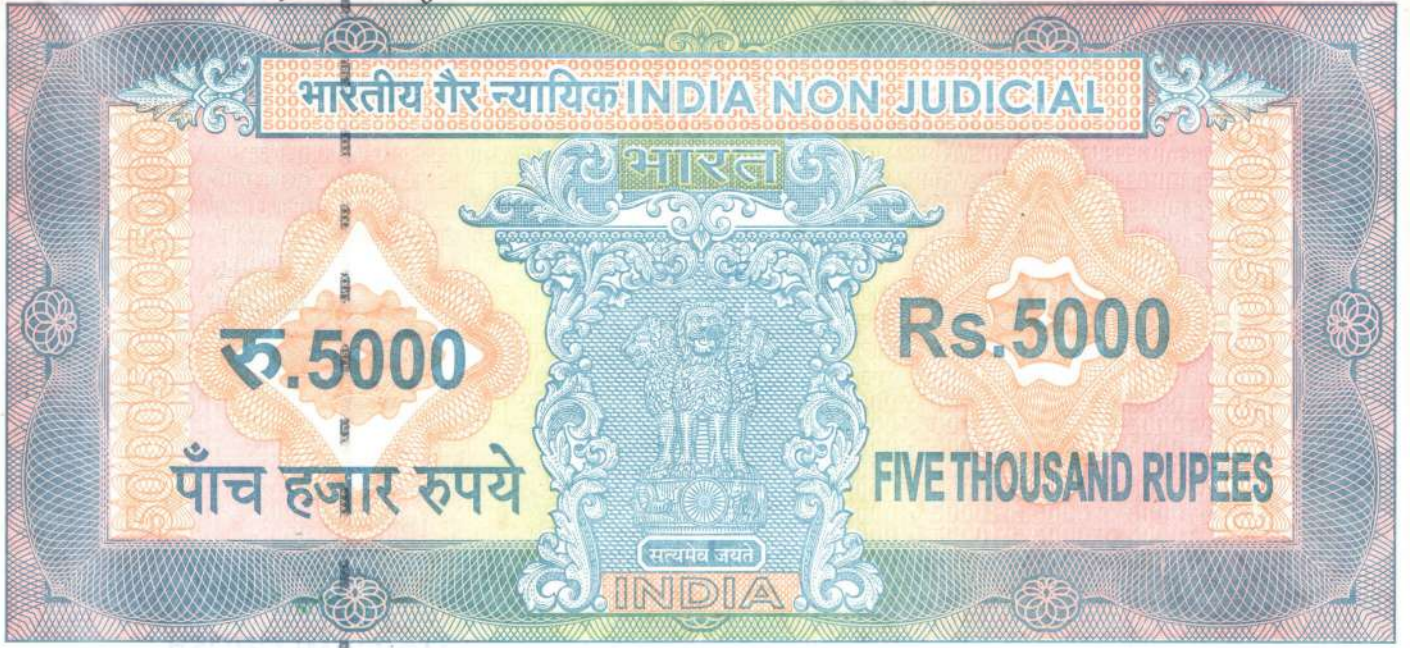


3854/22

I - 3835 / 2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 069933

K 069933

3  
9/9/22  
2/2696010/22

Certify that the document is authentic  
to registration. The signature sheet  
and the endorsement sheets attached  
with this document are the part  
of this document.

Aditi Dey Sub-Registrar  
Brdhannagar, (Salt Lake City)

12 SEP 2022

NC-87A  
10.9.2022

**DEED OF SALE**

**THIS DEED OF SALE** is made on this 10<sup>th</sup> day of September, Two  
Thousand Twenty Two (2022)

**BETWEEN**

2000/3585 03 SEP 2022

SL. NO. 19215 DATE.....

NAME.....

ADD.....

AMT. 5000 (five Thousand only)

BISWADEEP CHATTERJEE  
ADVOCATE, HIGH COURT AT CALCUTTA



*Mousumi Ghosh*

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE

*Siddhi Mpan*



2992

√ C-TI

*Siddhi Mpan*



2993

√ C-TI

*Sukanya Batareyal*



2994

√ C-TI



*SA*  
Addl District Sub-Registrar  
Bishannagar, (Salt Lake City)

10 SEP 2022

Identified by me :-  
Ranjan Chatterjee  
S/O, Late Manas Chatterjee  
112/4, Bangor Avenue  
Block - 'C', Kol - 55.



