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02700/17.

I- 2663/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
A-1613-1000094881/17.

W 618401

The endorsement sheets attached to the document are the part of this document

[Signature]
Add. Dist. sub- Registrar
Kolkata South 24 Pgs
29 MAY 2017

v.c. No 421/17

Conveyance

1. Date: 03/04/17.
2. Nature of Document: Deed of Sale
3. Parties: Collectively the following which will include their respective successors-in-interest:

U. R. M 3/1/17
3/1/17

286 22/6/17 200 ✓
Dhananjay Sardar
Advocate
F/1019/2015
Alipore Police Court, Kol-27
बलराम कुमार मंडल (Old Mandal)

N.C. No - 43119

- MCK Pan



- 1114
3/4/18

- MCK Pan



- 1115
3/4/18



Happyshop Construction Private Limited
Debabrata Paila
Director

Javed Ali Mandal
s/o Karo Mandal
V.P.O. - Angachia
Bishnupur.

Asst. Dist. Sub-Registrar, Bishnupur
District: Jharkhand 24 Parganas

03 APR 2017

3.1 **Vendor: Alok Barman**, son of Kalipad Barman, by faith Hindu, by Occupation Business, residing at 23, Kedar Chatterjee Lane, under P.S. Parnasree (formerly Behala), Post Office Behala, Kolkata-700034, having his **PAN AEFPB3121G**, of the **One Part**

AND

3.2 **Purchaser: Happyshop Construction Private Limited**, a company duly incorporated under the Companies Act, 2013, having its registered office at Nu Mans Park Chakrajumolla, under P.S. Bishnupur, Post Office Pailan, District South 24 Parganas, Kolkata-700104, having its **PAN AADCH8956L**, represented by its director **Sri Debabrata Pailan**, son of Sri Madan Pailan, by faith Hindu, by Occupation Business, residing at Village Daulatpur, P.O. Pailan, P.S. Bishnupur, District South 24-Parganas, Kolkata-700 104, having his **PAN BGPPP6125H**, vide Board Resolution dated 25.03.2017, passed by the Company.

4. **Subject Matter of Sale:** Undivided 8.28 Decimals of Sali land in Dag No.817 in Mouza Chakrajumolla, P.S. Bishnupur, District South 24-Parganas morefully described in **Schedule-C** hereto (the "**Said Property**") out of the land described in **Schedule-B** (the "**Said Land**").

5. **Background:**

5.1 The Vendor is the sole and absolute owner of the Said Land. The devolution of title of the Vendor to the Said Land is mentioned in **Schedule-A** hereto.

5.2 The Vendor has *inter alia* represented to the Purchaser (hereafter the "**Representations**") that:

5.2.1 The Vendor is the owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to the Said Land described in **Schedule-B** hereto.

5.2.2 The Said Land is free from all encumbrances of every nature and kind.

5.2.3 The Said Land or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.

- 5.2.4 No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendor from selling and/or dealing with the Said Land or any part thereof.
- 5.2.5 No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with the Said Land.
- 5.2.6 The Said Land or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendor.
- 5.2.7 No part of the Said Land has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
- 5.2.8 The Vendor has not entered into any agreement and/or writings with any person or persons nor have they received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the Said Land or any part thereof.
- 5.2.9 The Vendor has not done any act or executed any document or papers or knows any fact whereby the sale of the Said Property by the Vendor to the Purchaser, free from all encumbrances and with vacant possession, can be obstructed or the enjoyment thereof by the Purchaser may be defeated, delayed or prejudiced in any manner.
- 5.2.10 The Vendor has full power and absolute authority to sell and transfer the Said Property.
- 5.3 Relying on the aforesaid Representations of the Vendor and believing the same to be true and correct, the Purchaser has agreed to purchase the Said Property and this Conveyance is now being executed to give effect to the transfer of the Said Property by the Vendor to the Purchaser.

