

5062/15

05236/15

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

32/15
24/15

पश्चिम बंगाल WEST BENGAL

9-134692/15

16558921-

1464/15

S 168868

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances-I, Kolkata

29.6.15

DEED OF CONVEYANCE

20/200/15
100/-
200/-

58615

Sold to: Ashok Kumar Shawma Ary
 Address: 47A, Padda Pukur RA
 Value: 59
25 JUN 2015
 L.S.V. High Court
 High Court AS

Ko 20

at Kolkata in accordance with the provisions of the
 Registration Act, 1908 and the Registration Rules, 1908
 and the provisions of the Registration Act, 1908 and the
 Registration Rules, 1908.

Additional Registrar
 Kolkata

Sukanta Sana,
 S/O - Lt. Arun Kumar Sana,
 Sukanta Pally, Bhanta
 P.O - South Garia,
 P.S - Baruipur,
 24 Pgs (5)
 Pin - 743613
 Professional,



NATIONAL REGISTRAR
 OF ASSURANCES, KOLKATA
26 JUN 2015

THIS DEED OF CONVEYANCE made this 26th day of June, Two Thousand Fifteen **B E T W E E N SRI MANOJ LUNIA**, son of Late Bhate Chand Lunia, by faith Hindu, by occupation Business, residing at Flat No.9-I, Rajshree, 6, Hastings Park Road, Kolkata-700027, Post Office Alipore, Police Station Alipore (PAN NO: ABAPL2433M) hereinafter referred to as the "**VENDOR**" (which term or expressions shall unless excluded by or repugnant to the context shall deem to mean and include his heirs, legal representatives, administrators, executors and assigns) of the **ONE PART**

A N D

1) **SRI ASHOK KUMAR SHAW**, son of Late Kalika Prasad Shaw (PAN NO: ALLPS1860L) (2) **SRI UTTAM KUMAR SHAW**, son of Late Kalika Prasad Shaw, (PAN NO: ALMPS2441L) and (3) **SRI HRISHIKESH KUMAR SHAW**, son of Late Kalika Prasad Shaw, (PAN NO: AJUPS 4053N), all by faith Hindu, by occupation Business, all residing at 47A, Paddapukur Road, Post Office Lala Lajpat Rai Sarani, Police Station Ballygunge, Kolkata-700020, hereinafter referred to as the "**PURCHASERS**" (which term or expressions shall unless excluded by or repugnant to the context shall deem to mean and include their heirs, legal representatives, administrators, executors and assigns) of the **OTHER PART**

WHEREAS One Priyalal Trivedi was the sole and absolute owner of land, properties, inter alia ALL THAT piece and parcel of land measuring about

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an area of 05 Cottahs and 27 Square Feet comprised at and under Mouza: Chandpur, Police Station Tollygunge, District 24-Parganas South, J.L.No.41, Khatian No.866, Touzi No.330, C.S.Dag No.1110, Holding No.155, Russa Road East and now presently known and numbered being Kolkata Municipal premises No.7, Jubilee Park, Kolkata-700033 and enjoying the right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts dues acquisitions and requisitions whatsoever.

AND WHEREAS by a Deed of Conveyance dated 4th March, 1937, registered in the office of the Sub-Registrar, Alipore, recorded in Book No.I, being Deed No.793 for the year 1937, the said Priyalal Trivedi being the sole owner thereof sold out, conveyed and transferred ALL THAT piece and parcel of land measuring about an area of 05 cottahs and 27 Square Feet together with an old cemented flooring building standing thereon comprised at and under Mouza: Chandpur, Police Station Tollygunge, District 24-Parganas South, J.L.No.41, Khatian No.866, Touzi No.330, C.S.Dag No.1110, Holding No.155, Russa Road East and now presently known and numbered being Kolkata Municipal premises No.7, Jubilee Park, Kolkata-700033 to one Asghar Jan Khan & Ors. Thus Asghar Jan Khan & Ors. became the undisputed owners of the said premises free from all encumbrances whatsoever

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AND WHEREAS by a Deed of Conveyance dated 2nd January, 1957, registered in the Office of the Sub-Registrar, Alipore, recorded in Book No.I, being Deed No.1449 for the year 1957, the said Asghar Jan Khan & Ors. Jointly sold out, conveyed and transferred All That piece and parcel of land measuring about an area of 05 Cottahs and 27 Square Feet comprised at and under Mouza Chandpur, Police Station Tollygunge, District 24-Parganas South, J.L.No.41, Khatian No.866, Touzi No.330, C.S.Dag No.1110, Holding No.155, Russa Road East now presently known and numbered being Kolkata Municipal premises No.7, Jubilee Park, Kolkata-700033, to one Pratima Dutta. Thus Pratima Dutta became the sole and undisputed owner of the said premises, free from all encumbrances whatsoever

AND WHEREAS the said Pratima Dutta after becoming the sole owner of the said premises being premises No.7, Jubilee Park, Kolkata-700033 got her name mutated with the Kolkata Municipal Corporation and applied for sanction of a new building plan for construction of a new building after demolishing the old dilapidated existing building as it was standing thereon.

