no effect in future.
- b) The Vendors have not done any act, deed or thing to any body whereby the Vendors' title in respect of the said landed property and rights and properties appurtenant thereto may get alienated and/or encumbered.
- c) There is no statutory, Judicial and/or quasi Judicial and/or departmental order and/or restrictions which may prevent the Vendors from transferring and/or conveying the property and right and properties appurtenant thereto to the purchaser absolutely and forever.
- d) That upon purchase the purchaser shall acquire a clear and marketable title in respect of the said premises specifically described in the schedule hereunder written and the right and properties appurtenant thereto free from all encumbrances, alienation whatsoever.

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Addl District Sub - Registrar Garia.  
South 24-Pgs.

7 MAY 2022



- e) The Vendors also guaranteed that the property is free from all charges, mortgages, liens, attachments, leases, acquisition, requisition, restrictions, litigation, lispendens, uses, debottar, trusts made or suffered by the Vendors or any person or persons arising or lawfully, rightfully and/ or equitably claiming any estate or interest therein from, under or in trust for the Vendors.
- f) The Vendors have absolute right, title and authority to sell the aforesaid property or any part or portion thereof to any intending purchaser or purchasers of their choice without any interference from any person or authority whatsoever.

**AND WHEREAS** the Vendors herein is in need of money for the purpose of meeting the needs and necessities of their life have decided to sell the said **8% decimals land** and 100 sq. Ft. Tiles shed structure thereon specifically described in the schedule hereunder written and delineated with red verge line in the site plan attached herewith together with all ancient and easement right attached thereto.

**AND WHEREAS** relying upon the aforesaid representation of the Vendors the purchaser herein offered to the vendors to sell the aforesaid property specifically described in the schedule hereunder written for consideration money being sum of **Rs. 75,00,000/- (Rupees Seventy Five Lakhs only)** and the Vendors herein accepted the same and the purchaser herein has paid to the Vendors the total consideration money being sum of **Rs. 75,00,000/- (Rupees Seventy Five Lakhs only)** for purchase of the said property together with easements and quasi easements appurtenant thereto within the meaning of law for the time being in force.

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Addl. District Sub-Registrar Gada  
South 24 Pgs.

27 MAY 2022

**NOW THIS INDENTURE WITNESSETH** as follows :-

That in consideration of the total sum of **Rs. 75,00,000/- (Rupees Seventy Five Lakhs only)** has paid by the Purchaser to the Vendors for purchase of the aforesaid premises and the rights and properties appurtenant thereto, the Vendors by memo of receipt hereunder admit and acknowledge and of and from the payment of the same the vendors for ever release, discharge, acquit and exonerate the purchaser the property and every part thereof hereby granted, transferred and conveyed; the vendors doth hereby grant, sell, convey, transfer, assign and assure by way of absolute sale unto and in favour of the Purchaser **ALL THAT** demarcated piece and parcel of land measuring more or less **8¼ decimals land** and structure thereon which is specifically mentioned and described in the Schedule hereto **TOGETHER WITH** right of exclusive use and enjoyment of all ancient rights and liberties, hereditaments, trees, plants situated in the said property which is butted, bounded, called, known, numbered, described and distinguished and **ALL THAT** the estate right, title and interest of the Vendors together with paths, passage, drains, road, supply of water by the authority concern if any, cable, telephone line, electricity, rights, liberties, easements and/ or quasi easements and appurtenances whatsoever for beneficial use and enjoyment of the said landed property or any part thereof belonging to **ALL THAT** deeds, pottahs, writings, muniments and evidences of title whatsoever relating to the said property or any part or portion thereof which is now or hereinafter shall or may be in the possession, power and control of the Vendors or any other person from whom they can procure the same whatsoever and which is free from all encumbrances and/ or alienation whatsoever **TO HAVE AND TO HOLD** the said property and each and every part thereof and rights and properties appurtenant thereto unto and to the use of the purchaser absolutely

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Asai District Sub - Registrar Asai  
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and forever as heritable and transferable immovable property within the meaning of law for the time being in force and also subject to the payment of revenue, municipal rates and taxes, dues and duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of West Bengal, the Rajpur - Sonarpur Municipality or any other authorities concern.

**THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER** as follows :-

- i) That the interest which the vendors hereby professes to transfer, subsists and the vendors have good right, title, full power and absolute authority to grant, sell, convey, transfer, assign and assure the property hereby granted, sold, conveyed, transferred, assigned and assured unto and in favour of the purchaser absolutely and forever.
- ii) That the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any deed, document or writing whereby the property and the rights and properties appurtenant thereto or any part thereof can or may be impeached, encumbered or affected in title.
- iii) That the purchaser, its executors, administrators, successors, legal representatives and assigns shall and may at all times hereafter peacefully and quietly hold, possess, occupy and enjoy exclusively the said plot of land and every part thereof and/ or construct house, building, receive the rents, issue and profits therefrom for its own, without any suit, lawful eviction, interruption, disturbance, claims or demands whatsoever from or by the Vendors or any person or persons lawfully claiming or to

*Contd . . . P/12.*




Addis District Sub-Registrar Office  
South 24. P.O. Box

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claim through, under or in trust for the Vendors and all person having or lawfully claiming any estate right or interest whatsoever at law for the property hereby granted, sold, conveyed, expressed so to be by, from, under or in trust for the Vendors.