6. Now this deed witnesses:

- 6.1 Sale:** At and for the consideration mentioned in Clause 6.2, the Vendor doth hereby sell and convey to the Purchaser the Said Property, absolutely and free from all encumbrances, which the Purchaser shall Have And Hold forever hereafter. It is a sale within the meaning of Section 54 of the Transfer of Property Act, 1882.
- 6.2 Consideration:** This sale of the Said Property is being made by the Vendor at and for the total Consideration of Rs.6,30,000/- (Rupees Six Lacs Thirty Thousand) only, the entirety of which has been paid by the Purchaser to the Vendor at or before the execution hereof, the receipt whereof the Vendor hereby and by the Memo of Consideration below admits and acknowledges and releases the Purchaser and the Said Property of and from the same.
- 6.3 Possession:** Vacant, peaceful and khas possession of the Said Property has been handed over by the Vendor to the Purchaser, which the Purchaser doth hereby admit and acknowledge.
- 6.4 Covenant of the Vendor:** The Vendor in future shall, at the request and cost of the Purchaser, do all acts and execute all deeds and/or documents that may be required for perfecting or bettering the title of the Purchaser to the Said Property or more effectually transferring the Said Property to the Purchaser.
- 6.5 Indemnity:** The Vendor hereby indemnifies and agrees to keep the Purchaser saved, harmless and indemnified against all actions, proceedings, claims, demands, costs or expenses that the Purchaser may suffer or incur hereafter by virtue of any claim of any nature whatsoever in respect of any liabilities arising in connection with the Said Property or any part thereof, statutory or contractual, and the Vendor hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchaser, if any.

Schedule-A
[Devolution of Title]

- A. Krishna Mohan Mondal was the sole and absolute owner of and/or otherwise well and sufficiently entitled to and fully seized and possessed of the Sali land measuring about 14 Decimals in R.S. and L.R. Dag No. 817 and his name was recorded in the R.S.

- record of rights in Khatian No.424 in Mouza Chakrajumolla, J.L. No.18, P.S. Bishnupur, District South 24-Parganas.
- B. Natabar Mondal and Dasarathi Mondal were the sole and absolute owner of and/or otherwise well and sufficiently entitled to and fully seized and possessed of the Sali land measuring about 13 Decimals, each having 6.5 Decimals, in R.S. and L.R. Dag No. 816 and their names were recorded in the R.S. record of rights in Khatian No.424 in Mouza Chakrajumolla, J.L. No.18, P.S. Bishnupur, District South 24-Parganas.
- C. By a Deed of Conveyance dated 14th February, 1986 registered with the Additional District Sub-Registrar, Bishnupur in Book No. I, Being Deed No.859 for the Year 1986, the said Krishna Mohan Mondal had sold, transferred and conveyed to Naresh Daga, son of late Bishweshwar Lal Daga his above 14 Decimals of land in R.S. and L.R. Dag No. 817 recorded in Khatian No. 424.
- D. The said Natabar Mondal died intestate leaving behind him his 5 sons namely (1) Banamali Mondal, (2) Niran Mondal, (3) Bhim Chandra Mondal, (4) Kushdhwaja Mondal, and (5) Kalipad Mondal as his only legal heirs and successors to his estate and his 6.5 Decimals of land in R.S. and L.R. Dag No.816 devolved upon his said 5 sons in equal undivided share each having 1.3 Decimals of land therein.
- E. By a Deed of Conveyance dated 14th February, 1986 registered with the Additional District Sub-Registrar, Bishnupur in Book No. I, Being Deed No.860 for the Year 1986, the said four sons of Natabar Mondal namely (1) Banamali Mondal, (2) Niran Mondal, (3) Bhim Chandra Mondal, (4) Kushdhwaja Mondal jointly had sold, transferred and conveyed to Naresh Daga, son of late Bishweshwar Lal Daga their respective share and/or interest i.e. 1.3 Decimals of land each in R.S. and L.R. Dag No. 816 i.e. total of 4/5th share and/or interest out of 6.5 Decimals of land recorded in Khatian No. 424.
- F. By a Deed of Conveyance dated 21st September, 1964 registered with the Additional District Sub-Registrar, Bishnupur in Book No. I, Being Deed No.8002 for the Year 1964, the said Dasarathi Mondal had sold, transferred and conveyed to Kalipada Mondal his above 6.5 Decimals in R.S. and L.R. Dag No. 816 recorded in Khatian No. 424.