Addl District Sub-Registrar  
Bidhannagar, (Salt Lake City)

10 SEP 2021



**SMT. SUKANYA BATAVYAL** (PAN – AMIPB5904G and AADHAAR NO. 6038 3822 8406), wife of Sri Adhiraj Batavyal and daughter of Late Sukumar Ganguly, by faith – Hindu, by Nationality – Indian, occupation – Housewife, residing at 10/2C, Rustomjee Street, P.O. - Ballygunge, P.S. – Gariahat, Kolkata - 700 019, hereinafter referred to as the '**VENDOR**' (which expression, unless excluded by or repugnant to the context, shall mean to include her heirs, successors, administrators, executors, representatives and assigns) of the **ONE PART**

**AND**

**SNS INFRA** (PAN – AEJFS4640F), a Partnership Firm, having its registered office at 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, Kolkata – 700046, P.O. – Topsia, P.S. – Topsia, District – South 24 Parganas, West Bengal, represented by its managing Partner, **SRI SIDDHARTH MANPURIA** (PAN – AMRPM8789K and AADHAAR NO. 8058 9843 2471), son of Sri Sohan Lal Manpuria, having office at 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, Kolkata – 700046, hereinafter referred to as the '**PURCHASER**' (which expression, unless excluded by or repugnant to the context, shall mean to include its successors-in-office, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** by virtue of a Deed of Sale, dated 10<sup>th</sup> February, 1967, registered at the office of Sub-Registrar at Cossipore Dum Dum, and recorded in Book No. I, Volume No. 25, Pages from 13 to 22, Deed No. being 985 for the year 1967, made between one Amalgamated Development Limited (being described as the Vendor therein) and one Raj Kumar Ganguly along with his two brothers (being

described as the Purchasers therein), said Raj Kumar Ganguly along with his two brothers, namely, Sukumar Ganguly and Sisir Kumar Ganguly lawfully purchased ALL THAT piece and parcel of Land, being known and numbered as Plot No. 4/38, Bangur Avenue, Block – ‘D’, Kolkata – 700 055, covering total area measuring about 17 (seventeen) Kottahs, 06 (six) Chittacks and 14 (fourteen) Square Feet, within which 6 (six) Kottahs, 09 (nine) Chittacks and 24 (twenty four) Square Feet of land area being comprised in Part of Dag No. 1307 under Khatian No. 98 and remaining 10 (ten) Kottahs, 12 (twelve) Chittacks and 35 (thirty five) Square Feet of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, lying within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas (formerly under District of 24 Parganas), West Bengal, together with all easements and other appertaining rights thereto and thereupon, as particularly described in the ‘FIRST SCHEDULE’ hereunder written and hereinafter referred to as the ‘SAID PROPERTY’, in equal ratio, against valuable consideration mentioned herein.

**AND WHEREAS** being absolutely seized and possessed of and otherwise well and sufficiently entitled to the aforesaid property, Raj Kumar Ganguly, Sukumar Ganguly and Sisir Kumar Ganguly mutated their names in the records of the Municipality concerned under present Municipal Holding No. 1143 as the lawful joint-owners thereof.

**AND WHEREAS** said Raj Kumar Ganguly, Sukumar Ganguly and Sisir Kumar Ganguly thereafter caused construction of a dwelling house over the said plot of land as per the Sanctioned Building Plan thereof issued by the Municipal Authority concerned and thereafter, started holding the same by paying all the taxes, rates, levies and other impositions thereof regularly to the appropriate authorities.

**AND WHEREAS** being lawfully seized and possessed of his undivided 1/3<sup>rd</sup> share in the aforesaid property, Sukumar Ganguly (who was a Hindu by Religion governed by Dayabhaga School of Hindu Law) died intestate on 28<sup>th</sup> April, 2021, leaving behind surviving his wife, Smt. Sucharita Ganguly, along with his three married daughters, namely, Smt. Indira Bhadra, Smt. Sukanya Batavyal (that is, the Vendor herein) and Smt. Suchira Ganguly, who thereby jointly inherited the undivided 1/3<sup>rd</sup> share left by the said deceased in the aforesaid property.