AND WHEREAS the Calcutta Municipal Corporation vide Sanctioned Building Plan No.582/T dated 28th March, 1960 sanctioned for construction of a 2 (two) storied building on the land comprised in the piece and parcel of land measuring about an area of 05 Cottahs and 27 Square Feet comprised at and under Mouza Chandpur, Police Station Tollygunge, District 24-



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Parganas South, J.L.No.41, Khatian No.866, Touzi No.330, C.S.Dag No.1110, Holding No.155, Russa Road East now presently known and numbered being Kolkata Municipal premises No.7, Jubilee Park, Kolkata-700033 after demolition of the existing old building as it was standing thereon

AND WHEREAS the said Pratima Dutta constructed a two storied concrete and cemented flooring building on the said land being premises No.7, Jubilee Park, Kolkata-700033 (hereinafter referred to as the said premises) comprising of (i) 7 (seven) bed rooms, (ii) 1 (one) kitchen, (iii) 4 (four) bath-cum-privies and (iv) 2 (two) balconies, collectively measuring approximately 2,961 (two thousand nine hundred and sixty one) square feet (hereinafter referred to as the said premises) more fully and particularly described in the schedule hereunder written.

AND WHEREAS the said Pratima Dutta, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 5th December, 1984 leaving behind her, surviving her husband Saroj Ranjan Dutta as her only legal heir, who inherited the right, title and interest of late Pratima Dutta in the said premises under the Hindu Succession Act, 1956.

AND WHEREAS the said Saroj Ranjan Dutta, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 9th February, 1994,



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leaving behind him surviving his brother Sukumar Dutta as his only legal heir, who inherited the right, title and interest of Late Saroj Ranjan Dutta in the said premises.

AND WHEREAS by a Deed of Conveyance dated 19th September, 2005, registered in the office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No.I, Volume No.I, Pages 1 to 16, being Deed No.11757 for the year 2005, the said Sukumar Dutta sold out, conveyed and transferred the said premises to one Megaminds Communications Pvt. Ltd. a company within the meaning of the Companies Act, 1956.

AND WHEREAS the said Megaminds Communications Pvt. Ltd. after purchasing the said premises got its name mutated and recorded in the records of the KMC as the owner of the said premises vide Assessee No.21-094-06-0016-9 and thus became the absolute and undisputed owner of the said premises.

AND WHEREAS the said Megaminds Communications Pvt. Ltd. by a registered Deed of Conveyance dated 25th October, 2010 registered in the office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No.I, Volume No.25, Pages 1960 to 1974, being Deed No.10178 for the year 2010, sold out, conveyed and transferred the said premises being premises

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No.7, Jubilee Park, Kolkata-700033, more fully and particularly described in the schedule hereunder written to the Vendor herein above named.

AND WHEREAS the Vendor above named i.e. Sri Manoj Lunia after purchasing the said premises got his name mutated and recorded in the records of the KMC as the owner of the said premises being premises no. 7, Jubilee Park Kolkata 700 033 vide Assessee No.210940600169 and thus became the absolute and undisputed owner of the said premises and was/is enjoying the said premises free from all encumbrances.

AND WHEREAS after purchasing the said property the Owner/Vendor herein got his name mutated with the Kolkata Municipal Corporation and has been paying rates and taxes regularly to the other Govt. Authorities and was/is thus enjoying the property more fully and particularly mentioned in the schedule hereunder written free from all encumbrances and without any interruption from any corner.

AND WHEREAS the Owner/Vendor named herein above expressed his intention to sell the said premises being premises No.7, Jubilee Park, Kolkata-700033 and the Purchasers Sri Ashok Kumar Shaw, Sri Uttam Kumar Shaw and Sri Hrishikesh Kumar Shaw being intend to purchase the said premises have approached the Vendor herein for purchasing the said

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premises more fully and particularly described in the schedule hereunder written.

AND WHEREAS the Vendor named above have not received any notice or order from any Authority or Statutory Body or Government Department for any scheme of or of acquisition or vesting of the said premises or for any restriction on the nature of use, extent and height of construction of new buildings on the said premises and declares that the said premises is not effected by any such aforesaid scheme or order or such restrictive order of any Authority or Statutory or Government Department.

AND WHEREAS the Vendor declares that he does not hold any excess land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and that the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing (including creation of statutory or customary right of easement) whereby the said premises or any part thereof can or may be impeached, encumbered or affected in title.

AND WHEREAS the Vendor further declares that there is no dues of revenue, cess, municipal taxes, surcharge, impositions, dues of CESC Ltd., Electricity Bills outgoings or levies of any nature whatsoever in respect of the said premises is due to the Government or any other authority or authorities and no demand, recovery proceedings or certificate case is



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pending for realization of any dues from the Vendor, if any applicable dues found till date of execution of this deed the Vendor shall pay the said dues to the Purchasers on demand.