- G. Thus, Kalipada Mondal had become the owner of 6.5 Decimals of land in R.S. and L.R. Dag No.816 togetherwith 1.3 Decimals of land which he had inherited from his father Natabar Mondal.
- H. By a Deed of Conveyance dated 14th February, 1986 registered with the Additional District Sub-Registrar, Bishnupur in Book No. I, Being Deed No.863 for the Year 1986, the said Kalipada Mondal had sold, transferred and conveyed to Naresh Daga, son of late Bishweshwar Lal Daga his 1.3 Decimals of land and 6.5 Decimals of land in R.S. and L.R. Dag No. 816.
- I. Thus, Naresh Daga had become the sole and absolute owner of and/or otherwise well and sufficiently entitled to and fully seized and possessed of the Sali land measuring about 14 Decimals of Sali land in R.S. and L. R. Dag No.817, and 13 Decimals of Sali land in R.S. and L.R. Dag No.816.
- J. By a Deed of Conveyance dated 14.9.2003, registered with the Sub-Registrar, Bishnupur in Book No.I, Volume No.13, Pages from 381 to 386, Being Deed No.915 for the Year 2004, the said Naresh Daga had sold transferred and conveyed Sali land measuring about 14 Decimals in R.S. and L.R.Dag No.817 and 13 Decimals in R.S. and L.R.Dag No.816 recorded in the said Khatian No. 424 in Mouza Chakrajumolla, J.L. No.18, P.S. Bishnupur, District South 24-Parganas to Alok Burman, son of Kalipada Burman being the Vendor herein TOGETHER WITH right to use a 25 feet and 20 feet passage over the Dag Nos. 419, 801, 700, 699, 850, 812, 814, 811 for egress, ingress, and to lay electric line, water line/pipes, telephones line, drainage and sewerage line, for vehicles.
- K. By a Deed of Conveyance dated 23.04.2004, registered with the Sub-Registrar, Bishnupur in Book No.I, Volume No.24, Pages from 429 to 436, Being Deed No.1843 for the Year 2004, the said Alok Barman had sold, transferred and conveyed 3.37 Decimals of land in Dag No. 816 and 10 Chittacks of land in Dag No. 817 to Smt. Sharmistha Bose.
- L. By another Deed of Conveyance dated 23.04.2004, registered with the Sub-Registrar, Bishnupur in Book No.I, Volume No.24, Pages from 437 to 444, Being Deed No.1844 for the Year 2004, the said Alok Burman had sold, transferred and conveyed 4.69 Decimals of land in Dag No. 817 to Vinod Hashmukhlal Jhaveri.

- M. Thus, Alok Burman after the above sale, remained the owner of 9.63 Decimals in Dag No. 816 and 8.28 Decimals of land in Dag No. 817 in L.R. Khatian No.2552.

Schedule-B
[The Said Land]

ALL THAT the piece or parcel of Sali land containing an area about 9.63 Decimals in R.S. and L.R. Dag No. 816 and 8.28 Decimals in R.S. and L.R. Dag No. 817 recorded in L.R. Khatian No.2552 in Mouza Chakrajumolla, J.L. No.18, Re:Sa: No. 451, Touzi No.1, Additional District Sub-Registrar and P.S. Bishnupur, under Gram Panchayat Raspunja, District South 24 Parganas TOGETHER WITH Right to use a passage over the Dag Nos. 419,801, 700, 699, 850, 812, 814, 811 for egress, ingress, and to lay electric line, water line/pipes, telephones line, drainage and sewerage line, for vehicles AND all other rights, liberties, easements, privileges, advantages and appurtenances thereto .