- iv) That the Vendors shall, from time to time and at all times, hereafter upon every reasonable request and at the cost of the purchaser make, doth acknowledge, execute and perform all such further and other lawful and reasonable acts, deeds, conveyance, matters and things whatsoever for further betterment or more perfectly assuring and absolutely granting the property and every part thereof hereby granted and sold unto and to the use of the purchaser as and when shall and may be reasonably required.
- v) That the purchaser shall hereafter have the right to get mutated its name in the record of the Rajpur - Sonarpur Municipality, in the record of rights of the Department of Block Land and Land Reforms, Sonarpur, South 24 Parganas or any other authority or authorities concern, as the owner of the said premises, rights and properties appurtenant thereto and also to pay revenue and the Municipal Rates and Taxes as may be assessed or imposed in respect of the said premises.
- vi) That the purchaser shall, hereafter, have the right, full power and absolute authority to erect boundary walls, construct house, building, grant, sell, gift, convey, transfer, alienate in any manner, assign, assure, mortgage, let out the said property or any part or portion thereof and the rights and properties appurtenant thereto to any person or persons of their choice.

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Adal District Sub - Registrar Genl  
South 24-Pgs.

27 MAY 2022



**SCHEDULE AS ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of Shali Land estimated by an area measuring **8¼ decimals** and 100 sq.ft. tiles shed cemented floor structure thereon lying situated at **Holding No. 658, Panchpota**, Ward No. 3 of the Rajpur – Sonarpur Municipality comprised in **L.R. Dag No. 184** appertaining to L.R. Khatian Nos. 4066, 4232, 4233, 4239, 4240 and 238 corresponding to **R.S. Dag No. 169 under to R.S. Khatian No. 430** of **Mouza – Panchpota**, J.L. No. 42, Touzi No. 250, Revenue Survey No. 11, Parganas – Medanmallo, Police Station – Sonarpur now Narendrapur, District – South 24 Parganas, Kolkata – 700152 in the following manner -

| <b>Vendor No.</b> | <b>Name</b>       | <b>L.R. Dag No.</b> | <b>L.R. Khatian No.</b> | <b>Area</b>      |
|-------------------|-------------------|---------------------|-------------------------|------------------|
| 1.                | P.B. Construction | 184                 | 4066, 4232, 4233 & 238  | 2.75 dec.        |
| 2.                | Barun Mondal      | 184                 | 4239                    | 2.75 dec.        |
| 3.                | Pampa Das         | 184                 | 4240                    | 2.75 dec.        |
| <b>TOTAL</b>      |                   |                     |                         | <b>8.25 dec.</b> |

The said Plot of land is shown delineated and depicted with **RED** verge line in the site plan attached herewith which is deemed to be a part and parcel of this indenture. The aforesaid premises is butted and bounded by -

On the North : Land of Fatik Chakraborty;

On the South : Plot of R.S Dag No. 169(P).

On the East : Plot of R.S. Dag No. 169(P).

On the West : 30 feet wide Dhalai Bridge to Engineering College Road.

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Add District Sub - Registrar Garhwal  
Sole 24. Pos.

7 MAY 2022

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands and signature this the day, month and year first above written in sound mind and sound body without any influence by any body having had knowledge of the content to the Deed.

SIGNED, SEALED AND DELIVERED

in the presence of :

1. *Galia Sar.*  
Garia, Kol-152

P B CONSTR  
*Partha Das*  
Partner

P B CONSTRUCTION  
*Barun Mondal*  
Partner

2. *Kishor Das*  
*Parichhota*  
Kol-700152.

P B CONSTRUCTION  
*Partha Das*  
Partner

P B CONSTRUCTION  
*Barun Mondal*  
Partner

*Barun Mondal*

*Partha Das.*

SIGNATURE OF THE VENDORS

Drafted and prepared by me -

*Samar Das*

**SAMAR DAS,**

Advocate, \*

High Court, Calcutta.

Enrollment No. WB/91/05.

For SURAKHA CONSTRUCTION

*Santhi Das*  
Partner

*Samar Samlan*  
Partner

SIGNATURE OF THE PURCHASER

Contd ... P/15.



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Addis District Sub - Registrar General  
South 24-Pgs.