AND WHEREAS the Registered agreement for sale was entered upon by and between the parties hereto on 8th May, 2015 whereby Purchasers have agreed to purchase and the Vendor herein had agreed to sell said property more fully and particularly described in the schedule hereunder written for a total consideration of Rs.1,67,00,000/- (Rupees one crore sixty seven lakhs) only.

AND WHEREAS the Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said premises to the Purchasers.

AND WHEREAS no rights of pre-emption, no person, entity or authority whatsoever have/had/has or ever claimed any right of pre-emption over and in respect of the said premises or any part thereof.

AND WHEREAS the said premises is free from all encumbrances, claims, demands, mortgages, charges, liens, attachments, lispendences, trusts, prohibitions, Income Tax attachments, financial institutions, charges, statutory prohibitions, acquisitions, requisitions, vesting, restrictions and liabilities whatsoever or howsoever, made or suffered by the Vendor or any



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person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein though, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the said premises is free, clear, marketable and free from all encumbrances and without any interruption from any corner.

AND WHEREAS there is no order of court or any other statutory authority prohibiting the Vendor from selling, transferring and or alienating the premises or any part thereof.

AND WHEREAS the Vendor hereby sells, conveys and transfers to the Purchasers the entirety of its right, title and interest together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the said premises, free from all encumbrances.

AND WHEREAS the Vendor declares that the Purchasers are fully entitled to mutate the Purchasers' names in all records of the concerned authorities and to pay municipal tax or taxes and all other impositions in the Purchasers' name. In this regard the Vendor hereby authorize and empower the Purchasers to take all steps and to do all acts, deeds and things as may be necessary for and on behalf of the Vendor. The Vendor undertakes to co-operate with the Purchasers in all respect to cause mutation of the said

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premises in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.

AND WHEREAS the said agreement for sale has been registered in the office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I Pages 8058 to 8083 being Deed No. 190104518 for the year 2015 and the Purchasers above named have paid a sum of Rs.1,17,00,000/- (Rupees one crore seventeen lakhs) only vide three Demand Draft being Nos.569190,569191 and 569192 all dated 6th May, 2015 of Rs.39,00,000/- (Rupees Thirty nine lakhs) each drawn on Canara Bank, Chowringhee Branch, Kolkata-700016 as part payment and the balance amount of Rs.50,00,000/- (Rupees Fifty Lacs) only has been paid herein vide Demand Draft No. 569364 dated 23rd June 2015, for Rupees 48,33,000/- (Rupees Forty Eight lacs thirty three thousand) drawn on Canara Bank, Chowringhee Branch, Kolkata 700 016 and Rs. 1,67,000 (Rupees One Lacs Sixty Seven Thousand only) deducted on account of TDS for the Vendor and deposited vide Challan CIN NO. 03219312406201510066 dated 24th June 2015 being the full consideration money as per memo below and the receipt whereof is admitted and acknowledged by the Vendor as written hereunder.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the said agreement and in consideration of sum of Rs.1,67,00,000/- (Rupees one crore sixty seven lakhs) only lawful money of Union of India well and



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truly paid by the Purchasers above named to the Vendor as per the Memo below on or before execution of these presents (the receipt whereof the Vendor doth and each of them doth hereby admit and acknowledge and of and from the same and every part thereof) the Vendor doth hereby acquit, release and forever discharge the entirety of its right, title and interest of the said premises and the Vendor herein doth hereby grant, convey, transfer, sell, release, assign and assure unto and in favour of the Purchasers All That piece and parcel of land together with the two storied building standing thereon more fully and particularly described in the Schedule hereunder written OR HOWSOEVER OTHERWISE the said building standing in the said land or any part thereof now are or is or was or were situated, butted and bounded by called, known, numbered, described and distinguished TOGETHER WITH all the yards areas, house, outhouse, drains, water courses, ways, paths, passages, rights, lights, advantages, easements, privileges, emoluments, appendages and appurtenances and/or reversion or reversions, remainder and remainders and the rents, rates, issues and profits thereof AND all the estate right, title, interest, claim or demand whatsoever or the Vendor unto or upon the said land or any part thereof TO HAVE AND TO HOLD the said premises together with old Cemented flooring two storied building more than 50 years old standing thereon hereby granted or expressed so to be and unto and to the use of the Purchasers AND the Purchasers shall and may at all time hereinafter peaceably and quietly held, possessed and enjoy the said land together with the Pucca



[Handwritten signature]