**AND WHEREAS** Smt. Sukanya Ganguly (that is, the Vendor herein) is thus now has become the lawful owner of the undivided 1/12<sup>th</sup> share in ALL THAT piece and parcel of bastu land/building/premises/hereditaments, known and numbered as Plot No. 4/38, Bangur Avenue, Block – ‘D’, Kolkata – 700 055, covering total area measuring about 17 (seventeen) Kottahs, 06 (six) Chittacks and 14 (fourteen) Square Feet (i.e. equivalent to 12524 Square Feet), be the same a little more or less, within which more or less 6 (six) Kottahs, 09 (nine) Chittacks and 24 (twenty four) Square Feet (i.e. equivalent to 4749 Square Feet) of land area being comprised in Part of Dag No. 1307 under Khatian No. 98, and remaining 10 (ten) Kottahs, 12 (twelve) Chittacks and 35 (thirty five) Square Feet (i.e. equivalent to 7775 Square Feet) of land area being comprised in



Part of Dag No. 1308 under Khatian No. 88, within Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, being Holding No. 1143 within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas, West Bengal (formerly under District of 24 Parganas), West Bengal, together with share in the party three-storeyed Residential Building standing thereon, comprising total constructed area measuring about 9400 sq. ft. (Ground Floor measuring 4400 sq. ft. + 1<sup>st</sup> Floor measuring 4400 sq. ft. + 2<sup>nd</sup> floor measuring 600 sq. ft. = 9400 sq. ft. all total), along with all easements and other appertaining rights thereto and thereupon, as particularly described in the 'FIRST SCHEDULE' hereunder written and hereinafter referred to as the 'SAID PROPERTY'.

**AND WHEREAS** being lawfully seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT undivided 1/12<sup>th</sup> share in the aforesaid piece and parcel of bastu land/building/premises/hereditaments, known and numbered as Plot No. 4/38, Bangur Avenue, Block – 'D', Kolkata – 700 055, consisting of a share of area of 1043.66 Square Feet), be the same a little more or less, within which a share of more or less 395.75 Square Feet of land area being comprised in Part of Dag No. 1307 under Khatian No. 98 and remaining share of more of less 647.9166 Square Feet of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, being Holding No. 1143 within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town

Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas (formerly under District of 24 Parganas), West Bengal, together with undivided 1/12<sup>th</sup> share in the partly three-storeyed Residential Building standing thereon, comprising a share of area measuring about 783.33 sq. ft. (Ground Floor measuring 366.66 sq. ft. + 1<sup>st</sup> Floor measuring 366.66 sq. ft. + 2<sup>nd</sup> floor measuring 50 sq. ft. = 783.33 sq. ft. all total), along with all common areas, vacant areas, roof, easements and other appertaining rights thereto and thereupon, as particularly described in the 'SECOND SCHEDULE' hereunder written, the Vendor now has decided to sell/transfer/convey the same, free from all sorts of encumbrances, unto and in favour of any intending purchaser or purchasers against the maximum market price of the same as per the mutual settlement and understanding made by and between her family members and legal heirs.

**AND WHEREAS** knowing such desire of the Vendor and relying upon the representations made by the Vendor as stated above, the Purchaser herein in good faith has approached the Vendor with its proposal to purchase the said share of the aforesaid property from the Vendor herein together with the right of construction and/or development thereon as per sanctioned building plan thereof at its current market price of Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakhs) only, and being so approached by the Purchaser, the Vendor also has agreed to sell/transfer/convey her entire share in the aforesaid property, free from all sorts of encumbrances, unto and in favour of the Purchaser herein together with the right of construction and/or development thereon as per sanctioned building plan thereof by accepting the offered price as the maximum market price of her said share in the aforesaid property.



