

8733

357(4.8/64)-7

28/8/15/2015

भारतीय गैर न्यायिक

पचास
रुपये
रु.50FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 169200

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

669249
Dist. Sub-Registrar
Baruipur, South 24 Parganas

01 OCT 2015

Mouza: SultanpurP.S.: BaruipurMallickpur Gram PanchayatDistrict – South 24 ParganasSALE DEED

THIS DEED OF SALE is made on this the 29th day of September, Two Thousand and Fifteen (2015) A.D.

BETWEEN

(1) JAYDEB DAS son of Late Kanailal Das, (2) BASANTA DAS son of Pashupati Das (3) RUBY GUHA wife of Ashish Kumar Guha and daughter of Kalipata Das (4) SUBIR DAS son of Late Prallahad Das, all by faith Hindu, by Nationality - Indian, Vendors No. 1,2 and 4 all by occupation Service, and No. 3 by occupation House hold duties, all residing at Vill- Bailkuntapur, P.O. Gobindapur, P.S. Baruipur, district South 24 parganas-

32708

25 JUN 2015

Bijoy Krishnas Das.



VC FI-
4652

Bijoy Krishna Das.



VC FI-
4653

শ্রী বক্রত মুখ



VC FI-
4654

শ্রী বক্রত মুখ



VC FI-
4655

শ্রী বক্রত মুখ

No. Date 25 JUN 2015
 Sold to ASHOK KUMAR SINGH
 Address NICCO HOUSE 2, HARE STREET
 6TH FLOOR, CALCUTTA - 700 00
 Rs.
 ANJUSHREE BANERJEE
 L.S. VENDOR (O.S.)
 HIGH COURT, KOLKATA-700 001

25 JUN 2015



Addl. District Sub-Registrar
 Baruipur, South 24 Parganas

29 SEP 2015

Identified by me.

Am Bannick
 Vill- Beniadanga
 P.O- Hallikpura
 P.S- Baruipur
 Kot- 145.

700144, Vendors No. 3 is being represented by her constituted attorney Sri Jayanta Kumar Mondal son of Sri Krishna Pada Mondal, by faith Hindu, by occupation Business, of Vill Baruli, P.O. Dakshin Gobindapur, P.S. Sonarpur, District South 24 Parganas -700145, hereinafter jointly called 'the VENDORS (which expression shall mean and include by or repugnant to the context their heirs, executors, successors, representatives and assigns) of the ONE PART.

AND

BIJOY KRISHNA DAS son of Badal Das, by faith Hindu, by occupation Business, by nationality-Indian, residing at Village Dakshin Kalyanpur, P.O. & P.S. Baruipur, district South 24 Parganas - 700144 hereinafter called and 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 SECOND PART;

AND

SAMUNDAR RETAILS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 (PAN- AARCS8673D), having its registered office at 17, Shyama Prasad Mukherjee Road, Kolkata - 700025 Police Station Bhowanipore, represented by its authorized Signatory, Alok Kumar Singhania, (PAN- ALPPS2752R), son of Late Keshar Deo Singhania, of 35/1, Diamond Harbour Road, Block -B, P.O. & P.S. Behala, 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 OTHER PART:

THE PROPERTY: Sali (Agricultural) Land admeasuring 4.8 decimals out of 64 decimals land being portion of R.S. /L.R. Plot No. 357 appertains to L.R. Khatian Nos. 161, 330 in Mouza -- Sultanpur, J.L. No. 16 within the limit of



২৮ ৭/১
৪৬৫৬

১২৮৭৭৭১২৮



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

29 SEP 2015

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).

WHEREAS:

- A. The vendors herein represent, assure and confirm to the purchaser herein that they are the lawful owners in respect of the said Landed property, as acquired by inheritance from its erstwhile owners as described in the Schedule - "A" below.
- B. The vendors herein desire to sell the said Landed property, at and for the consideration of Rs. 2,90,909/- (Rupees Two Lakhs Ninety Thousand Nine Hundred and Nine only) free from all encumbrances;
- C. 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 4.8 decimals out of 64 decimals at and for the said consideration of Rs. 2,90,909/- (Rupees Two Lakhs Ninety Thousand Nine Hundred and Nine only), and agreed to sell the said landed property to the Purchaser absolutely, forever and free from all encumbrances;
- D. The purchaser has this day paid the entire consideration as per memo below to the vendors as per their share and now there is no impediment to execute and register the conveyance by the vendors in favour of the Purchaser, the vendors execute this Deed of Sale in the manner hereinafter appearing.
- E. The Vendor no. 3 by the General Power of Attorney executed on 05.06.2015, registered in the office of A.D.S.R Baruipur recorded in Book No. IV, CD Volume No. 1611-2015, Page from 2263 to 2276.



