

02462

357(20/64)-7

I - 2267/18

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Notarized that the document is authentic
& registration, the signature sheets and
the endorsement sheets attached with
is authentic and part of this document

W 526464

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

District Sub-Registrar-1
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

9 APR 2018

SALE DEED

THIS DEED OF SALE is made on this the 9th day of April, Two Thousand
and Eighteen (2018) A.D.

BETWEEN

SAJAHAN KAZI alias **SAJAHAN KAJI** [PAN-GXKPK4107F] son of Jabbar
Kazi, by faith Muslim, by occupation Cultivator, residing at Mondolpara,
Golpukur, P.O. Baruipur, P.S. Baruipur, District South 24 Parganas-700144,
hereinafter called 'the **VENDOR** (which expression shall by or repugnant to
the context mean and include his heirs, executors, successors,
representatives and assigns) of the **FIRST PART**.

298952

SI No

Name

ASHOK KUMAR SINGH
ADVOCATE

Address

NICCO HOUSE, 2, HARE STREET
6TH FLOOR, CALCUTTA-700001

Rs.

Kolkata Collectorate,
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha

Licensed Stamp

Date

Vendor

- 9 MAR 2018



স্বাক্ষরিত



✓

স্বাক্ষরিত



✓

982

District Sub-Registrar-10
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

9 APR 2018

স্বাক্ষরিত



✓ 983

Kartik Jayan

Identified by me:

Asan Basu

Go. Sri N.C. Basu
P.O. Mallikpur
P.S. - Basu
Kolkata 700145
Business.

AND

SAMUNDAR RETAILS PRIVATE LIMITED, [PAN- AARCS8673D], a company incorporated under the Companies Act, 1956 having its registered office at 17, Shyama Prasad Mukherjee Road, Police Station Bhowanipore, Kolkata - 700025 being represented by its authorized signatory **MR. ALOKE KUMAR SINGHANIA** [PAN - ALPPS2752R], son of Keshar Deo Singhanian, of Block-B, Harbour Heights, 35/1, Diamond Harbbour Road, P.O. & P.S. Alipore, Kolkata - 700027, hereinafter referred to as the **PURCHASER** (which expression shall mean and include its/their successors-in-interest/office, administrators and/or assigns) of the **SECOND PART:**

AND

(1) **JAMAL ALI SARDAR** [PAN-FVXPS9684D] son of Atar Ali Sardar, by faith Muslim, by occupation Business, by Nationality Indian, residing at Village-Balarampur, Beralia, P.O. Madarhat, P.S. Baruipur, District South 24 Parganas-700144 and (2) **SRI KARTICK GAYEN** [PAN-APHPG5262J] son of Atal Gayen, by faith Hindu, by occupation Business, residing at Village-Balarampur, Beralia, P.O. Madarhat, P.S. Baruipur, District South 24 Parganas-700144, hereinafter referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-interest and/or assign) of the **THIRD PART.**

THE PROPERTY: Sali (Agricultural) Land admeasuring 20 decimals out of 64 decimals being portion of R.S. /L.R. Plot No. 357 appertains to L.R. Khatian No. 1772 in Mouza - Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur, in the district of South 24 Parganas (herein after referred to as **the said landed property** more particularly described in the Schedule below and herein intended to be sold).



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WHEREAS:

- A. The vendor herein is the lawful recorded owner in respect of the said Landed property, as acquired by purchase from his erstwhile owners as described in the Schedule - "A" below.
- B. On and about 28.03.2018 the owner of the said landed property being the vendor herein, and Mr. Jamal Ali Sardar, and Kartick Gayen therein described as purchasers, herein described as the confirming party had entered into an agreement for sale of the said landed property, but due to some valid reasons the confirming party herein had decided not to purchase the said landed property and both the parties to the said agreement for sale had amicably cancelled the said agreement for sale dated 28.03.2018 and the advance money which was paid by the said confirming Party was duly returned by the owner of the said landed property to the confirming party and the same was accepted by the confirming party and the confirming party has no claim or demand from the said landowner nor has any interest arising out of the said agreement for sale, in respect of the said landed property.
- C. Thus the vendor herein has lawful authority and power to sell the said landed property. The said agreement for sale become non-est and has no legal bindings on the said parties.
- D. The vendor herein desires to sell the said Landed property, at and for the consideration of Rs. 12,10,000/- (Rupees Twelve Lakh Ten Thousand only) free from all encumbrances;
- E. The Purchaser intends to purchase a piece of land for use of residential purpose only.