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Structure (G+2) standing thereon and received the rent, issues and profits thereof and that the said land and the pucca structure standing thereon or any part or every part thereof is not attached to any proceedings by any statutory authorities including Income Tax, Wealth Tax, Corporation Tax etc., it is hereby declared that the said property more fully and particularly mentioned in the Schedule hereunder written has not been acquired as mentioned above and that the Vendor is not a benamdar of any kind AND that the Vendor is in khas possession thereof together with land and structures standing thereon unto AND the Vendor as this day delivered khas vacant peaceful and physical possession of his All right, title and interest thereon unto and in favour of the Purchasers, which the Purchasers admit, acknowledge and accept. AND Further The Vendor hereby indemnifies and undertakes that at all times hereafter shall keep indemnified the Purchasers and the Purchasers assign and/or the Purchasers successor-in-interest, of, from and against any loss, damage, cost, damages and expenses, which may be incurred by the Purchasers and the Purchasers assign and/or Purchasers' successors-in-interest by reason of any charge or encumbrances claimed by any third party over and in respect of the said premises.

THE Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchasers or the Purchasers' successor-in-interest, do and execute or cause to be done and executed all such acts,



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deeds and things for further or more perfectly assuring the title of the Purchasers or the Purchasers' successor-in-interest to the said premises.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring more or less 05 Cottahs 27 Sq. ft. together with the more than 50 years old cemented flooring two storied building standing thereon measuring Ground Floor 1500 sq. ft. and on the First Floor 1460 sq. ft. (totaling an area of 2960 sq. ft.) more or less standing thereon, corresponding to C.S.Dag Nos.1110, Khatian No.866, Touzi No. 330 J. L. No.41, Mouza: Chandpur, Police Station Jadavpur, Sub-Registration Office Alipore, District 24-Parganas (South), comprised in Kolkata Municipal Corporation now presently known and numbered as premises No.7, Jubilee Park, Kolkata-700033, holding No.155, Russa Road East, Ward No.94 of Kolkata Municipal Corporation. The sketch plan as shown in the Red Border of this Deed annexed hereto.

BUTTED AND BOUNDED as hereunder:-

ON THE NORTH: By premises No.54, Jubilee Park;

ON THE EAST: By premises No.38, Jubilee Park;

ON THE SOUTH: By Kolkata Municipal Corporation Road (Jubilee Park);

ON THE WEST: By Premises No.28, Jubilee Park.



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26 JUN 2015

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

SIGNED SEALED AND DELIVERED

On behalf of the VENDOR at Kolkata

In the presence of :-

1. Suktanta Sana,
Alipore Police Const.
Kot-27.

2. Santosh Kumar Shik
P-106, C.I.T. Rd. Scheme-52
Kot-14

SIGNED SEALED AND DELIVERED

On behalf of the PURCHASERS at

Kolkata In the presence of :-

1. Suktanta Sana.
Alipore Police Const.
Kot-27.

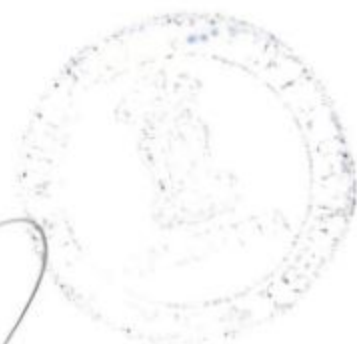
2. Santosh Kumar Shik
P-106, C.I.T. Rd. Scheme-52
Kot-14

[Signature]
(MANDI WNI/A)

1. *[Signature]* Kunal Kumar -

2. *[Signature]* Anamika -

3. *[Signature]* Kumar Shau



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26 JUN 2015

RECEIVED of and from the above named Purchasers the within mentioned sum of Rs.1,67,00,000/- (Rupees One Crore Sixty Seven Lakhs) only being the full consideration as per memo below:-

MEMO OF CONSIDERATION

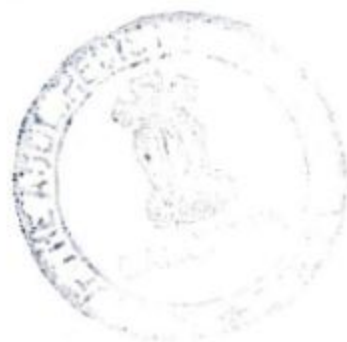
NAME	D.D NO.	Date	BANK	AMOUNT IN RS.	TOTAL IN RS.
1) Manoj Lunia	569190	06/05/15	CANARA BANK CHOWRINGHEE BR. KOLKATA	39,00,000/-	
2) Manoj Lunia	569191	06/05/15	CANARA BANK CHOWRINGHEE BR. KOLKATA	39,00,000/-	
3) Manoj Lunia	569192	06/05/15	CANARA BANK CHOWRINGHEE BR. KOLKATA	39,00,000/-	
4) Manoj Lunia	569364	23/06/15	CANARA BANK CHOWRINGHEE BR. KOLKATA	48,33,000/-	
					1,65,33,000/-
TDS deducted & deposited vide challan CIN NO. 03219312406201510066 dated 24/06/15					1,67,000/-
TOTAL RUPEES: (ONE CRORE SIXTY SEVEN LAKHS) ONLY					1,67,00,000/-

WITNESSES 1. Suktanta Sona.
Alipore Police Const
Kol-29.