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

29 SEP 2015

being no. 00682 for the year 2015, duly nominated, constituted and appointed Jayanta Kumar Mondal son of Krishna Pada Mondal to inter alia authorize and empower to execute and register the conveyance(s) in respect of the subject plots which such power is still operative and effective..

NOW THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs. 2,90,909/- (Rupees Two Lakhs Ninety Thousand Nine Hundred and Nine only) paid by the Purchaser by way of Demand Draft in favour of Vendors in the manner as agreed (the receipt whereof the Vendors and the confirming party do hereby and also by the memo hereunder written admit and acknowledge and of and from the same and every part thereof, the Vendors do hereby forever release, discharge and acquit the Purchaser and each of them and the said Landed Property hereby intended to be granted, sold, conveyed and transferred), the Vendors having good right full power and absolute authority and indefeasible title to grant, convey, sell, transfer, assign and the Confirming party assures and confirms, the said Landed Property doth hereby jointly transfer, sell, convey, grant and assign to and unto the Purchaser **ALL THAT** piece and parcel of Sali land admeasuring 4.8 decimals out of 64 (Six four) decimals being the portion of R.S./L.R. Plot No. 357 appertains to L.R. Khatian Nos.161, 330 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 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



Addl. District Sub-Registrar
Baraipur, South 24 Parganas

29 SEP 2013

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 Vendors 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 Vendors or which the Vendors 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 Vendors and well and sufficiently indemnified of and against all encumbrances claims, liens whatsoever created or suffered by the Vendors.

AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AND DECLARE that notwithstanding any act, deed, matter or thing by the Vendors done or executed or suffered to the contrary the Vendors 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 into the State of West Bengal under any provisions of the relevant Acts nor the Vendors have received any notice in relation thereto and that the said Landed Property is well within the ceiling limit of the Vendors and duly retained by the Vendors and that there is no



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

29 SEP 2019

previous agreement for sale executed by the Vendors 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 Vendors from selling, transferring and/or alienating the said landed property in any manner and that notwithstanding as aforesaid the Vendors have 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 Vendors and all persons claiming from under or in trust of the Vendors 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 Vendors 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 Vendors or any of the ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendors 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 Vendors 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 Vendors do and execute and caused to be done and 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



Addl. District Sub-Registrar.
Baruipur, South 24 Parganas

29 SEP 2015

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 Vendors do hereby covenant with the Purchaser that if it transpires that the said Landed Property hereby conveyed, sold and transferred by the Vendors are not free from all encumbrances as herein before stated the Vendors shall be liable to the Purchaser to make good any loss sustained by it and furthermore, the Vendors 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 Vendors and any breach of the covenants herein contained;

AND the confirming party hereby declared, assured and confirmed that he has no right, title and interest whatsoever under any document trust or otherwise in the said landed property and do the hereby assure and confirm the sale of the said landed property as intended herein;

AND FURTHER it is agreed that the Vendors 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 sellers/Vendors, then such sellers/Vendors shall deliver an official certified true copy of the original parcha or deed issued by the authorities concerned. If the vendors are found to misuse any deed/chain deed as aforesaid and thereby title of the aforesaid land is affected the vendors shall be liable to the purchaser to make good any loss sustained by purchaser and furthermore, the vendors 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 misuse of title deed/chain deed relating to the said landed property of title of the Vendors.