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- F. In pursuance of the offer and acceptance and the Purchaser relying on the aforesaid representations, assurances and confirmation and believing the same to be true agreed to purchase the said landed property admeasuring 20 decimals out of 64 decimals at and for the said consideration of Rs. 12,10,000/- (Rupees Twelve Lakh Ten Thousand only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;
- G. The purchaser has this day paid the entire consideration as per memo below to the vendor and now there is no impediment to execute and register the conveyance by the vendor in favour of the Purchaser, the vendor execute this Deed of Sale in the manner hereinafter appearing.

NOW THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs. 12,10,000/- (Rupees Twelve Lakh Ten Thousand only) paid by the Purchaser by way of Demand Draft in favor of Vendor in the manner aforesaid, as agreed (the receipt whereof the Vendor do hereby and also by the memo hereunder written admits and acknowledges and of and from the same and every part thereof, the Vendor do hereby forever release, discharges and acquits ~~the~~ the Purchaser and each of them and the said Landed Property hereby intended to be granted, sold, conveyed and transferred), the Vendor having good right full power and absolute authority and indefeasible title to grant, convey, sell, transfer, assign the said Landed Property doth hereby transfer, sell, convey, grant and assign to and unto the Purchaser ALL THAT piece and parcel of Sali land admeasuring **20** decimals out of **64** (Sixty four) decimals being the portion of R.S./L.R. Plot No. 357 appertains to L.R. Khatian No. 1772 situate in Mouza - Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas, shown within the red verge in the plan annexed hereto, together with all easement right, more particularly described in the Schedule hereunder written and herein referred to as the **said landed property** OR HOWSOEVER OTHERWISE the said Landed



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property or any part thereof now are or is or heretofore butted, bounded, called, known, numbered, described or distinguished FURTHER TOGETHER WITH all that hereditaments, messuages, benefits, right or easement and advantages AND ALL manner of former or other rights, lights, liberties, easements, sewers, drains, water ways, path ancient and/or present or other rights, passages, privileges, emoluments, appendages and appurtenances whatsoever to the said Landed Property or any part belonging or in any wise appertaining to or which with the same or any part thereof now are or is or at any times heretofore were or was held used occupied or enjoyed or reputed to belong or be whatsoever both at law and in equity of the Vendor into and upon the said Landed Property or any part thereof TOGETHER WITH all writings and evidences of title exclusively relating to the said Landed Property or any part thereof which now are or hereafter shall or may be in the custody power or possession of the Vendor or which the Vendor can or may procure without any action or suit at law or in equity **TO ENTER UPON AND TO HAVE AND HOLD, OWN, POSSESS AND ENJOY** the said Landed Property and every part thereof hereby granted sold and conveyed and transferred or expressed or intended so to be and every part thereof TOGETHER WITH all rights members and appurtenances unto and to the use of the Purchaser in fee simple absolutely and forever and free from all encumbrances and forever freed and discharged from or otherwise by the Vendor and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendor. AND the vendor put the purchaser in actual physical possession of the said landed property.

AND THE VENDOR DO HEREBY COVENANTS WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendor done or executed or suffered to the contrary the Vendor lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to an absolute estate of inheritance in fee simple in possession of the said Landed Property and every part thereof and that the said Landed Property has not been affected nor has not been requisitioned and acquisitioned or vested



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into the State of West Bengal under any provisions of the relevant Acts nor the Vendor has received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendor and duly retained by the Vendor and that there is no previous agreement for sale executed by the Vendor in respect of the said Landed Property with any person or persons and that there is no order passed by any court or any statutory authority restraining the Vendor from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the Vendor has good right full power absolute authority and indefeasible title to grant, convey, transfer and assign the said Landed Property hereby granted, conveyed, and transferred or expressed or intended so to be unto and to the use of the Purchaser and in the manner aforesaid according to the true intent and meaning of these presents and that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said Landed Property hereby granted sold and conveyed and receive rents, issues and profits thereof and every part thereof without any lawful eviction, interruption, disturbances, obligations, restrictions, claim and demand whatsoever from or by the Vendor and all persons claiming from under or in trust of the Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved and kept indemnified of from and against all and all manner of charges, mortgages, claims, demands, liens, lispendens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendor and all persons having or lawfully or equitably claiming any estate and interest whatsoever in the said Landed Property or any part thereof from through under or in trust of the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Vendor do and execute and caused to be done and