Drafted by me 2. Sanku Kumar Das
P-106 C.I.T Rd. Scheme 52
Kol-14
Abhijit Sarker
(Abhijit Sarkar) High Court Calcutta
Advocate
7, Old Post Office Street,
Kolkata-700001.
Enrolment No.F/1390/1995.

W. L. R.
(MANOJ LUNIA)

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
26 JUN 2015



DATED THIS ____ DAY OF JUNE 2015

CONVEYANCE

BETWEEN

✓ SRI MANOJ LUNIA

... VENDOR

AND

SRI ASHOK KUMAR SHAW & ANR

... PURCHASERS

ABHIJIT SARKAR

Advocate

7, Old Post Office Street

R-8 (Ground Floor) Kolkata # 700 001

[Phone : 2231 4648

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26 JUN 2015





PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



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OF ASSURANCES-I, KOLKATA
26 JUN 2015

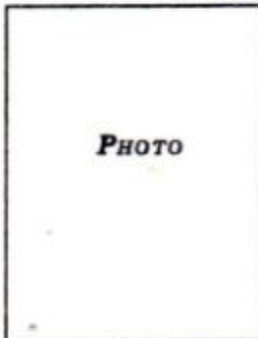
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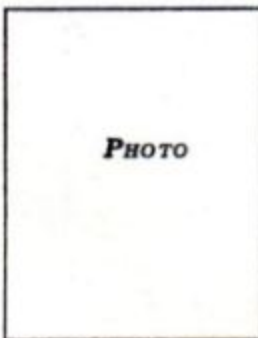
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



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OF ASSURANCES-I, KOLKATA
26 JUN 2015




Government of West Bengal

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

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19011000134692/2015

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

SI No.	Name of the Executant	Category		Finger Print 4355	Signature with date
1	Ashok Kumar Shaw 47 A, PADDA PUKUR ROAD, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Buyer			<i>Ashok Kumar Shaw</i> 26/6/2015
SI No.	Name of the Executant	Category		Finger Print 4355	Signature with date
2	Hrishikesh Kumar Shaw 47 A, PADDA PUKUR ROAD, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Buyer			<i>Hrishikesh Kumar Shaw</i> 26/6/15
SI No.	Name of the Executant	Category		Finger Print 4356	Signature with date
3	Uttam Kumar Shaw 47 A, PADDA PUKUR ROAD, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Buyer			<i>Uttam Kumar Shaw</i> 26/6/15

28/06/12
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28/06/12
20/06/12
20/06/12



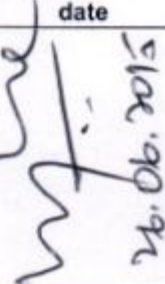
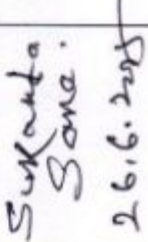
28/06/12
20/06/12
20/06/12

28/06/12



ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
26 JUN 2015

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Manoj Kumar Lunia 6, HASTINGS PARK ROAD, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Seller			 26.06.2015
SI No.	Name and Address of identifier	Identifier of	Signature with date		
1	Sukanta Sana Son of Arun Kumar Sana BARUIPUR, P.O:- BARUIPUR, P.S:- Baruiপুর, District:-South 24-Parganas, West Bengal, India, PIN - 743613	Ashok Kumar Shaw, Hrishikesh Kumar Shaw, Uttam Kumar Shaw, Manoj Kumar Lunia	 Sukanta Sana 26.6.2015		