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

29 SEP 2015

AND FURTHER it is agreed by and between the Vendors 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 Vendors' 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 VENDORS FURTHER AGREES, DECLARES, ASSURES AND CONFIRMS THAT:

- i. The Vendors 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 Vendors have 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 Vendors 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 VENDORS)

A. One Kanailal Das, Narayan Chandra Das, Nantu Das and Bala Chandra Das were the lawful recorded owners in equal share of the land admeasuring 64 decimals in R.S. /L.R. Dag No. 357 under L.R. Khatian Nos. 161 of Mouza




Addl. District Sub-Registrar
Baruipur, South 24 Parganas

29 SEP 2019

Sultanpur, J.L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. Baruipur, District South 24 Parganas;

- B. The said Kanailal Das while seized and possessed of the aforesaid Landed property being 16 decimals out of 64 decimals in the said plot of land died intestate leaving behind his four sons, namely, Pashupati Das, Ashutosh Das, Dasurathi Das and Joydeb Das and only daughter namely Sundari Naskar as his legal heirs and representatives and they inherited the estate of Kanailal Das as per Hindu succession Act 1956;
- C. The said Pashupati Das, one of the legal heirs of Kanailal Das, while seized and possessed of his right, title and interest in the said landed property, died intestate leaving behind his five sons namely Bijay Das, Basanta Das, Mohanta Das, Jayanta Das and Srimanta Das and two daughters namely Pratima Das (Mondal) and Anima Das and none else as his legal and heirs and representatives and they inherited the estate of said Pashupati Das and his wife Sailabala Das predeceased him, as per Hindu succession act 1956;
- D. The said Narayan Chandra Das, while seized and possessed of his right, title and interest in the said landed property, died intestate leaving behind his six sons namely Santosh Das, Amal Das, Kalipada Das, Sannyasi Das, Parikshit Das and Prahlad Das and only daughter namely Mayarani Das and none else as his legal and heirs and representatives and they inherited the estate of said Narayan Chandra Das, deceased, as per Hindu succession act 1956;
- E. The said Sannyasi Das one of the legal heirs of Narayan Chandra Das died issueless intestate leaving behind his brothers and sisters namely Santosh Das, Parikshit Das, Prahlad Das, Kalipada Das, Amal Das and Mayarani Das respectively and none else as his heirs and legal representatives and they inherited the estate of the said Sannyasi Das, deceased as per Hindu succession act 1956;
- F. The said Kalipada Das, one of the legal heirs of Narayan Chandra Das, while seized and possessed of his right, title and interest in the said landed property,



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

29 SEP 2015

died intestate leaving behind his two sons namely Samir Kumar Das and Prabir Kumar Das and only daughter namely Ruby Guha and none else as his legal and heirs and representatives and they inherited the estate of said Kalipada Das, deceased, as per Hindu succession act 1956;

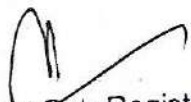
G. The said Prahllad Das, one of the legal heirs of Narayan Chandra Das, while seized and possessed of his right, title and interest in the said landed property, died intestate leaving behind his five sons namely Asit Das, Amit Das, Niranjana Das, Subir Das and Subrata Das and two daughters namely Madhabi Mondal and Sikha Das and none else as his legal and heirs and representatives and they inherited the estate of said Prahllad Das, deceased, as per Hindu succession act 1956;

H. Thus in the aforesaid manner, the said Joydeb Das, Basanta Das, Subir Das and Ruby Guha became the absolute owners of the land admeasuring 4.8 decimals out of 64 decimals of R.S. & L.R. Plot No. 357 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.

I. The vendors while seized and possessed of the said landed property they jointly entered into an agreement for sale of the said landed property with the confirming party and received the sum of Rs. 43,042/- (Rupees Forty Three Thousand and Forty Two only) towards earnest money. Since the confirming party is unable to purchase the said landed property, requested the vendors to return the earnest money to him and surrendered his interest under the said agreement for sale concerning the said landed property and gave his consent to sell the said landed property to any willing purchaser subject to payment of his earnest money.

J. It has been agreed by and between the parties herein that the purchaser shall on behalf of the Vendors pay to the confirming party the said sum of Rs. 43,042/- (Rupees Forty Three Thousand and Forty Two only) out of the said sale consideration of the said landed property and upon making such amount to the confirming party the said landed property will become free from all




Addl. District Sub-Registrar
Baruipur, South 24 Parganas

29 SEP 2016

encumbrances and the confirming party would join and execute this sale deed in favour of the purchaser herein;

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

ALL THAT Sali land admeasuring 4.8 decimals out of 64 decimals being the undemarcated part of R.S. /L.R. Dag No. 357, appertain to L. R. Khatian Nos. 191, 330 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.