**NOW THIS DEED OF SALE WITNESSETH THAT** in consideration of a sum of Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakhs) only, paid to the VENDOR by the PURCHASER on or before the execution of these presents (the receipt whereof the VENDOR doth hereby, as well as by the memo of consideration hereunder written, admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and forever discharge the PURCHASER as well as the said property hereby conveyed), the VENDOR doth hereby convey, transfer, sell, assure and assign, free from all encumbrances, unto and to the use of the said PURCHASER ALL THAT undivided 1/12<sup>th</sup> share in the aforesaid piece and parcel of bastu land/building/premises/hereditaments, known and numbered as Plot No. 4/38, Bangur Avenue, Block – 'D', Kolkata – 700 055, consisting of a share of area of 1043.66 Square Feet), be the same a little more or less, within which a share of more or less 395.75 Square Feet of land area being comprised in Part of Dag No. 1307 under Khatian No. 98 and remaining share of more or less 647.9166 Square Feet of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, being Holding No. 1143 within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas (formerly under District of 24 Parganas), West Bengal, together with undivided 1/12<sup>th</sup> share in the partly three-storeyed Residential Building standing thereon, comprising a share of area measuring about 783.33 sq. ft. (Ground Floor measuring 366.66 sq. ft. + 1<sup>st</sup> Floor measuring 366.66 sq. ft. + 2<sup>nd</sup> floor

measuring 50 sq. ft. = 783.33 sq. ft. all total), along with all common areas, vacant areas, roof, easements and other appertaining rights thereto and thereupon, as more fully and particularly described in details in the 'SECOND SCHEDULE' written hereunder, along with right of construction thereon as per the sanction of the municipality, inclusive of all yards, sewers, courses and all other benefits and advantages of ancient and other lights, rights, liberties, privileges, easements and appurtenances whatsoever to the said property belonging or appertaining thereto or usually held or enjoyed therewith or reputed to belong to or appurtenant thereto and all easements thereon and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, together with the documents of title exclusively relating to the said property and all the estate, right, title, interest, property, claim and demand whatsoever both at law and in equity of the VENDOR into or upon the said property or any part thereof, and also, all other usual rights of easement, AND TO HAVE AND TO HOLD the said property hereby granted, transferred, conveyed, assigned and assured or expressed or intended so to be, unto and to the use of the said PURCHASER absolutely and forever, free from all encumbrances whatsoever and the VENDOR doth hereby covenant with the said PURCHASER that notwithstanding any act, deed, matter or thing by the said VENDOR or her predecessors in title, done and executed or knowingly suffered to the contrary, the said VENDOR now has good right, full and absolute power and authority, indefeasible and absolute title, as and for an estate in fee simple in possession or an estate equivalent thereto in the said property hereby granted, transferred and conveyed, assigned and assured or expressed or intended so to be, unto and to the use of the said PURCHASER in the manner aforesaid and the PURCHASER shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said property, mutate its name

in the records of the Municipality Concerned or other Government and/or Quasi-Government Authorities in respect of the property purchased by it and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said VENDOR and/or her assigns or by any person or persons lawfully and equitably claiming from, under or in trust for the VENDOR, and also, can transfer the said property by any way, and PURCHASER is well and sufficiently saved, defended and kept harmless and indemnified from and against all claims, charges, liens, lis pendens, debts, attachments, executions, liabilities and encumbrances whatsoever created, made, done, occasioned or suffered by the VENDOR and all person or persons lawfully or equitably claiming from, under or in trust for the VENDOR, and further the said VENDOR and all person or persons having or lawfully or equitably claiming any estate or any part thereof from, under or in trust for the VENDOR shall and will from time to time and at all times hereafter, at the request and cost of the PURCHASER, do and execute all such acts, deeds, matters and things as may be required for further and more perfectly assuring and confirming the said property or any part thereof unto and to the use of the said PURCHASER in the manner as aforesaid, and the said VENDOR doth hereby covenant with the said PURCHASER, its successors-in-office and assigns, that the VENDOR will, unless prevented by fire or other inevitable accidents, from time to time and at all times hereafter, at the request and costs of the PURCHASER, produce or cause to be produced to the PURCHASER or its representatives or agents or at any trial, proceeding, hearing, commission, examination or on other occasions, the deeds and documents relating to the said land, building and premises as might still lie with her or them, for the purpose of showing right title to the same or any part thereof, and also, at the request and cost of the PURCHASER, shall deliver or cause to be delivered unto the said



PURCHASER, its representatives, successors-in-office and assigns such attested or other copies of extracts from such deeds and documents, as they may require from time to time and will in the mean time keep the said deeds safe, unobliterated and uncanceled.

**IT IS FURTHER COVENANTED BY AND BETWEEN THE PARTIES THAT:-**

- I) That the VENDOR hereby hands over her physical possession over the said property unto and in favour of the PURCHASER herein for facilitating the development work of the said property as per sanctioned building plan thereof.
- II) That the VENDOR or anybody claiming under her shall not object or interfere in any manner whatsoever in development of the said property by the PURCHASER in future.