Schedule-C
[Subject Matter of Sale]
[The Said Property]

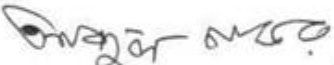
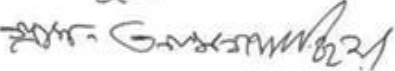
8.28 Decimals of land, be the same a little more or less, *out of the Said Land described in Schedule-B* above, in the following Dag and Khatian:

L.R. Dag Nos.	L.R. Khatian No.	Total owned Land (in decimal)	Sold Land (in decimal)	Nature of Land
817	2552	8.28	8.28	Sali


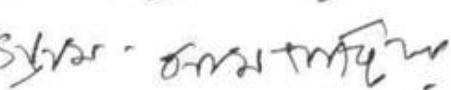
TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the Plan annexed hereto and bordered **BLUE** thereon

7. **Execution and delivery:** In witness whereof the parties hereto have executed these presents on the day, month and year first mentioned above.

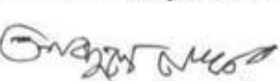
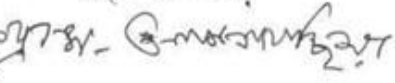
Executed and Delivered by the Vendor
at Kolkata in the presence of:

1. 




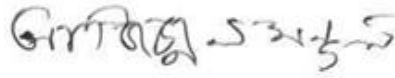
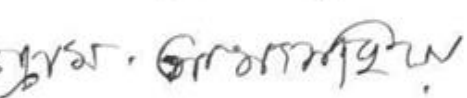
2. 


Executed and Delivered by the Purchaser
at Kolkata in the presence of:

1. 


nappystop Construction Private Limited

Director

2. 


DRAFTED BY ME



Dhananjoy Sardar
Advocate

F/1019/2015

Receipt and Memo of Consideration

The Vendor confirms having received from the Purchaser the sum of **Rs.6,30,000/- (Rupees Six Lacs Thirty Thousand)** only towards full and final payment for Sale of the Said Property in the manner following:

Date	Mode	Number	Bank	Branch	Amount (Rs.)
30.03.2017	Cheque	993412	United Bank of India	Pailan	6,30,000/-

Total Rs. 6,30,000/-

(Rupees Six Lacs Thirty Thousand) only

Handwritten signature of Vendor

Vendor

Witnesses:

1. *Handwritten signature of witness 1*
Handwritten signature of witness 1
2. *Handwritten signature of witness 2*
Handwritten signature of witness 2

(3)

v.e-47/17



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16131000094881/2017

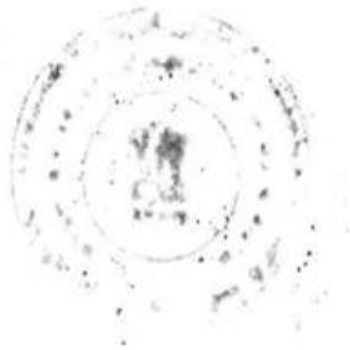
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Alok Barman , 23 Kedar Chatterjee Lane, Now PS- Parnasree, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Seller			Alok Barman 03/04/17
2	Shri Debabrata Pailan , Daulatpur, P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104	Representative of Buyer [HAPPYS HOP CONSTRUCTION PRIVATE LIMITED]			Happyshop Construction Private Limited Debabrata Pailan Director 03/04/17
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Jabed Ali Mondal Son of Late Kuro Mondal , Amgachia, P.O:- Amgachia, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104	Alok Barman, Shri Debabrata Pailan		Jabed Ali Mondal 03/04/17	

(Abu Hena Mobassir)