The area hereto sold by the within named vendors:

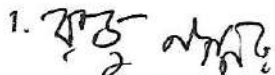
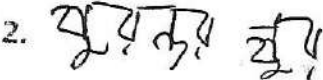
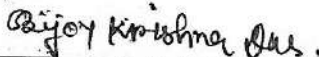
Vendor No.	Name of Vendor(s)	Area of Land
1	Joydeb Das	3.2 decimals
2	Basanta Das	0.48 decimals
3	Ruby Guha	0.762 decimals
4	Subir Das	0.381 decimals



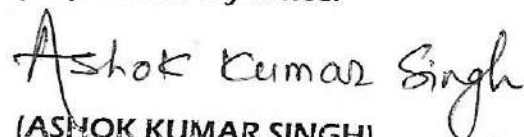
Addl. District Sub-Registrar
Baruipur, South 24 Parganas

29 SEP 2015

IN WITNESSES WHEREOF the Vendors have executed and delivered this Deed of Sale on the day month and year first above written.

EXECUTED AND DELIVERED	৩২শে ৪৫/৯৯
by the within named parties at	শ্রী ব্রজমুখা
Kolkata in the presence of:	জয়ন্তী কুমার-মন্ডল
1. 	সুবীর দাস
2. 	
Sarangjit Sinha SAD BARUIPUR TANGATA	
	VENDORS
	[Joydeb Das, Basanta Das, Subir Das, Ruby Guha being represented her constituted attorney Jayanta Kumar Mondal]
	
	CONFIRMING PARTY

Drafted by me and
prepared in my office:



(ASHOK KUMAR SINGH)

Advocate

Reg. No. WB/662/1992

High Court, Calcutta



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

29 SEP 2015

RECEIPT

RECEIVED of and from the Purchaser the sum of Rs. 2,90,909/- (Rupees Two Lakhs Ninety Thousand Nine Hundred and Nine only) towards within mentioned consideration of the within named Property in full and final settlement as per memo below.

MEMO

SN	Cheque No. /Cash	Drawn on	Date	Amount (Rs.)
1.	000063	HDFC Bank, 88, Chowringhee Road, 1 st Floor, Kolkata-700020	04.09.2015	1,64,560.00
2.	000064	-do-	04.09.2015	19,593.00
3	000065	-do-	04.09.2015	23,502.00
4	000066	-do-	04.09.2015	39,185.00
5	000070	-do-	04.09.2015	43,561.00
		Cash		508.00
TOTAL				2,90,909/-

Rupees Two Lakhs Ninety Thousand Nine Hundred and Nine only

WITNESSES:

1. *স্বাক্ষরিত*
স্বাক্ষরিত
2. *Sarajit Singh*
BARUIPUR
TANGETALA

উজ্জ্বল
স্বাক্ষরিত
স্বাক্ষরিত
স্বাক্ষরিত

VENDORS

[Joydeb Das, Basanta Das, Subir Das, Ruby Guha being represented her constituted attorney Jayanta Kumar Mondal]



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

29 SEP 2015

Photo & Signatures of
the Executants

SPECIMEN FOR TEN FINGER PRINTS



શ્રી વજીર મહમદ
શ્રી વજીર મહમદ

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



શ્રી વજીર મહમદ
શ્રી વજીર મહમદ

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



શ્રી વજીર મહમદ
શ્રી વજીર મહમદ

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



શ્રી વજીર મહમદ
શ્રી વજીર મહમદ

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




Addl. District Sub-Registrar
Baruipur, South 24 Parganas

29 SEP 2015

Photo & Signatures of
the Executants
/Presentants

SPECIMEN FOR TEN FINGER PRINTS



Bijoy Krishna Das

Bijoy Krishna Das



Mohu Singhania

SAMUNDAR RETAILS PRIVATE LIMITED

Mohu Singhania

Authorised Signatories

Director

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




Addl. District Sub-Registrar
Baruipur, South 24 Parganas

29 SEP 2015

SITE PLAN

K.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 :4.8 DECIMALS(MORE OR LESS) (UNDEMARCATED)

216

356

DAG .NO-357
64-DECIMALS

357/808

358

255

BERALIA

Signature of Vendors

SIGNATURE OF PURCHASER

Bijoy Krishna Das.