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executed all such other and further assurances, acts, deeds, matters and things for further better and more perfectly granting and transferring the said Landed Property and every part and parcel thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER the Vendor do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendor is not free from all encumbrances as herein before stated the Vendor shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against any loss damages cost charges expenses if any, suffered by any reason of any defect of title of the Vendor and any breach of the covenants herein contained;

AND FURTHER it is agreed that the Vendor shall deliver all original documents of title and other related papers, parchas etc. in case any parcha or Deeds be related to other properties which are not conveyed by such seller/Vendor, then such seller/Vendor shall deliver a official certified true copy of the original parcha or deed issued by the authorities duly self attested.

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

THE VENDOR FURTHER AGREES, DECLARES, ASSURES AND CONFIRMS THAT:



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

THE SCHEDULE - "A" ABOVE REFERRED TO
(THE DEVOLUTION OF TITLE OF THE PROPERTY TO THE VENDOR)

- A. One Kanailal Das, Narayan Chandra Das both sons of Tinkari Das and Nantu Das son of Aghor Chandra Das were the recorded owners of land admeasuring 48 decimals out of 64 decimals in R.S. /L.R. Dag No. 357, pertaining to L.R. Khatian Nos. 161, 330 & 328 of Mouza – Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the District of South 24 Parganas;
- B. By the Deed of Sale dated 24.02.1983, registered with the office of District Registrar, Alipore South 24 Parganas, recorded in Book No. I, Volume No. 29, pages 162 to 166 Being No. 6411 for the year 1983 said Kanailal Das sold 9 decimals out of his 16 decimals, Narayan Chandra Das sold 6 decimals out of his 16 decimals and Nantu Das sold 5 decimals out of his 16 decimals, jointly transferred, assured, assigned and conveyed their right, title and interest in favour of Kazi Sajahan All That piece and parcel of Sali land measuring 20



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decimals out of 64 decimals appertaining to R.S. /L.R. Dag No. 357, appertaining to R.S. Khatian Nos. 161, 330, & 328 of the said Sultanpur mouja J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas for the consideration mentioned therein absolutely forever and free from all encumbrances and he got his name mutated in the L. R. Record-of-rights being Khatian No. 1772 in respect of his share being 3163 part of 10000 in the said R.S./L.R. Dag No. 357;

C. Thus in the aforesaid manner, the said Kazi Sajahan became the absolute owner of the land admeasuring 20 decimals out of 64 decimals of R.S. & L.R. Plot No. 357, appertaining to L.R. Khatian No. 1772 lying and situate at Mouza Sultanpur, J.L. No. 16, P.S. Baruipur, in the District of South 24 Parganas and have good marketable title thereto.

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

ALL THAT piece and parcel of Sali land admeasuring 20 decimals out of 64 decimals being the undemarcated part of R.S. /L.R. Dag No. 357, appertain to L. R. Khatian No. 1772 of Mouza - Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas shown within the red verge in the plan annexed hereto, together with all easement right presently the subject dag is butted and bounded in the manner following:

ON THE NORTH : By Dag No. 216 of Sultanpur Mouza; —

ON THE SOUTH : By Dag No. 255 of Mouza Beralia; —

ON THE EAST : By Dag No. 358 of Sultanpur Mouza; —

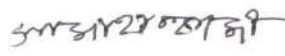
ON THE WEST : By Dag No. 357/808 of Sultanpur Mouza; —

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



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

EXECUTED AND DELIVERED by the within named parties at Kolkata in the presence of: 1. Anindam Bose 197/30, N.S.C. Bore Road Kol - 700040 2. Rama Nath Singh 2, Hare Street Kol - 700001	 VENDOR  <i>Mou Luman Singhania</i> Authorised Signatories Director PURCHASER   CONFIRMING PARTY
---	--

Drafted by me and
prepared in my office:


[ASHOK KUMAR SINGH]
Advocate
Regd. No. WB/662/1992
High Court, Calcutta



District Sub-Registrar-I/V
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RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 12,10,000/- (Rupees Twelve Lakh Ten Thousand only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO

SN	Cheque No.	Date	Bank and its address	In favour of	Amount (Rs.)
1.	000100	09.04.18	Chowringhee Road HDFC Bank	Sagahan Kaji	4,59,000.00
2.	000101	09.04.18	DO	Jamal Ali Sarbar	3,75,500.00
3.	000103	09.04.18	DO	Kartick Gayen	3,75,500.00
TOTAL					12,10,000.00

Rupees Twelve Lakh Ten Thousand only

স্বাক্ষরিত
কর্তৃক
Kartick Gayen
VENDOR

WITNESSES:

1. Anindan Bane
197/30, N.S.C. Bane Road
Kolkata - 70001
2. Rama Nath Singh
2, Hare Street
Kolkata - 70001



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SITE PLAN	
R.S.DAG NO:357 KHATIAN NO:	MOUZA:SULTAPUR J.L NO-16
GRAM PANCHAYET: MULLICKPUR	P.S:BARUIPUR DIST-24 PGNS(S)
EXTRACT FROM R.S. MOUJA MAP	TOTAL DAG AREA:64 DECIMALS
AREA SOLD HEREIN :20 DECIMALS(MORE OR LESS) (UNDEMARCATED)	

AREA SOLD HEREIN :20 DECIMALS(MORE OR LESS) (UNDEMARCATED)

356

357/808

358

255

BERALIA

Signature of Vendor

SAMUNDAR RETAILS PRIVATE LIMITED
Mukulraj Infratech
Authorised Signatories Director

SIGNATURE OF PURCHASER _____



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Photo & Signatures of
the Executants
/Presentants

SPECIMEN FOR TEN FINGER PRINTS



Handwritten signature in Devanagari script.

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



Handwritten signature in Devanagari script.

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



Handwritten signature in Devanagari script.

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



Handwritten signature in Devanagari script.

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



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

2267/18

GRN: 19-201819-021578573-1

Payment Mode

Online Payment

GRN Date: 09/04/2018 12:17:15

Bank : HDFC Bank

BRN : 489413350

BRN Date: 09/04/2018 12:18:15

DEPOSITOR'S DETAILS

Id No. : 16040000562142/4/2018

[Query No./Query Year]

Name : ALOKE KUMAR SINGHANIA
Contact No. : 9433080062 Mobile No. : +91 9433080062
E-mail : alokesinghanias1960@gmail.com
Address : 1 SAROJINI NAIDU SARANI 7TH FLOOR SUBHAM
Applicant Name : Mr Ashok Kumar Singh
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040000562142/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	89970
2	16040000562142/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	18046

Total

108016

In Words : Rupees One Lakh Eight Thousand Sixteen only







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16040000562142/2018

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
1	Mr SAJAHAN KAZI Alias Mr SAJAHAN KAJI Mondolpara, Golpukur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144	Seller			<i>SAJAHAN KAZI</i> 9-4-18
2	Mr JAMAL ALI SARDAR Village Balarampur, P.O:- Madarhat, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144	Seller			<i>JAMAL ALI SARDAR</i> 21/4/18
3	Mr KARTICK GAYEN Village Balarampur, P.O:- Madarhat, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144	Seller			<i>Kartick Gayen</i> 09-04-18



SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Arun Bhowmick Son of Mr Narayan Chandra Bhowmick Vill Beniadanga (Natungram), P.O:- Mallickpur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 700145	Mr SAJAHAN KAZI, Mr JAMAL ALI SARDAR, Mr KARTICK GAYEN, Mr ALOKE KUMAR SINGHANIA	<i>Arun Bhowmick</i> 9-04-2018

(Pradipta Kishore Guha)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS

South 24-Parganas, West
Bengal







Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-0000562142/2018	Office where deed will be registered
Query Date	06/04/2018 10:54:01 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Ashok Kumar Singh Nicco House, 2 Hare Street, 6th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830530090, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 12,10,000/-	Rs. 18,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 90,020/- (Article:23)	Rs. 18,046/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
	11/04/2018	Rs. 50/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-357	RS-1722	Bastu	Shali	20 Dec	12,10,000/-	18,00,000/-	
Grand Total :					20 Dec	12,10,000 /-	18,00,000 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr SAJAHAN KAZI, (Alias: Mr SAJAHAN KAJI) Son of Mr Jabbar Kazi Mondolpara, Golpukur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: GXKPK4107F, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self