(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

26/06/2015
10:00 AM
10:00 AM
10:00 AM

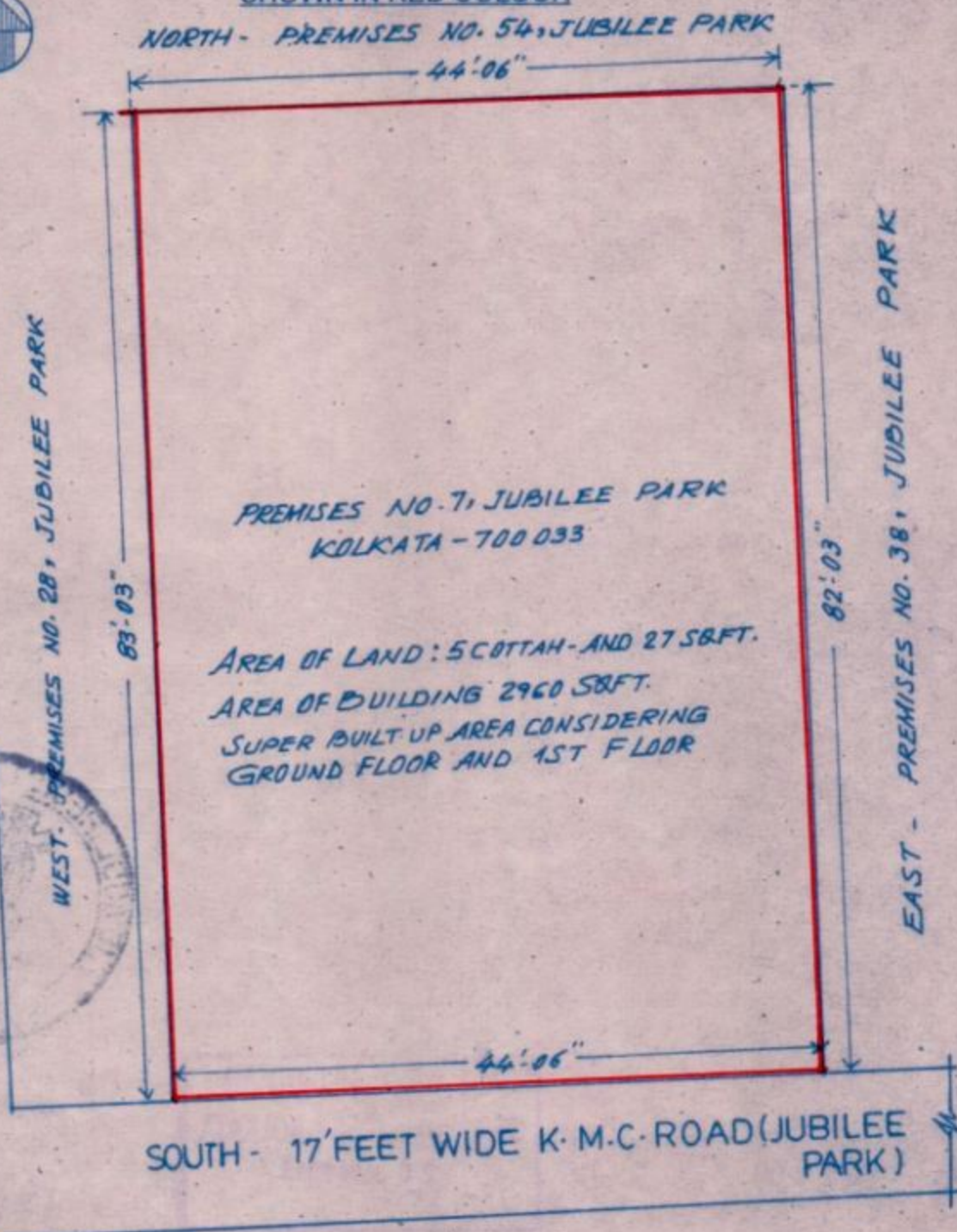


ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
26 JUN 2015

SITE PLAN OF LAND WITH TWO STORIED BUILDING BEING MUNICIPAL PREMISES NO. 7, JUBILEE PARK, KOLKATA - 700 033, HOLDING NO. 155, RUSSA ROAD EAST, WARD NO. 94 OF THE KOLKATA MUNICIPAL CORPORATION, COMPRISED IN C.S. DAG NO. 1110, RECORDED IN KHATIAN NO. 866, MOUZA - CHANDPUR, P.S. - JADAVPUR, DIST. - SOUTH 24- PARGANAS.

SCALE : 8'-0" = 1" INCH

AREA OF LAND :- 5 K. - 0 CH. - 27 SQ. FT. (MORE OR LESS)
GROUND FLOOR SUPER BUILT UP AREA :- 1500 SQ. FT.
FIRST FLOOR SUPER BUILT UP AREA :- 1460 SQ. FT.
TOTAL SUPER BUILT UP AREA :- 2960 SQ. FT.
SHOWN IN RED COLOUR



1. *Shukla Keesar Chow*
2. *Shukla Keesar Chow*
3. *Shukla Keesar Chow*

W. J. S.
(MANDJUNIA)

Traced By:
A. K. S. S.
30.12.2010
W. J. S.

25



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
26 JUN 2015

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Manoj Kumar Lunia Son of Late Bhate Chand Lunia 6, HASTINGS PARK ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ABAPL2433M, Status : Self Date of Execution : 26/06/2015 Date of Admission : 26/06/2015 Place of Admission of Execution : Pvt. Residence</p>



Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Ashok Kumar Shaw Son of Late Kalika Prasad Shaw 47 A, PADDA PUKUR ROAD, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ALLPS1860L, Status : Self Date of Execution : 26/06/2015 Date of Admission : 26/06/2015 Place of Admission of Execution : Pvt. Residence</p>
2	<p>Hrishikesh Kumar Shaw Son of Late Kalika Prasad Shaw 47 A, PADDA PUKUR ROAD, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AJUPS4053N, Status : Self Date of Execution : 26/06/2015 Date of Admission : 26/06/2015 Place of Admission of Execution : Pvt. Residence</p>
3	<p>Uttam Kumar Shaw Son of Late Kalika Prasad Shaw 47 A, PADDA PUKUR ROAD, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ALMPS2441L, Status : Self Date of Execution : 26/06/2015 Date of Admission : 26/06/2015 Place of Admission of Execution : Pvt. Residence</p>