**'FIRST SCHEDULE' ABOVE REFERRED TO  
(DESCRIPTION OF THE ENTIRE PROPERTY)**

ALL THAT piece and parcel of bastu land/building/premises/hereditaments, known and numbered as Plot No. 4/38, Bangur Avenue, Block – 'D', Kolkata – 700 055, covering total area measuring about 17 (seventeen) Kottahs, 06 (six) Chittacks and 14 (fourteen) Square Feet (i.e. equivalent to 12524 Square Feet), be the same a little more or less, within which more or less 6 (six) Kottahs, 09 (nine) Chittacks and 24 (twenty four) Square Feet (i.e. equivalent to 4749 Square Feet) of land area being comprised in Part of Dag No. 1307 under

Khatian No. 98, and remaining 10 (ten) Kottahs, 12 (twelve) Chittacks and 35 (thirty five) Square Feet (i.e equivalent to 7775 Square Feet) of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, being Holding No. 1143 within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum). A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas, West Bengal (formerly under District of 24 Parganas), together with share in the party three-storeyed Residential Building standing thereon (without Lift facility and with Mosaic Flooring), comprising total constructed area measuring about 9400 sq. ft. (Ground Floor measuring 4400 sq. ft. + 1<sup>st</sup> Floor measuring 4400 sq. ft. + 2<sup>nd</sup> floor measuring 600 sq. ft. = 9400 sq. ft. all total), along with all easements and other appertaining rights thereto and thereupon, the said plot being butted and bounded by:–

ON THE NORTH : By 40 feet wide Municipal Road;

ON THE EAST : By Plot Nos. 4 and 52/2 , BI-D, Bangur Avenue;

ON THE SOUTH : By 20 feet wide Municipal Road;

ON THE WEST : By Plot Nos. 1/3 and 52/1, BI-D, Bangur Avenue.

**'SECOND SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE PROPERTY SHARE HEREBY CONVEYED)**

ALL THAT undivided 1/12<sup>th</sup> share in the aforesaid piece and parcel of bastu land/building/premises/hereditaments, known and numbered as Plot No. 4/38, Bangur Avenue, Block – 'D', Kolkata – 700 055, consisting of a share of area of 1043.66 Square Feet), be the same a little more or less, within which a share of more or less 395.75 Square Feet of land area being comprised in Part of Dag No. 1307 under Khatian No. 98 and remaining share of more of less 647.9166 Square Feet of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, being Holding No. 1143 within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas (formerly under District of 24 Parganas), West Bengal, together with undivided 1/12<sup>th</sup> share in the partly three-storeyed Residential Building standing thereon (without Lift facility and with Mosaic Flooring), comprising a share of area measuring about 783.33 sq. ft. (Ground Floor measuring 366.66 sq. ft. + 1<sup>st</sup> Floor measuring 366.66 sq. ft. + 2<sup>nd</sup> floor measuring 50 sq. ft. = 783.33 sq. ft. all total), along with all common areas, vacant areas, roof, easements and other appertaining rights thereto and thereupon.



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

Signed, sealed and delivered  
by the Parties hereto at Kolkata  
in presence of WITNESSES:

1. Ranjan Chatterjee  
 113/4, Bangor Avenue  
 Block - C, Kol - 55.

Sukanya Batawyal

VENDOR

2. Adhway Balamy  
 10/2 c Rustomjee Street -  
 Kolkata - 700019

**SNS INFRA**

Siddhartha Mukherjee  
 Partner

PURCHASER

Drafted by:

Biswadeep Chatterjee

**BISWADEEP CHATTERJEE**  
**Advocate, High Court, Calcutta**

Enrolment NO: - W/B/1237/2006.