3	Mr KARTICK GAYEN Son of Mr Atal Gayen, Village Balarampur, Post Office: Madarhat, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHPG5262J, Status :Confirming Party, Executed by: Self , To be Admitted by: Self	Confirming Party	Executed by: Self , To be Admitted by: Self
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Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	SAMUNDAR RETAILS PRIVATE LIMITED (Private Limited Company) ,Post Office: Bhowanipur, Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 PAN No. AARCS8673D, Status :Organization, Not Executed	Organization	Not Executed

Representative Details :

SI No	Name & Address	Representative of
1	Mr ALOKE KUMAR SINGHANIA Son of Mr Keshar Deo Singhania Harbour Heights, 35/1, Diamond Harbbour Road, Post Office: Alipore, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALPPS2752R	SAMUNDAR RETAILS PRIVATE LIMITED (as Authorised Signatory)

Identifier Details :

Name & address
Mr Arun Bhowmick Son of Mr Narayan Chandra Bhowmick Vill Beniadanga (Natungram), Post Office: Mallickpur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr SAJAHAN KAZI, Mr JAMAL ALI SARDAR, Mr KARTICK GAYEN, Mr ALOKE KUMAR SINGHANIA

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 20/05/2018 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.



Query No: 1604-0-000562142 of 2018



5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



नाम/ Name
SAJAHAN KAZI

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

GXKPK4107F



पिता का नाम/ Father's Name
JABBAR KAZI

जन्म की तारीख/ Date of Birth
15/04/1963

सहस्रनाम/ सही

हस्ताक्षर/ Signature



81026002

SAJAHAN KAZI

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग प्लॉट नं 341, सर्वे नं 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel. 91-20-2721 8080, Fax 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



ভারত সরকার

Unique Identification Authority of India
Government of India

এনআরআই আই ডি / Enrollment No. : 1190/23303/00376

To
Sajahan Kazi
সাজাহান কাজী
S/O: Jabbar Kazi
MONDOLPARA GOLPUKUR
BARUIPUR
Baruiপুর
Baruiপুর, South 24 Parganas
West Bengal - 700144
9038844307

11/01/2014



KL726595836FT

72659583



আদহার আধার সংখ্যা / Your Aadhaar No. :

9486 9351 4013

সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

স্বাক্ষরিত

সাজাহান কাজী
স্বাক্ষরিত

ভারত সরকার
সরকারি পরিচয়ের প্রমাণ, নাগরিকদের প্রমাণ নয়।
সরকারি পরিচয়ের প্রমাণ অনলাইন প্রমাণিকরণ দ্বারা প্রাপ্ত
করুন।

INFORMATION

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

- আদহার মাত্রা দেশে সীমিত।
- আদহার 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.



ভারত সরকার
Unique Identification Authority of India

সাজাহান কাজী

স্বাক্ষরিত

সাজাহান কাজী
স্বাক্ষরিত

Address: S/O: Jabbar Kazi,
MONDOLPARA
GOLPUKUR, BARUIPUR,
Baruiপুর, South 24
Parganas, West Bengal,
700144





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভারতীয় আইডি / Enrollment No : 1040/21065/08454

12/10/2014

To
Kartick Gayen
কর্তিক গায়ন
BALARAMPUR
Beraila
Madarat, South 24 Parganas
West Bengal - 743610



KH046835219FT
4683521



আপনার আধার সংখ্যা / Your Aadhaar No. :

8292 2680 8260

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



কর্তিক গায়ন
Kartick Gayen
পিতা : অতল গায়ন
Father : Atal Gayen

জন্মতারিখ / DOB : 16/01/1975
লিঙ্গ / Male



8292 2680 8260

আধার - সাধারণ মানুষের অধিকার

Kartick Gayen
Kartick Gayen

05.Apr.2018





जमाल अली सार्दार



3461 7843 2658



Handwritten text in Devanagari script, likely a signature or name, written diagonally.