7 MAY 2022

**MEMO OF RECEIPT**

Received the within mentioned total sum of **Rs. 75,00,000/-**  
**(Rupees Seventy Five Lakhs only)** in full being consideration money  
from the within mentioned purchaser in the following manner -

| Particulars                                            | Amount (Rs.)       |
|--------------------------------------------------------|--------------------|
| By D.D. No. 618122 dt. 26/05/2022 of SBI, Boral Branch | 25,00,000/-        |
| By D.D. No. 618123 dt. 26/05/2022 of SBI, Boral Branch | 25,00,000/-        |
| By D.D. No. 618124 dt. 26/05/2022 of SBI, Boral Branch | 24,00,000/-        |
| By Cash on 27/05/2022                                  | 1,00,000/-         |
| <b>TOTAL</b>                                           | <b>75,00,000/-</b> |

**(Rupees Seventy Five Lakhs only).**

**WITNESSES :**

1. *Kalita Das*

P B CONSTRUCTION  
*Partha Chinn*  
Partner

P B CONSTRUCTION  
*Barun Mondal*  
Partner

2. *Kishor Das*

P B CONSTRUCTION  
*Partha Das*  
Partner

P B CONSTRUCTION  
*Barun Mondal*  
Partner

*Barun Mondal*  
*Partha Das*

SIGNATURE OF THE VENDORS



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Addl. District Sub-Registrar Garhi  
Sousa 24-Pgs.

7 MAY 2022



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NAME :

MR. PARTHA GOSWAMI

AKBPO2 6933B

SIGNATURE :

*Partha Goswami*



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NAME :

MR. PANCHA MONDAL

A1HPM 30710

SIGNATURE :

*পঞ্চা মন্ডল*



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|       |               |                  |                |                 |

NAME :

MR. PARTHA DAS

LLH 3910254

SIGNATURE :

*Partha Das*



Addl District Sub - Registrar Office  
South 24-Pga.

27 MAY 2022





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NAME : MR. BARUN MONDAL

SIGNATURE : *Barun Mondal*

LLH 390 7771



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NAME : SMT. PAMPA DAS

SIGNATURE : *Pampa Das.*

WB/23/109/23/062



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Addl District Sub - Registrar Gurgaon  
South 24-Pgs.

7 MAY 2022



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|       |               |                  |                |                 |
|       |               |                  |                |                 |

NAME :

MR. SURATH SARDAR

SIGNATURE :

*Surath Sardar*



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|       |               |                  |                |                 |

NAME :

MR. SAMIR SARDAR

SIGNATURE :

*Samir Sardar*



Addl District Sub - Registrar Garia  
South 24-Pgs.

7 MAY 2022

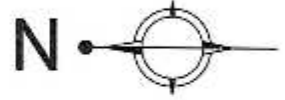
**SITE PLAN OF PLOT AT HOLDING NO:- 658 PANCHPOTA, MOUZA:-  
PANCHPOTA, J.L. NO:- 42, R.S. DAG NO:- 169, L.R. DAG NO:- 184, R.S.  
KHATIAN NO:- 430, P.S:- NARENDRAPUR, DIST:- 24 PGS (S), WARD NO:- 03,  
UNDER RAJPUR SONARPUR MUNICIPALITY.**

LAND AREA :

SCALE - 1 : 200

AS PER DEED = 8.25 DECIMALS

BOUNDARY LINE SHOWN IN RED BORDER ☐



P B CONSTRUCTION  
*Partha Das*  
Partner

P B CONSTRUCTION  
*Barun Mondal*  
Partner

P B CONSTRUCTION  
*Partha Das*

P B CONSTRUCTION  
*Barun Mondal*  
Partner

*Barun Mondal*

*Partha Das*

SIGNATURE OF OWNER

For SURAKHA CONSTRUCTION  
*Santhi Saha* Partner  
*Samir Saha* Partner

SIGNATURE OF PURCHASER

*Santanu Sarda*

**SANTANU SARDAR**  
CIVIL ENGINEER (G.TECH)  
E.B.S. NO. 002 (CLASS-II)  
RAJPUR SONARPUR MUNICIPALITY

DRAWN BY



Addl District Sub - Registrar Ganga  
South 24-Pgs.

7 MAY 2022

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PARTHA GOSWAMI  
SUSHANTA GOSWAMI  
05/03/1981