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

29 SEP 2015



08115

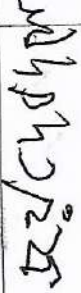
Government of West Bengal

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

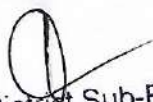
OFFICE OF THE A.D.S.R. BARUIPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16110000669249/2015

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	Mr JAYDEB DAS Vill Baikunthapur, P.O:- Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144	Seller			 22/09/15
2	Mr BASANTA DAS Vill Baikunthapur, P.O:- Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144	Seller			 22/09/15
3	Mr SUBIR DAS Vill Baikunthapur, P.O:- Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144	Seller			 22/09/15




Addl. District Sub-Registrar
Baruipur, South 24 Parganas

29 SEP 2015

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
4	Mr BIJOY KRISHNA DAS Village Dakshin Kalyanpur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144	Seller			<i>Bijoy Krishna Das</i> 29-09-2015
5	Mr Jayanta Kumar Mondal Vill Baruli, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Attorney of Seller [Mrs RUBY GUHA]			<i>Jayanta Kumar Mondal</i> 29.9.15
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr ARUN BHOWMICK Son of Mr NARAYAN CHANDRA BHOWMICK VILL BENIADANGA (NATUNPARA), P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Mr JAYDEB DAS, Mr BASANTA DAS, Mr SUBIR DAS, Mr BIJOY KRISHNA DAS, Mr Jayanta Kumar Mondal, Mr ALOKE KUMAR SINGHANIA		<i>Arun Bhowmick</i> 29/9/15	

(Bebajyoti
Bandyopadhyay)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BARUIPUR
South 24-Parganas, West
Bengal



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

29 SEP 2015

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr BIJOY KRISHNA DAS Son of Mr Badal Das Village Dakshin Kalyanpur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr JAYDEB DAS Son of Late Kanailal Das Vill Baikunthapur, P.O:- Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,; Status : Individual; Date of Execution : 29/09/2015; Date of Admission : 29/09/2015; Place of Admission of Execution : Pvt. Residence
2	Mr BASANTA DAS Son of Mr Pashupati Das Vill Baikunthapur, P.O:- Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,; Status : Individual; Date of Execution : 29/09/2015; Date of Admission : 29/09/2015; Place of Admission of Execution : Pvt. Residence
3	Mrs RUBY GUHA Daughter of Mr Ashish Kumar Guha Vill Baikunthapur, P.O:- Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual; Represented by her (1-3) constituted attorney as given below:-
1-3 (1)	Mr Jayanta Kumar Mondal Son of Mr Krishna Pada Mondal Vill Baruli, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Attorney; Date of Execution : 29/09/2015; Date of Admission : 29/09/2015; Place of Admission of Execution : Pvt. Residence

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
4	Mr SUBIR DAS Son of Late Prallahad Das Vill Baikunthapur, P.O:- Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,; Status : Individual; Date of Execution : 29/09/2015; Date of Admission : 29/09/2015; Place of Admission of Execution : Pvt. Residence
5	Mr BIJOY KRISHNA DAS Son of Mr Badal Das Village Dakshin Kalyanpur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Confirming Party; Date of Execution : 29/09/2015; Date of Admission : 29/09/2015; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	SAMUMDAR RETAILS PVT LTD 17, SHYAMA PRASAD MUKHERJEE ROAS, P.O:- Lalalajpat Rai Sarani, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700025 PAN No. AARCS8673D,; Status : Organization; Represented by representative as given below:-
1(1)	Mr ALOKE KUMAR SINGHANIA 35/1 DIAMOND HARBOUR ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALPPS2752R,; Status : Representative; Date of Execution : 29/09/2015; Date of Admission : 29/09/2015; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr ARUN BHOWMICK Son of Mr NARAYAN CHANDRA BHOWMICK VILL BENIADANGA (NATUNPARA), 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,	Mr JAYDEB DAS, Mr BASANTA DAS, Mr SUBIR DAS, Mr BIJOY KRISHNA DAS, Mr Jayanta Kumar Mondal, Mr ALOKE KUMAR SINGHANIA	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur	RS Plot No:- 357 , RS Khatian No:- 191	4.8 Dec	2,90,909/-	2,90,909/-	Proposed Use: Bastu, ROR: Shali