Handwritten text in Devanagari script, likely a signature or name, written diagonally.

05.Apr.2018

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
APHPG5262J



नाम / Name
KARTICK GAYEN

पिता का नाम / Father's Name
ATAK GAYEN

19/07/18

Kartick Gayen
Signature

Kartick Gayen

Kartick Gayen

05.Apr.2018



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAMUNDAR RETAILS PRIVATE LIMITED

28/05/2012

Permanent Account Number

AARCS8673D

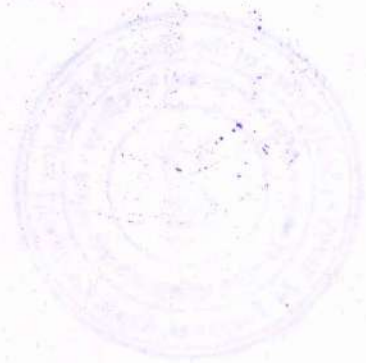


25082012

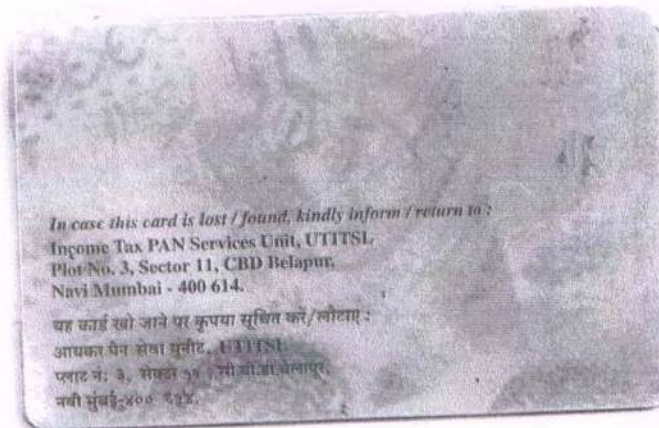
SAMUNDAR RETAILS PRIVATE LIMITED

Naval Sunee Singhania
Authorised Signatories

Director











ভারত সরকার

Government of India



অলোক কুমার সিংহানিয়া
Alok Kumar Singhania
পিতা : কেশর দেও সিংহানিয়া
Father: Keshar Deo Singhania
জন্মতারিখ / DOB: 23/10/1960
পুরুষ / Male



9541 5866 3757

আধার - সাধারণ মানুষের অধিকার

Mou Umair Singhania



আধার

ভারতীয় পরিচয় পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:
ব্লক-বি হারবার হাইট-টু ফ্লোর,
35-1 ডায়মন্ড হারবার রোড,
আলিপুর, কোলকাতা, আলিপুর,
পশ্চিম বঙ্গ, 700027

Address:
BLOCK-B HARBOUR HEIGHTS 2
ND FLOOR, 35/1 DIAMOND
HARBOUR ROAD, Alipore,
Kolkata, Alipore, West Bengal,
700027

9541 5866 3757

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Mou Umair Singhania





ভারত সরকার
Government of India



অরুন ভৌমিক
Arun Bhowmick
পিতা : নারায়ণ চন্দ্র ভৌমিক
Father : Narayan Chandra Bhowmick

জন্মতারিখ / DOB: 28/02/1970
পুরুষ / Male



2374 4262 7725

আধার - সাধারণ মানুষের অধিকার

Arun Bhowmick



আধার

ঠিকানা: মল্লিকপুর
বেনিয়া ডাঙ্গা নতুন পাড়া, হরিহরপুর
মল্লিকপুর, দক্ষিণ ২৪ পরগনা
পশ্চিম বঙ্গ

ভারতীয় পরিচয় প্রাধিকারন
Unique Identification Authority of India

Address: Mallickpur, Benia
Danga Natun Para,
Hariharpur, South 24
Parganas, Mallickpore, West
Bengal, 700145