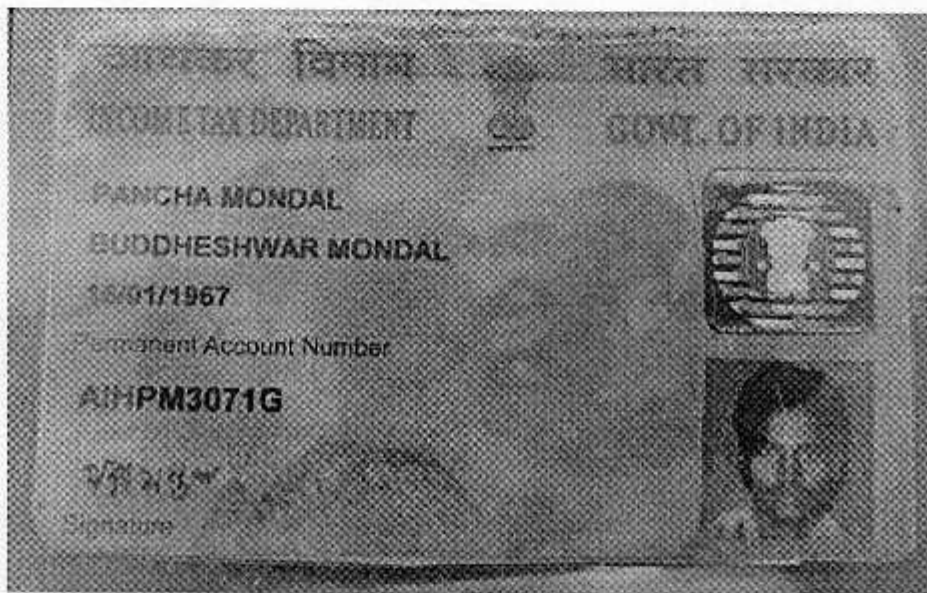
Permanent Account Number

AKBPG6933B

*Partha Goswami*



*Partha Goswami*



no 12/84



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PARTHA DAS

DULAL CHANDRA DAS

15/05/1982

Permanent Account Number

BDJPD5892A

*Partha Das*

Signature



*Partha Das*

आयकर विभाग  
INCOME TAX DEPARTMENT

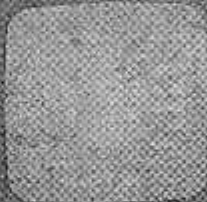
भारत सरकार  
GOVT. OF INDIA

BARUN MONDAL  
NARENDRA NATH MONDAL

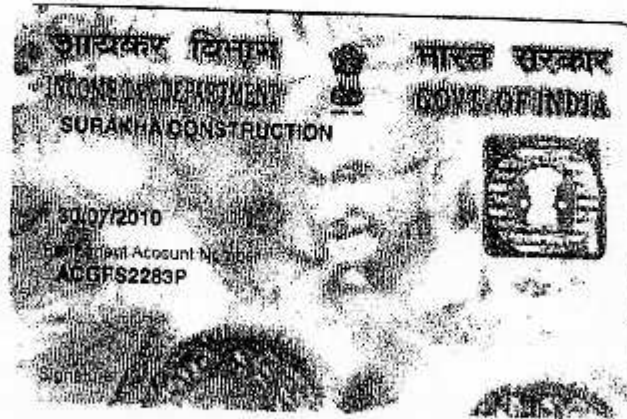
17/08/1985  
Permanent Account Number

BIRPM9126K

*Barun Mondal*  
Signature



*Barun Mondal*



For SURAKHA CONSTRUCTION

*Santhi Saha* *Samir Saha*  
Partner Partner

PERMANENT ACCOUNT NUMBER

AQQPS5976F



SURATH SARDAR

MAHIM CHANDRA SARDAR

*Stalin*

*Surath Sardar*  
*Surath Sardar*

सामर्थ्य विभाग  
सामर्थ्य विभाग  
SAMIR SARDAR  
SURATH SARDAR

25/01/1987  
Permanent Account Number  
DOBPS7793A

Signature

भारत सरकार  
GOVT OF INDIA



*Samir Sardar*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

P B CONSTRUCTION



13/08/2012

Permanent Account Number

AAOFP1382N

05/11/2012

P B CONSTRUCTION  
Paratha Caswami  
Partner

P B CONSTRUCTION  
Barun Mondal  
Partner

इस कार्ड के खोने / घाने पर कृपया सूचित करें / लौटाएं :  
आयकर पेन सेवा इकाई, एन एस डी एल  
तीसरी मंजील, सुफायर चेंबर,  
बानेर टेलिफोन एक्चेंज के नजदीक,  
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [Ginfo@nsdl.co.in](mailto:Ginfo@nsdl.co.in)

P B CONSTRUCTION  
सुश्री अश्विनी  
Partner

P B CONSTRUCTION  
Partha Das  
Partner

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PAMPA DAS

NARAYAN CHAKRABORTY

25/06/1971

Permanent Account Number

BTSPD8549R

*Pampa Das*  
Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, UTITSL  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.