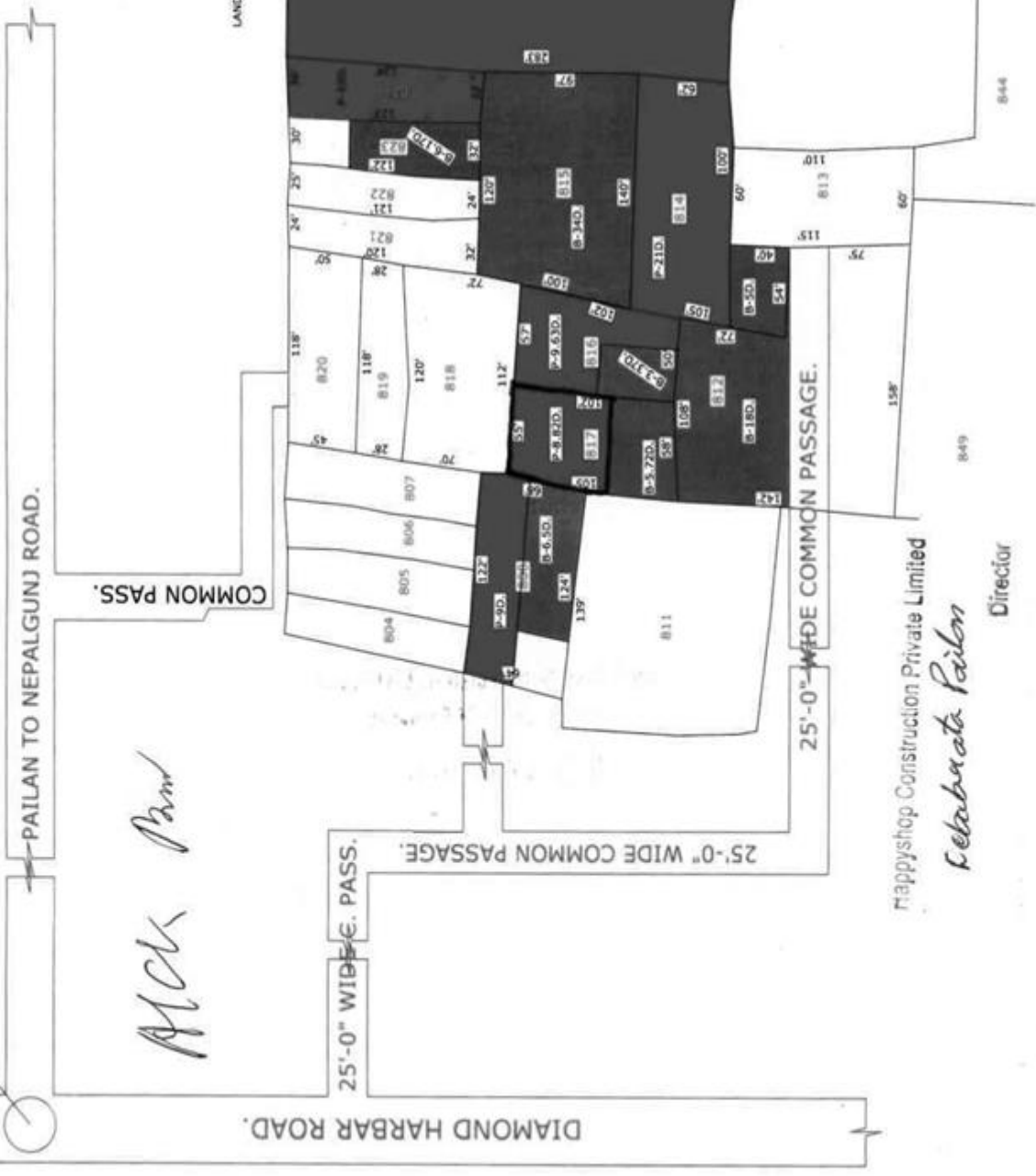
ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BISHNUPUR



[Faint, illegible text, possibly a signature or official name]

**SITE PLAN OF PROPOSED PROJECT AT MOUZA - CHAK RAJU MOLLA,
J.L. NO.-18, P.S.- BISHNUPUR, DIST.- SOUTH 24 PARGANAS.
DAG No 817. Land Area : 8.28 Decimal.**



Ack Paw












Mappysshop Construction Private Limited
Sebahata Pailan
Director

SEKENDAR AKHCN
SURVEYOR & PLANE TABLE
Vill. Daulatpur, P.O. Pailan
Dist. South 24 Parganas
Regd. No-14954, Date 03/06/17