2374 4262 7725





Major Information of the Deed

Deed No :	I-1604-02267/2018	Date of Registration	11/04/2018
Query No / Year	1604-0000562142/2018	Office where deed is registered	
Query Date	06/04/2018 10:54:01 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ashok Kumar Singh Nico House, 2 Hare Street, 6th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830530090, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 12,10,000/-	Rs. 18,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 90,020/- (Article:23)	Rs. 18,046/- (Article:A(1), E, M(b), H)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-357	RS-1722	Bastu	Shali	20 Dec	12,10,000/-	18,00,000/-	
Grand Total :-					20Dec	12,10,000 /-	18,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SAJAHAN KAZI, (Alias: Mr SAJAHAN KAJI) (Presentant) Son of Mr Jabbar Kazi Mondolpara, Golpukur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.: GXKPK4107F, Status :Individual, Executed by: Self, Date of Execution: 09/04/2018 , Admitted by: Self, Date of Admission: 09/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/04/2018 , Admitted by: Self, Date of Admission: 09/04/2018 ,Place : Pvt. Residence
2	Mr JAMAL ALI SARDAR Son of Mr Atar Ali Sardar Village Balarampur, P.O:- Madarhat, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: FVXPS9684D, Status :Confirming Party, Executed by: Self, Date of Execution: 09/04/2018 , Admitted by: Self, Date of Admission: 09/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/04/2018 , Admitted by: Self, Date of Admission: 09/04/2018 ,Place : Pvt. Residence
3	Mr KARTICK GAYEN Son of Mr Atal Gayen Village Balarampur, P.O:- Madarhat, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: APHPG5262J, Status :Confirming Party, Executed by: Self, Date of Execution: 09/04/2018 , Admitted by: Self, Date of Admission: 09/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/04/2018 , Admitted by: Self, Date of Admission: 09/04/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-1604-02267/2018-11/04/2018



Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SAMUNDAR RETAILS PRIVATE LIMITED P.O:- Bhowanipur, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 , PAN No.: AARCS8673D, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr ALOKE KUMAR SINGHANIA Son of Mr Keshar Deo Singhanian Harbour Heights, 35/1, Diamond Harbbour Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALPPS2752R Status : Representative, Representative of : SAMUNDAR RETAILS PRIVATE LIMITED (as Authorised Signatory)

Identifier Details :

Name & address	
Mr Arun Bhowmick Son of Mr Narayan Chandra Bhowmick Vill Beniadanga (Natungram), P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr SAJAHAN KAZI, Mr JAMAL ALI SARDAR, Mr KARTICK GAYEN, Mr ALOKE KUMAR SINGHANIA	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SAJAHAN KAZI	SAMUNDAR RETAILS PRIVATE LIMITED-20 Dec

Endorsement For Deed Number : I - 160402267 / 2018**On 09-04-2018****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:33 hrs on 09-04-2018, at the Private residence by Mr SAJAHAN KAZI Alias Mr SAJAHAN KAJI, one of the Executants.

Major Information of the Deed :- I-1604-02267/2018-11/04/2018



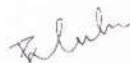
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 18,00,000/-

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

Execution is admitted on 09/04/2018 by 1. Mr SAJAHAN KAZI, Alias Mr SAJAHAN KAJI , Son of Mr Jabbar Kazi , Mondolpara, Golpukur, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Cultivation, 2. Mr JAMAL ALI SARDAR, Son of Mr Atar Ali Sardar , Village Balarampur, P.O: Madarhat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business, 3. Mr KARTICK GAYEN, Son of Mr Atal Gayen , Village Balarampur, P.O: Madarhat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business

Indetified by Mr Arun Bhowmick, , Son of Mr Narayan Chandra Bhowmick , Vill Beniadanga (Natungram), P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Business



Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 11-04-2018

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 18,046/- (A(1) = Rs 18,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 18,046/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/04/2018 12:18PM with Govt. Ref. No: 192018190215785731 on 09-04-2018, Amount Rs: 18,046/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 489413350 on 09-04-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 90,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 89,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 298952, Amount: Rs.50/-, Date of Purchase: 09/03/2018, Vendor name: Amal Kumar Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/04/2018 12:18PM with Govt. Ref. No: 192018190215785731 on 09-04-2018, Amount Rs: 89,970/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 489413350 on 09-04-2018, Head of Account 0030-02-103-003-02



Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1604-02267/2018-11/04/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 66970 to 67002

being No 160402267 for the year 2018.



Pradipta

Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2018.04.19 17:58:01 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 19/04/2018 17:56:55

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)