*Pampa Das.*





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

**GRN Details**

|                        |                     |                         |                        |
|------------------------|---------------------|-------------------------|------------------------|
| <b>GRN:</b>            | 192022230036006631  | <b>Payment Mode:</b>    | Online Payment         |
| <b>GRN Date:</b>       | 26/05/2022 21:54:19 | <b>Bank/Gateway:</b>    | UCO Bank               |
| <b>BRN :</b>           | 41768557            | <b>BRN Date:</b>        | 26/05/2022 22:00:33    |
| <b>Payment Status:</b> | Successful          | <b>Payment Ref. No:</b> | 2001563165/1/2022      |
|                        |                     |                         | [Query No*/Query Year] |

**Depositor Details**

|                           |                                          |
|---------------------------|------------------------------------------|
| <b>Depositor's Name:</b>  | SURAKHA CONSTRUCTION                     |
| <b>Address:</b>           | 492, Madhya Balia, Garia KOLKATA- 700084 |
| <b>Mobile:</b>            | 9051148984                               |
| <b>Depositor Status:</b>  | Buyer/Claimants                          |
| <b>Query No:</b>          | 2001563165                               |
| <b>Applicant's Name:</b>  | Mr Samar Das                             |
| <b>Identification No:</b> | 2001563165/1/2022                        |
| <b>Remarks:</b>           | Sale, Sale Document                      |

**Payment Details**

| Sl. No.      | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹)    |
|--------------|-------------------|------------------------------------------|--------------------|---------------|
| 1            | 2001563165/1/2022 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 295020        |
| 2            | 2001563165/1/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 75014         |
| <b>Total</b> |                   |                                          |                    | <b>370034</b> |

**IN WORDS: THREE LAKH SEVENTY THOUSAND THIRTY FOUR ONLY.**



## Major Information of the Deed

|                                         |                                                                                                                                                   |                                                                           |            |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|------------|
| Deed No :                               | I-1629-03150/2022                                                                                                                                 | Date of Registration                                                      | 27/05/2022 |
| Query No / Year                         | 1629-2001563165/2022                                                                                                                              | Office where deed is registered                                           |            |
| Query Date                              | 26/05/2022 11:23:22 AM                                                                                                                            | A.D.S.R. GARIA, District: South 24-Parganas                               |            |
| Applicant Name, Address & Other Details | Samar Das<br>High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903423220, Status : Advocate |                                                                           |            |
| Transaction                             |                                                                                                                                                   | Additional Transaction                                                    |            |
| [0101] Sale, Sale Document              |                                                                                                                                                   | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] |            |
| Set Forth value                         |                                                                                                                                                   | Market Value                                                              |            |
| Rs. 75,00,000/-                         |                                                                                                                                                   | Rs. 75,00,000/-                                                           |            |
| Stampduty Paid(SD)                      |                                                                                                                                                   | Registration Fee Paid                                                     |            |
| Rs. 3,00,020/- (Article:23)             |                                                                                                                                                   | Rs. 75,014/- (Article:A(1), E)                                            |            |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                    |                                                                           |            |

### Land Details :

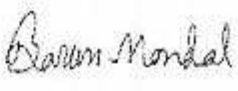
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhalai Bridge to Engg. College Road, Mouza: Panchapota, , Ward No: 3, Holding No:658 JI No: 42, Touzi No: 250 Pin Code : 700152

| Sch No        | Plot Number        | Khatian Number        | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                   |
|---------------|--------------------|-----------------------|---------------|---------|--------------|-------------------------|-----------------------|---------------------------------|
| L1            | LR-184 (RS :-169 ) | LR-4066, (RS:-430\0 ) | Bastu         | Shali   | 0.6875 Dec   | 6,18,250/-              | 6,18,250/-            | Width of Approach Road: 30 Ft., |
| L2            | LR-184 (RS :-169 ) | LR-4232, (RS:-430\0 ) | Bastu         | Shali   | 0.6875 Dec   | 6,18,250/-              | 6,18,250/-            | Width of Approach Road: 30 Ft., |
| L3            | LR-184 (RS :-169 ) | LR-4233, (RS:-430\0 ) | Bastu         | Shali   | 0.6875 Dec   | 6,18,250/-              | 6,18,250/-            | Width of Approach Road: 30 Ft., |
| L4            | LR-184 (RS :-169 ) | LR-238, (RS:-430\0 )  | Bastu         | Shali   | 0.6875 Dec   | 6,18,250/-              | 6,18,250/-            | Width of Approach Road: 30 Ft., |
| L5            | LR-184 (RS :-169 ) | LR-4239, (RS:-430\0 ) | Bastu         | Shali   | 2.75 Dec     | 25,00,000/-             | 25,00,000/-           | Width of Approach Road: 30 Ft., |
| L6            | LR-184 (RS :-169 ) | LR-4240, (RS:-430\0 ) | Bastu         | Shali   | 2.75 Dec     | 25,00,000/-             | 25,00,000/-           | Width of Approach Road: 30 Ft., |
| TOTAL :       |                    |                       |               |         | 8.25Dec      | 74,73,000 /-            | 74,73,000 /-          |                                 |
| Grand Total : |                    |                       |               |         | 8.25Dec      | 74,73,000 /-            | 74,73,000 /-          |                                 |