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name

Signature *MOH Khan*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name

Signature *Debnorata Pailon* Director

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

Handwritten signature
Online Payment

GRN: 19-201718-001300994-1

Payment Mode

GRN Date: 19/05/2017 22:36:25

Bank : State Bank of India

BRN : IK00EPPER8

BRN Date: 19/05/2017 22:37:14

DEPOSITOR'S DETAILS

Id No. : 16131000094881/4/2017

[Query No./Query Year]

Name : Dhananjoy Sardar

Contact No. : Mobile No. : +91 9874934058

E-mail :

Address : Alipore Police Court

Applicant Name : Mr Debabrata Pailan

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale; Sale Document Payment No 3

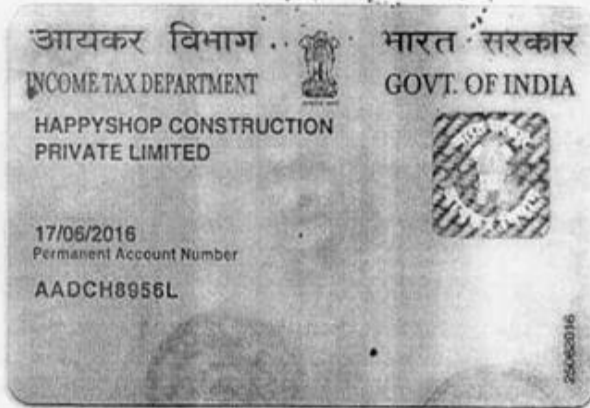
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16131000094881/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	83600
2	16131000094881/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	16750

Total

100350

In Words : Rupees One Lakh Three Hundred Fifty only





ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/00511/10090

To
দেবব্রত পৈলান
Debabrata Pailan
S/O: Madan Pailan
NASKAR para
Daulatpur(ct)
Pailanhat
Bishnupur - I South 24 Parganas
West Bengal 700104
342296596
MA422965864FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7415 7148 2708

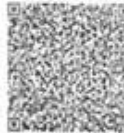
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



দেবব্রত পৈলান
Debabrata Pailan
কামতারিন / DOB : 01/01/1987
পুংস / Male



7415 7148 2708

আমার আধার, আমার পরিচয়

Debabrata Pailan

Debabrata Pailan

आयकर विभाग
INCOME TAX DEPARTMENT
DEBABRATA PAILAN
MADAN PAILAN
01/01/1983
Permanent Account Number
BGPPP6125H
Signature



भारत सरकार
GOVT. OF INDIA

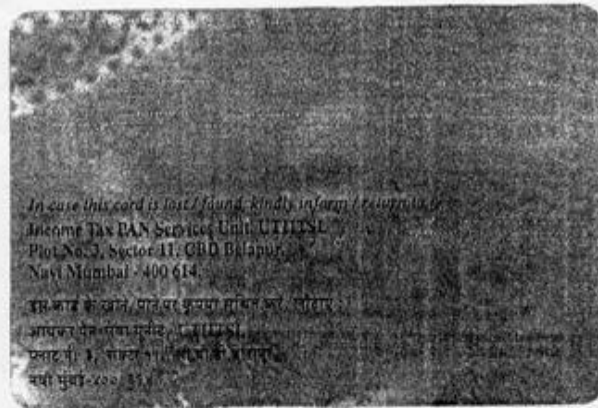


Debabrata Pailan

Debabrata Pailan



Alok Barman





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

উপস্থাপন আইডি নং / Enrollment No. : 1040/20059/28503

To
Aloke Barman
হলোক বর্মান
23
KEDAR CHATTERJEE LANE
BEHALA
Behala S.O
Behala, Kolkata
West Bengal - 700034

08/02/2013



KI 16876R005NF

16926600



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7664 8266 7715

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



হলোক বর্মান
Aloke Barman
পিতা: কলিপদা বর্মান
Father: KALIPADA BARMAN

জন্ম/Year of Birth: 1957
সঙ্গ: Male

7664 8266 7715



আধার - সাধারণ মানুষের অধিকার

Aloke Barman



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

উপস্থাপন, বহু, কলকাতা ২৩
বেহালা, বেহালা এস ও, কলকাতা, পশ্চিমবঙ্গ
700034

Address: 23, KEDAR
CHATTERJEE LANE,
RFHAI A, Behala S O,
Behala, Kolkata, West
Bengal, 700034