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Sukanta Sana Son of Arun Kumar Sana BARUIPUR, P.O:- BARUIPUR, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743613 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India,</p>	<p>Ashok Kumar Shaw, Hrishikesh Kumar Shaw, Uttam Kumar Shaw, Manoj Kumar Lunia</p>	



Details of the applicant who has submitted the requisition form	
Applicant's Name	SUKANTA SANA
Address	7, OLD POST OFFICE ST, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Attorney of Executant



Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190105236 / 2015

Query No/Year	19011000134692/2015	Serial no/Year	1901005062 / 2015
Deed No/Year	I - 190105236 / 2015		
Transaction	[0105] Sale, Sale after registered sale agreement without possession		
Name of Presentant	Ashok Kumar Shaw	Presented At	Private Residence
Date of Execution	26-06-2015	Date of Presentation	26-06-2015

Remarks

On 23/06/2015

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,65,58,931/-

(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 26/06/2015

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

Presented for registration at 15:21 hrs on : 26/06/2015, at the Private residence by Ashok Kumar Shaw , one of the Claimants.

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

Execution is admitted on 26/06/2015 by

Ashok Kumar Shaw, Son of Late Kalika Prasad Shaw, 47 A, PADDA PUKUR ROAD, P.O: ELGIN ROAD, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By Profession Others

Indetified by Sukanta Sana, Son of Arun Kumar Sana, BARUIPUR, P.O: BARUIPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743613, By caste Hindu, By Profession Professionals

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

Execution is admitted on 26/06/2015 by

Hrishikesh Kumar Shaw, Son of Late Kalika Prasad Shaw, 47 A, PADDA PUKUR ROAD, P.O: ELGIN ROAD, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By Profession Others

Indetified by Sukanta Sana, Son of Arun Kumar Sana, BARUIPUR, P.O: BARUIPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743613, By caste Hindu, By Profession Professionals

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



Execution is admitted on 26/06/2015 by

Uttam Kumar Shaw, Son of Late Kalika Prasad Shaw, 47 A, PADDA PUKUR ROAD, P.O: ELGIN ROAD, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By Profession Others

Indetified by Sukanta Sana, Son of Arun Kumar Sana, BARUIPUR, P.O: BARUIPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743613, By caste Hindu, By Profession Professionals

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

Execution is admitted on 26/06/2015 by

Manoj Kumar Lunia, Son of Late Bhate Chand Lunia, 6, HASTINGS PARK ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Others

Indetified by Sukanta Sana, Son of Arun Kumar Sana, BARUIPUR, P.O: BARUIPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743613, By caste Hindu, By Profession Professionals

(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 29/06/2015

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 1,82,229/- (A(1) = Rs 1,82,138/- ,E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 1,82,229/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 58615, Purchased on 25/06/2015, Vendor named Sujit Sarkar.

(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



E-Aadhaar Letter

ভালিকাভুক্তির নম্বর/Enrolment No.: 1040/20644/38096

SCA

Sukanta Sana (সুকান্ত সানা)

SUKANTAPALLY, Bhanta, South 24 Parganas,
West Bengal - 743613

আপনার আধার সংখ্যা/Your Aadhaar No.:

6546 8249 4798



উপর্যুক্ত

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা পাঠ্য করা
- এটা এক ইলেকট্রনিক প্রতিনিয়ত তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

আধার-সাধারণ মানুষের অধিকার

1047
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Validity unknown
Digitally signed by Sukanta Sana
Date: 2015.05.02 10:13:07 IST

- আধার সারা দেশে মান্য
- আধার আধারের জন্য আপনার একবারই তালিকাভুক্তি করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enroll only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार

GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



সুকান্ত সানা
Sukanta Sana
জন্মতারিখ/ DOB: 01/10/1967
পুরুষ / MALE

ঠিকানা:

সুকান্তপল্লী, ভাঁটা, দক্ষিণ ২৪
পরগনা,
পশ্চিম বঙ্গ - ৭৪৩৬১৩

Address:

SUKANTAPALLY, Bhanta, South 24
Parganas,
West Bengal - 743613



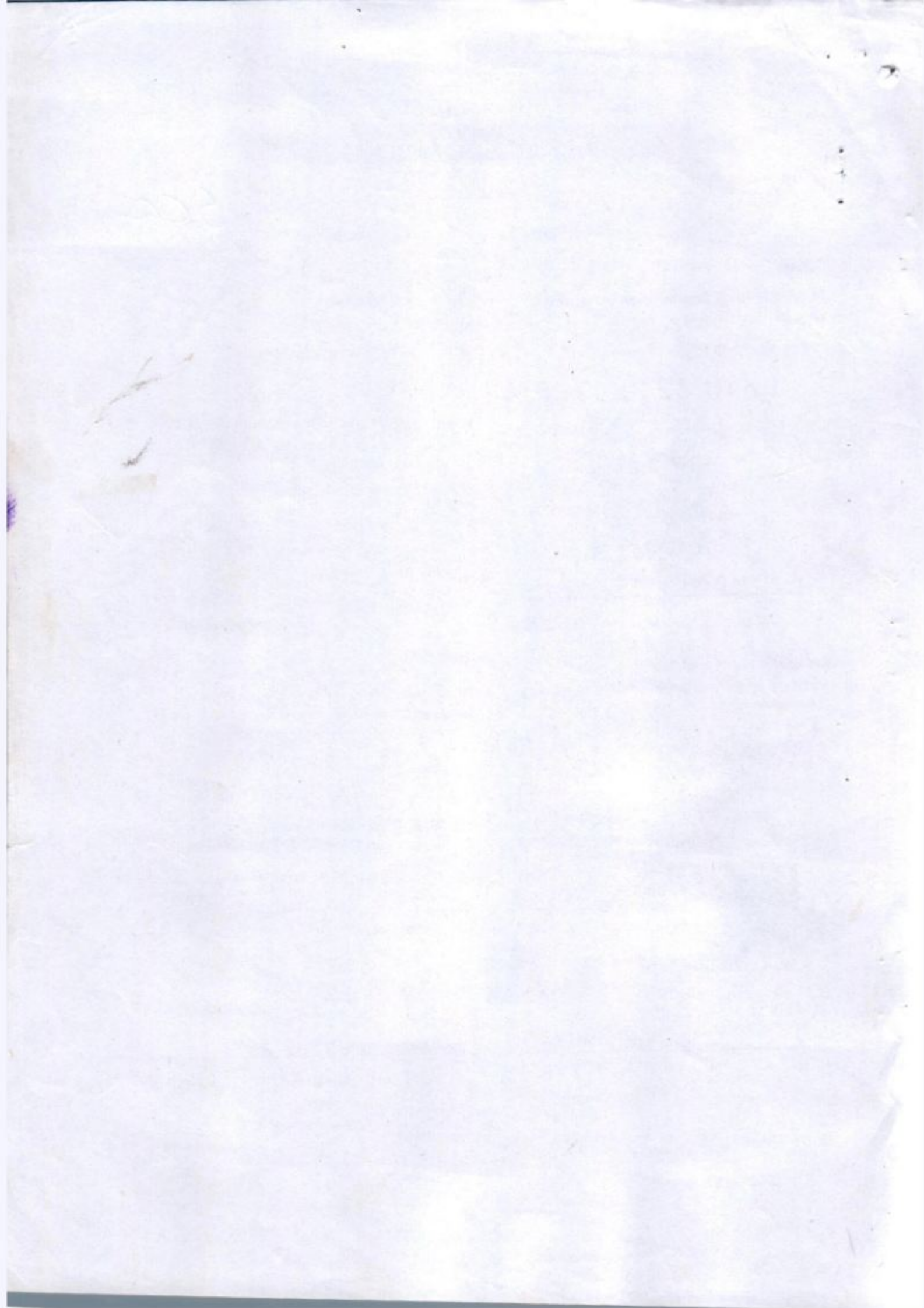
6546 8249 4798

6546 8249 4798

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

Sukanta Sana







C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jubilee Park, , Premises No. 7		5 Katha 27 Sq Ft	38,00,000/-	1,43,38,931/-	Proposed Use: Bastu, Width of Approach Road: 18 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	2960 Sq Ft.	2,00,000/-	1,43,38,931/-	Structure Type: Structure
	Floor 0	1500 Sq Ft.		11,25,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
	Floor 1	1460 Sq Ft.		10,95,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Manoj Kumar Lunia	Ashok Kumar Shaw	2.77063	33.3333
	Manoj Kumar Lunia	Hrishikesh Kumar Shaw	2.77063	33.3333
	Manoj Kumar Lunia	Uttam Kumar Shaw	2.77063	33.3333

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	Manoj Kumar Lunia	Ashok Kumar Shaw	986.667 Sq Ft	33.3333
	Manoj Kumar Lunia	Hrishikesh Kumar Shaw	986.667 Sq Ft	33.3333
	Manoj Kumar Lunia	Uttam Kumar Shaw	986.667 Sq Ft	33.3333

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SUKANTA SANA



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 40885 to 40918

being No 190105236 for the year 2015.



[Handwritten signature]

Digitally signed by SUJAN KUMAR
MAITY
Date: 2015.07.29 18:16:34 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 29-07-2015 6:16:33 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