**Structure Details :**

| Sch No                                                                                                                                                 | Structure Details              | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                     | On Land L1, L2, L3, L4, L5, L6 | 100 Sq Ft.        | 27,000/-                | 27,000/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                                |                   |                         |                       |                           |
| Total :                                                                                                                                                |                                | 100 sq ft         | 27,000 /-               | 27,000 /-             |                           |

**Seller Details :**

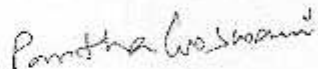
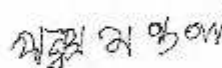
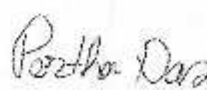
| Sl No | Name, Address, Photo, Finger print and Signature                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                   |                                                                                                                                 |                                                                                                                         |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>P B Construction</b><br>Dhalua, City:- Not Specified, P.O:- Dhalua, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700152, PAN No.:: aaxxxxxx2n, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative                                                                                                   |                                                                                                                   |                                                                                                                                 |                                                                                                                         |
| 2     | <b>Name</b><br><b>Mr Barun Mondal</b><br>Son of Mr Narendra Nath Mondal<br>Executed by: Self, Date of Execution: 27/05/2022<br>, Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office                                                                                                                                                                                                | <b>Photo</b><br><br>27/05/2022 | <b>Finger Print</b><br><br>LTI<br>27/05/2022 | <b>Signature</b><br><br>27/05/2022 |
|       | Dhalua, City:- Not Specified, P.O:- Dhalua, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bixxxxxx6k, Aadhaar No Not Provided by UIDAI, Status : Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office |                                                                                                                   |                                                                                                                                 |                                                                                                                         |
| 3     | <b>Name</b><br><b>Mrs Pampa Das</b><br>Wife of Mr Kihore Das<br>Executed by: Self, Date of Execution: 27/05/2022<br>, Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office                                                                                                                                                                                                           | <b>Photo</b><br><br>27/05/2022 | <b>Finger Print</b><br><br>LTI<br>27/05/2022 | <b>Signature</b><br><br>27/05/2022 |

Uttar Panchpota, Sabuj Pally, City:- Not Specified, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: btxxxxxx9r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office

#### Buyer Details :

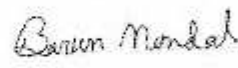
| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                   |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Surakha Construction</b><br>Surakha Apariment, 492, Madhya Balia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: acxxxxxx3p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

#### Representative Details :

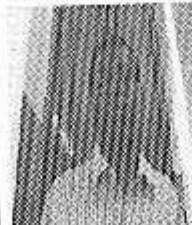
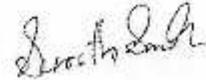
| Representative Details :                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                      |                                                                                     |                                                                                     |                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Sl No                                                                                                                                                                                                                                                                                                                                              | Name,Address,Photo,Finger print and Signature                                                                                                                                                        |                                                                                     |                                                                                     |                                                                                       |
| 1                                                                                                                                                                                                                                                                                                                                                  | Name                                                                                                                                                                                                 | Photo                                                                               | Finger Print                                                                        | Signature                                                                             |
|                                                                                                                                                                                                                                                                                                                                                    | <b>Mr Partha Goswami</b><br>Son of Mr Sushanta Goswami<br>Date of Execution -<br>27/05/2022, , Admitted by:<br>Self, Date of Admission:<br>27/05/2022, Place of<br>Admission of Execution: Office    |   |   |    |
|                                                                                                                                                                                                                                                                                                                                                    | May 27 2022 11:26AM                                                                                                                                                                                  | LTI<br>27/05/2022                                                                   | 27/05/2022                                                                          |                                                                                       |
| Ranabhutia, Panchpota, City:- Not Specified, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx3B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P B Construction (as Partner) |                                                                                                                                                                                                      |                                                                                     |                                                                                     |                                                                                       |
| 2                                                                                                                                                                                                                                                                                                                                                  | Name                                                                                                                                                                                                 | Photo                                                                               | Finger Print                                                                        | Signature                                                                             |
|                                                                                                                                                                                                                                                                                                                                                    | <b>Mr Pancha Mondal</b><br>Son of Late Buddheshwar Mondal<br>Date of Execution -<br>27/05/2022, , Admitted by:<br>Self, Date of Admission:<br>27/05/2022, Place of<br>Admission of Execution: Office |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                    | May 27 2022 11:24AM                                                                                                                                                                                  | LTI<br>27/05/2022                                                                   | 27/05/2022                                                                          |                                                                                       |
| Ranabhutia, Panchpota, City:- Not Specified, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx1G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P B Construction (as Partner) |                                                                                                                                                                                                      |                                                                                     |                                                                                     |                                                                                       |
| 3                                                                                                                                                                                                                                                                                                                                                  | Name                                                                                                                                                                                                 | Photo                                                                               | Finger Print                                                                        | Signature                                                                             |
|                                                                                                                                                                                                                                                                                                                                                    | <b>Mr Partha Das</b><br>Son of Mr Dulal Chandra Das<br>Date of Execution -<br>27/05/2022, , Admitted by:<br>Self, Date of Admission:<br>27/05/2022, Place of<br>Admission of Execution: Office       |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                    | May 27 2022 11:27AM                                                                                                                                                                                  | LTI<br>27/05/2022                                                                   | 27/05/2022                                                                          |                                                                                       |