**'MONEY RECEIPT'**

**RECEIVED** from the within named Purchaser herein a sum of Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakhs) only the full consideration amount in respect of the aforesaid property in the manner as shown in the memo of consideration described hereunder:-

**MEMO OF CONSIDERATION**

<u>By DD No.</u>	<u>Dated</u>	<u>Drawn on</u>	<u>Amount (in INR)</u>
018207	09/09/2022	HDFC Bank	1,23,75,000/-
TDS			1,25,000/-
<b>Total:</b>			<b>1,25,00,000/-</b>

**WITNESSES:-**

1. Ranjan Chabrya

2. Adhraj Batayal

Sukanya Batayal

---

**VENDOR**



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

GRN Details

GRN: 192022230118006601 Payment Mode: Online Payment  
GRN Date: 09/09/2022 09:25:30 Bank/Gateway: HDFC Bank  
BRN : 1892232878 BRN Date: 09/09/2022 09:27:49  
Payment Status: Successful Payment Ref. No: 2002696010/2/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SNS INFRA  
Address: 86 B/2, Topsia Road (S), Kolkata- 700046  
Mobile: 9903139662  
EMail: SIDDHARTHMANPURIA@REDIFFMAIL.COM  
Depositor Status: Buyer/Claimants  
Query No: 2002696010  
Applicant's Name: Mr B Mandal  
Identification No: 2002696010/2/2022  
Remarks: Sale, Sale Document

T- 3835/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002696010/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	625020
2	2002696010/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	125014
<b>Total</b>				<b>750034</b>

IN WORDS: SEVEN LAKH FIFTY THOUSAND THIRTY FOUR ONLY.
















SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAINMENT  
WITH PHOTO

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

N.B. -

LH BOX- SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS

 <i>Sukanya Batareyal</i>	LH					
	RH.					

ATTESTED :-

*Sukanya Batareyal*

 <i>Siddharth Mehta</i>	LH					
	RH.					

ATTESTED :-

*Siddharth Mehta*

PHOTO	LH.					
	RH.					

ATTESTED :-

LC 874



Government of West Bengal

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

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15042002696010/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Sukanya Batavyal 10/2c, Rustomjee Street, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Seller			Sukanya Batavyal 10/09/22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Siddharth Manpuria 86B/2, Topsia Road South Gajraj Chambers Room No. 3AC, City:- , P.O:- Topsia, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046	Represent ative of Buyer [SNS INFRA ]			Siddharth Manpuria 10/09/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Ranjan Chatterjee Son of Late Manas Kumar Chatterjee 113/4, Bangur Avenue, Block-C, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	Smt Sukanya Batavyal, Sh Siddharth Manpuria			Ranjan Chatterjee 10/9/2022



*[Handwritten signature]*

(Rita Lepcha)

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





## Major Information of the Deed

Deed No :	I-1504-03835/2022	Date of Registration	12/09/2022
Query No / Year	1504-2002696010/2022	Office where deed is registered	
Query Date	08/09/2022 8:21:14 AM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	B Mandal Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9775587842, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,25,00,000/-	Rs. 1,25,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,30,020/- (Article:23)	Rs. 1,25,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-D, Mouza: ShyamNagar, Premises No: 4/38, , Ward No: 029, Holding No:1143 JI No: 32, Pin Code : 700055

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-1307 (RS :-)	LR-98	Bastu	Bastu	395.75 Sq Ft	53,00,000/-	53,00,000/-	Width of Approach Road: 40 Ft.,
L2	LR-1308 (RS :-)	LR-88	Bastu	Bastu	647.917 Sq Ft	64,00,000/-	64,00,000/-	Width of Approach Road: 40 Ft.,
		<b>TOTAL :</b>			<b>2.3917Dec</b>	<b>117,00,000 /-</b>	<b>117,00,000 /-</b>	
	<b>Grand Total :</b>				<b>2.3917Dec</b>	<b>117,00,000 /-</b>	<b>117,00,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	366.67 Sq Ft.	3,50,000/-	3,50,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 366.67 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
S2	On Land L1, L2	366.66 Sq Ft.	3,50,000/-	3,50,000/-	Structure Type: Structure
	Floor No: 1, Area of floor : 366.66 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
S3	On Land L1, L2	50 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
	Floor No: 2, Area of floor : 50 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	<b>Total :</b>	<b>783.33 sq ft</b>	<b>8,00,000 /-</b>	<b>8,00,000 /-</b>	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Sukanya Batavyal</b> Wife of Shri Adhiraj Batavyal 10/2c, Rustomjee Street, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: amxxxxxx4g, Aadhaar No: 60xxxxxxxx8406, Status :Individual, Executed by: Self, Date of Execution: 10/09/2022 , Admitted by: Self, Date of Admission: 10/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/09/2022 , Admitted by: Self, Date of Admission: 10/09/2022 ,Place : Pvt. Residence