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947,
Bengaluru-660 001

Major Information of the Deed

Deed No :	I-1613-02663/2017	Date of Registration	29/05/2017
Query No / Year	1613-1000094881/2017	Office where deed is registered	
Query Date	22/03/2017 3:00:26 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debabrata Pailan Daulatpur, Thana : Bishnupur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9999999999, Status : Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 6,30,000/-		Rs. 16,73,595/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 83,700/- (Article:23)		Rs. 16,750/- (Article:A(1), E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-817	LR-2552	Organisati on	Shali	8.28 Dec	6,30,000/-	16,73,595/-	
Grand Total :					8.28Dec	6,30,000 /-	16,73,595 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Alok Barman (Presentant) Son of Kalipada Barman , 23 Kedar Chatterjee Lane, Now PS- Parnasree, P.O:- Behala, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEFPB3121G, Status :Individual, Executed by: Self, Date of Execution: 03/04/2017 , Admitted by: Self, Date of Admission: 03/04/2017 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	HAPPYSHOP CONSTRUCTION PRIVATE LIMITED , Daulatpur, P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AADCH8956L, Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Debabrata Pailan Son of Shri Madan Pailan , Daulatpur, P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGPPP6125H Status : Representative, Representative of : HAPPYSHOP CONSTRUCTION PRIVATE LIMITED (as director)

Identifier Details :

Name & address	
Jabed Ali Mondal Son of Late Kuro Mondal , Amgachia, P.O:- Amgachia, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Identifier Of Alok Barman, Shri Debabrata Pailan	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Alok Barman	HAPPYSHOP CONSTRUCTION PRIVATE LIMITED-8.28 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 817(Corresponding RS Plot No:- 817), LR Khatian No:- 2552	Owner:অলোক বর্মণ, Gurdian:কালীপদ, Address:11/1বারিক পাড়ারোড কলি-34, Classification:শালি, Area:0.14000000 Acre,

Endorsement For Deed Number : I - 161302663 / 2017**On 22-03-2017****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 16,73,595/-



Abu Hena Mobassir
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 03-04-2017**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 10:30 hrs on 03-04-2017, at the Private residence by Alok Barman ,Executant.

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

Execution is admitted on 03/04/2017 by Alok Barman, Son of Kalipada Barman, , 23 Kedar Chatterjee Lane, Now PS-Parnasree, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Indetified by Jabed Ali Mondal, , Son of Late Kuro Mondal, , Amgachia, P.O: Amgachia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by profession Others

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

Execution is admitted on 03-04-2017 by Shri Debabrata Pailan, director, HAPPYSHOP CONSTRUCTION PRIVATE LIMITED, , Daulatpur, P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104
Indetified by Javed Ali Mondal, , , Son of Late Kuro Mondal, , Amgachia, P.O: Amgachia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by profession Others



Abu Hena Mobassir
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 29-05-2017

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

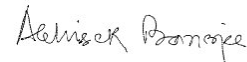
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,750/- (A(1) = Rs 16,736/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 16,750/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2017 10:37PM with Govt. Ref. No: 192017180013009941 on 19-05-2017, Amount Rs: 16,750/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00EPPER8 on 19-05-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 83,700/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 83,600/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 143, Amount: Rs.100/-, Date of Purchase: 29/05/2017, Vendor name: A K Mondal
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2017 10:37PM with Govt. Ref. No: 192017180013009941 on 19-05-2017, Amount Rs: 83,600/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00EPPER8 on 19-05-2017, Head of Account 0030-02-103-003-02



ABHISEK BANERJEE
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2017, Page from 54143 to 54166

being No 161302663 for the year 2017.



(Debashis Kumar Basu) 09-Jun-17 3:28:30 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BISHNUPUR

West Bengal.

(This document is digitally signed.)