Dhalua Nabapally, City:- Not Specified, P.O:- Dhalua, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxxx2A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P B Construction (as Partner)

| 4 | Name                                                                                                                                                                                    | Photo                                                                             | Finger Print                                                                      | Signature                                                                           |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|   | <b>Mr Barun Mondal</b><br>Son of Mr Narendra Nath Mondal<br>Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office |  |  |  |
|   |                                                                                                                                                                                         | May 27 2022 11:25AM                                                               | LTI<br>27/05/2022                                                                 | 27/05/2022                                                                          |

Dhalua, City:- Not Specified, P.O:- Dhalua, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx6K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P B Construction (as Partner)

| 5 | Name                                                                                                                                                                                            | Photo                                                                              | Finger Print                                                                       | Signature                                                                           |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|   | <b>Mr Surath Sardar (Presentant)</b><br>Son of Late Mohim Sardar<br>Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office |  |  |  |
|   |                                                                                                                                                                                                 | May 27 2022 11:24AM                                                                | LTI<br>27/05/2022                                                                  | 27/05/2022                                                                          |

Rekha Neer, 37, Nafar Chandra Road, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx6F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Surakha Construction (as Partner)

| 6 | Name                                                                                                                                                                             | Photo                                                                               | Finger Print                                                                        | Signature                                                                             |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|   | <b>Mr Samir Sardar</b><br>Son of Mr Surath Sardar<br>Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office |  |  |  |
|   |                                                                                                                                                                                  | May 27 2022 11:23AM                                                                 | LTI<br>27/05/2022                                                                   | 27/05/2022                                                                            |

Rekha Neer, 37, Nafar Chandra Road, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DOxxxxxx3A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Surakha Construction (as Partner)

**Identifier Details :**

| Name                                                                                                                                                                     | Photo                                                                             | Finger Print                                                                      | Signature                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Mr Samar Das</b><br>Son of Mr S G Das<br>High Court, Calcutta, City:- Kolkata, P.O:-<br>GPO, P.S:-Hare Street, District:-Kolkata,<br>West Bengal, India, PIN:- 700001 |  |  |  |
|                                                                                                                                                                          | 27/05/2022                                                                        | 27/05/2022                                                                        | 27/05/2022                                                                          |
| Identifier Of Mr Barun Mondal, Mrs Pampa Das, Mr Partha Goswami, Mr Pancha Mondal, Mr Partha Das, Mr Barun Mondal, Mr Surath Sardar, Mr Samir Sardar                     |                                                                                   |                                                                                   |                                                                                     |

**Transfer of property for L1**

| Sl.No | From             | To. with area (Name-Area)       |
|-------|------------------|---------------------------------|
| 1     | P B Construction | Surakha Construction-0.6875 Dec |

**Transfer of property for L2**

| Sl.No | From             | To. with area (Name-Area)       |
|-------|------------------|---------------------------------|
| 1     | P B Construction | Surakha Construction-0.6875 Dec |

**Transfer of property for L3**

| Sl.No | From             | To. with area (Name-Area)       |
|-------|------------------|---------------------------------|
| 1     | P B Construction | Surakha Construction-0.6875 Dec |

**Transfer of property for L4**

| Sl.No | From             | To. with area (Name-Area)       |
|-------|------------------|---------------------------------|
| 1     | P B Construction | Surakha Construction-0.6875 Dec |

**Transfer of property for L5**

| Sl.No | From            | To. with area (Name-Area)     |
|-------|-----------------|-------------------------------|
| 1     | Mr Barun Mondal | Surakha Construction-2.75 Dec |

**Transfer of property for L6**

| Sl.No | From          | To. with area (Name-Area)     |
|-------|---------------|-------------------------------|
| 1     | Mrs Pampa Das | Surakha Construction-2.75 Dec |

**Transfer of property for S1**

| Sl.No | From             | To. with area (Name-Area)              |
|-------|------------------|----------------------------------------|
| 1     | P B Construction | Surakha Construction-33.33333300 Sq Ft |
| 2     | Mr Barun Mondal  | Surakha Construction-33.33333300 Sq Ft |
| 3     | Mrs Pampa Das    | Surakha Construction-33.33333300 Sq Ft |