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SNS INFRA</b> 86B/2, Topsia Road Southm, Gajraj Chambers Room No. 3AC, City:- , P.O:- Topsia, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AExxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Siddharth Manpuria (Presentant )</b> Son of Shri Sohan Lal Manpuria 86B/2, Topsia Road South Gajraj Chambers Room No. 3AC, City:- , P.O:- Topsia, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: amxxxxxx9k, Aadhaar No: 80xxxxxxxx2471 Status : Representative, Representative of : SNS INFRA (as managing partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ranjan Chatterjee</b> Son of Late Manas Kumar Chatterjee 113/4, Bangur Avenue, Block-C, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055			
Identifier Of Smt Sukanya Batavyal, Shri Siddharth Manpuria			





Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Smt Sukanya Batavyal	SNS INFRA-0.906928 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Smt Sukanya Batavyal	SNS INFRA-1.48481 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Smt Sukanya Batavyal	SNS INFRA-366.67000000 Sq Ft
Transfer of property for S2		
SI.No	From	To. with area (Name-Area)
1	Smt Sukanya Batavyal	SNS INFRA-366.66000000 Sq Ft
Transfer of property for S3		
SI.No	From	To. with area (Name-Area)
1	Smt Sukanya Batavyal	SNS INFRA-50.00000000 Sq Ft

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-D, Mouza ShyamNagar, Premises No: 4/38, , Ward No: 029, Holding No:1143 JI No: 32, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1307, LR Khatian No:- 98		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1308, LR Khatian No:- 88		Seller is not the recorded Owner as per Applicant.



On 09-09-2022

**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 1,25,00,000/-



Rita Lepcha  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
North 24-Parganas, West Bengal

On 10-09-2022

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

Presented for registration at 18:33 hrs on 10-09-2022, at the Private residence by Shri Siddharth Manpuria ,.

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

Execution is admitted on 10/09/2022 by Smt Sukanya Batavyal, Wife of Shri Adhiraj Batavyal, 10/2c, Rustomjee Street, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife

Identified by Mr Ranjan Chatterjee, , , Son of Late Manas Kumar Chatterjee, 113/4, Bangur Avenue, Block-C, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

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

Execution is admitted on 10-09-2022 by Shri Siddharth Manpuria, managing partner, SNS INFRA, 86B/2, Topsia Road Southm, Gajraj Chambers Room No. 3AC, City:- , P.O:- Topsia, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Identified by Mr Ranjan Chatterjee, , , Son of Late Manas Kumar Chatterjee, 113/4, Bangur Avenue, Block-C, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service



Rita Lepcha  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
North 24-Parganas, West Bengal

On 12-09-2022

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,25,014/- ( A(1) = Rs 1,25,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,25,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2022 9:27AM with Govt. Ref. No: 192022230118006601 on 09-09-2022, Amount Rs: 1,25,014/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1892232878 on 09-09-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 6,25,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 6,25,020/-

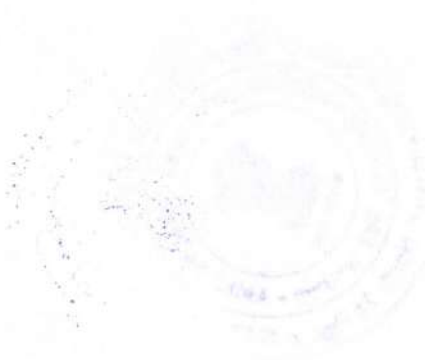
**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 19215, Amount: Rs.5,000/-, Date of Purchase: 03/09/2022, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2022 9:27AM with Govt. Ref. No: 192022230118006601 on 09-09-2022, Amount Rs: 6,25,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1892232878 on 09-09-2022, Head of Account 0030-02-103-003-02



**Rita Lepcha**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**  
**North 24-Parganas, West Bengal**



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1504-2022, Page from 160716 to 160742  
being No 150403835 for the year 2022.**



Digitally signed by RITA LEPCHA DAS  
Date: 2022.09.13 18:18:56 +05:30  
Reason: Digital Signing of Deed.

**(Rita Lepcha) 2022/09/13 06:18:56 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.**

**(This document is digitally signed.)**