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr BASANTA DAS	SAMUMDAR RETAILS PVT LTD	0.457	9.52083
	Mr JAYDEB DAS	SAMUMDAR RETAILS PVT LTD	3.2	66.6667
	Mr SUBIR DAS	SAMUMDAR RETAILS PVT LTD	0.381	7.9375
	Mrs RUBY GUHA	SAMUMDAR RETAILS PVT LTD	0.762	15.875

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Ashok Kumar Singh
Address	Nicco House, 2, Hare Street, 6th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Office of the A.D.S.R. BARUIPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 161108115 / 2015

Query No/Year	16110000669249/2015	Serial no/Year	1611008733 / 2015
Deed No/Year	I - 161108115 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr BIJOY KRISHNA DAS	Presented At	Private Residence
Date of Execution	29-09-2015	Date of Presentation	29-09-2015

Remarks

On 01/10/2015

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,197/- (A(1) = Rs 3,190/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,197/-

Description of Online Payment

1. Rs 3,197/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: HDFC Bank (HDFC0000014)

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,555/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs, 14,505/-

Description of Online Payment

1. Rs 14,505/- is paid, by online using Head of Account 0030-02-103-003-02, Bank: HDFC Bank (HDFC0000014)

Payment of Stamp Duty

Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 32708, Purchased on 25/06/2015, Vendor named A Banerjee.



(Debajyoti Bandyopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 29/09/2015

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

Presented for registration at 19:57 hrs on : 29/09/2015, at the Private residence by Mr BIJOY KRISHNA DAS , one of the Executants.

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

Execution is admitted on 29/09/2015 by

Mr JAYDEB DAS, Son of Late Kanailal Das, Vill Baikunthapur, P.O: Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession Service
Indetified by Mr ARUN BHOWMICK, Son of Mr NARAYAN CHANDRA BHOWMICK, VILL BENIADANGA (NATUNPARA), P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

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

Execution is admitted on 29/09/2015 by

Mr BASANTA DAS, Son of Mr Pashupati Das, Vill Baikunthapur, P.O: Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession Service
Indetified by Mr ARUN BHOWMICK, Son of Mr NARAYAN CHANDRA BHOWMICK, VILL BENIADANGA (NATUNPARA), P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

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

Execution is admitted on 29/09/2015 by

Mr SUBIR DAS, Son of Late Prallahad Das, Vill Baikunthapur, P.O: Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession Service
Indetified by Mr ARUN BHOWMICK, Son of Mr NARAYAN CHANDRA BHOWMICK, VILL BENIADANGA (NATUNPARA), P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

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

Execution is admitted on 29/09/2015 by

Mr BIJOY KRISHNA DAS, Son of Mr Badal Das, Village Dakshin Kalyanpur, P.O: Baruipur, 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 (NATUNPARA), P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

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

Execution is admitted on 29/09/2015 by

Mr ALOKE KUMAR SINGHANIA Authorized Signatory, SAMUMDAR RETAILS PVT LTD, 17, SHYAMA PRASAD MUKHERJEE ROAS, P.O:- Lalalajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025
Indetified by Mr ARUN BHOWMICK, Son of Mr NARAYAN CHANDRA BHOWMICK, VILL BENIADANGA (NATUNPARA), P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

Executed by Attorney

Execution by

Mr Jayanta Kumar Mondal, Vill Baruli, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145

as the constituted attorney of

1. Mrs RUBY GUHA, Vill Baikunthapur, P.O: Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144

Indetified by Mr ARUN BHOWMICK, Son of Mr NARAYAN CHANDRA BHOWMICK, VILL BENIADANGA (NATUNPARA), P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145,

By caste Hindu, By Profession Business

is admitted by him



(Debajyoti Bandyopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 31/08/2015

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,90,909/-



(Debajyoti Bandyopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2015, Page from 79318 to 79345

being No 161108115 for the year 2015.



Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2015.10.15 17:43:41 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 15/10/2015 17:43:41

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)