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhalai Bridge to Engg. College Road, Mouza: Panchapota, , Ward No: 3, Holding No:658 JI No: 42, Touzi No: 250 Pin Code : 700152

| Sch No | Plot & Khatian Number                  | Details Of Land                                                                                          | Owner name in English as selected by Applicant |
|--------|----------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 184, LR Khatian No:- 4066 | Owner:পার্থ গোস্বামী, Gurdian:সুশান্ত গোস্বামী, Address:নিজ , Classification:শালি, Area:0.01000000 Acre, | P B Construction                               |

|    |                                        |                                                                                                                                           |                                                    |
|----|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| L2 | LR Plot No:- 184, LR Khatian No:- 4232 | Owner:পি.বি.কনস্ট্রাকশন এর পক্ষে<br>বরুণ মন্ডল, Gurdian:নরেন্দ্রনাথ মন্ডল,<br>Address:নিজ , Classification:শালি,<br>Area:0.01000000 Acre, | P B Construction                                   |
| L3 | LR Plot No:- 184, LR Khatian No:- 4233 | Owner:পি.বি. কনস্ট্রাকশনের পক্ষে পার্থ<br>দাস, Gurdian:দুলাল চন্দ্র দাস,<br>Address:নিজ , Classification:শালি,<br>Area:0.01000000 Acre,   | P B Construction                                   |
| L4 | LR Plot No:- 184, LR Khatian No:- 238  |                                                                                                                                           | Seller is not the recorded Owner as per Applicant. |
| L5 | LR Plot No:- 184, LR Khatian No:- 4239 | Owner:দেবাশীষ চক্রবর্তী ,<br>Gurdian:নারায়ণ চক্রবর্তী,<br>Address:নিজ , Classification:শালি,<br>Area:0.03000000 Acre,                    | Seller is not the recorded Owner as per Applicant. |
| L6 | LR Plot No:- 184, LR Khatian No:- 4240 | Owner:পম্পা চক্রবর্তী দাস,<br>Gurdian:নারায়ণ চক্রবর্তী,<br>Address:নিজ , Classification:শালি,<br>Area:0.02000000 Acre,                   | Mrs Pampa Das                                      |



On 27-05-2022

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

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

**Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)**

Presented for registration at 11:07 hrs on 27-05-2022, at the Office of the A.D.S.R. GARIA by Mr Surath Sardar .

**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 75,00,000/-

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

Execution is admitted on 27/05/2022 by 1. Mr Barun Mondal, Son of Mr Narendra Nath Mondal, Dhalua, P.O: Dhalua, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, 2. Mrs Pampa Das, Wife of Mr Kihore Das, Uttar Panchpota, Sabuj Pally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife

Indetified by Mr Samar Das, , , Son of Mr S G Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-05-2022 by Mr Surath Sardar, Partner, Surakha Construction (Partnership Firm), Surakha Apartment, 492, Madhya Balia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Samar Das, , , Son of Mr S G Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 27-05-2022 by Mr Samir Sardar, Partner, Surakha Construction (Partnership Firm), Surakha Apartment, 492, Madhya Balia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Samar Das, , , Son of Mr S G Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 27-05-2022 by Mr Partha Goswami, Partner, P B Construction (Partnership Firm), Dhalua, City:- Not Specified, P.O:- Dhalua, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Indetified by Mr Samar Das, , , Son of Mr S G Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 27-05-2022 by Mr Pancha Mondal, Partner, P B Construction (Partnership Firm), Dhalua, City:- Not Specified, P.O:- Dhalua, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Indetified by Mr Samar Das, , , Son of Mr S G Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 27-05-2022 by Mr Partha Das, Partner, P B Construction (Partnership Firm), Dhalua, City:- Not Specified, P.O:- Dhalua, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Indetified by Mr Samar Das, , , Son of Mr S G Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 27-05-2022 by Mr Barun Mondal, Partner, P B Construction (Partnership Firm), Dhalua, City:- Not Specified, P.O:- Dhalua, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Indetified by Mr Samar Das, , , Son of Mr S G Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 75,014/- ( A(1) = Rs 75,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 75,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/05/2022 10:00PM with Govt. Ref. No: 192022230036006631 on 26-05-2022, Amount Rs: 75,014/-, Bank: UCO Bank ( UCBA0000190), Ref. No. 41768557 on 26-05-2022, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,00,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,95,020/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 1834, Amount: Rs.5,000/-, Date of Purchase: 23/05/2022, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/05/2022 10:00PM with Govt. Ref. No: 192022230036006631 on 26-05-2022, Amount Rs: 2,95,020/-, Bank: UCO Bank ( UCBA0000190), Ref. No. 41768557 on 26-05-2022, Head of Account 0030-02-103-003-02



**Krishnendu Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. GARIA**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2022, Page from 105072 to 105110  
being No 162903150 for the year 2022.



Digitally signed by KRISHNENDU  
TALUKDAR  
Date: 2022.05.27 11:40:17 +05:30  
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2022/05/27 11:40:17 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)