

014251/24

I-13853/24



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AS 367167

14/8/24

2-2/2151021/24

SALE DEED

THIS SALE DEED is made on the **14th** day of **August, 2024** (Two Thousand Twenty Four) **BETWEEN** (1) **SRI SATYAJIT KUNDU** (PAN- ANZPK7326H) son of- Late Sudhir Kumar Kundu, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at- 3/1, Saradamoni Park, Pirpukur Road, P.S. & P.O.- Bansdrani, Kolkata- 700070, (2) **SRI SANJOY DAS** (PAN- AITPD4728R) son of- Late Subhas Chandra Das, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at- C/37, Laxmi Narayan Colony, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata- 700047, hereinafter jointly referred to as the "**LANDOWNERS**"

and that the document is with
 registration. The signature and
 stamp of the parties are attached
 to the document and are the
 contents and the nature of the document.

Xu
 District Sub-Registrar-II
 Alipore, South 24-pargana

4195

18/7/24

No. Date

Name

Address

Value

Vendor

SAHABUDDIN GAZI

Patna High Court & Criminal Court

Dibakar Bhattacharjee
Advocate
High Court, Calcutta



Identifier

Manas Chakraborty
Somanik Chakraborty

Nabapally.

Kol-700152.



Others.

(which term or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and/or assigns) of the **ONE PART**.

AND

SHANTI COTTAGE & INN PRIVATE LIMITED (PAN-AAKCS1765R) a Company incorporated under the Companies Act, 1956 having its registered Office at- 122, Harisava Math, Brahmapur, P.O.- Garia, P.S.- Banskroni, Kolkata-700084 and represented by one of its Director **SRI RAMESH CHAND SINGHAL** (PAN- AKTPS2579R) son of- Late Biseswarlal Singhal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at- 293, Harisava Math, Brahmapur, P.O.- Garia, P.S.- Banskroni, Kolkata-700084, hereinafter called and referred to as the '**PURCHASER**' (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors in office, nominee or nominees and/or assigns) of the **OTHER PART**

WHEREAS:-

- I. The LANDOWNERS herein are the joint owners, possessors and title holders of the vacant Bastu land total measuring about 4 cottahs 13 chittacks 35 sq. ft. be the same a little more or less which is free from all encumbrances, lien, lispendences, charges whatsoever, hereunder written and the said land has been more fully and particularly described in the Schedule hereunder written.
- II. Ahed Ali Gazi, Menazuddin Mondal, Muktajan Bibi, Ahmed Ali Mondal, Sowkat Ali Mondal, Giad Ali Mondal, Hingaljan



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE
14 AUG 2024

Bibi, Atimanessa Bibi, Abdul Jabbar Mondal, Suratanessa Bibi, Nur Kisam Bibi, Marjina Bibi, Rahmed Ali Gazi & Mahabad Ali Gazi was the joint owners in respect of the land measuring about 39 decimals under Dag No. 298 and land measuring about 20 decimals under Dag No. 299/417, Khatian No. 540 and 541, Mouza- Brahmapur, J.L. No. 48, Touzi No. 60, R.S. No. 169, District South 24-Parganas, by way of purchase and inheritance.

- III.** Ahed Ali Gazi, Menazuddin Mondal, Muktajan Bibi, Ahmed Ali Mondal, Sowkat Ali Mondal, Giad Ali Mondal, Hingaljan Bibi, Atimanessa Bibi, Abdul Jabbar Mondal, Suratanessa Bibi, Nur Kisam Bibi, Marjina Bibi, Rahmed Ali Gazi & Mahabad Ali Gazi - all 14 (fourteen) of them being the Vendors and Subrata Gupta, Prakash Ranjan Roy & Santosh Kumar Dey - all 3 (three) of them being the Confirming Party sold and transferred the land measuring about 2 cottahs 5 chittacks 2 sq.ft. from their above-mentioned total land out of which 1 cottah 7 chittacks 20 sq.ft. from Dag No. 298 and 13 chittacks 27 sq.ft. from Dag No. 299/417 to and in favour of Nalin Behari Ghosh, son of- Late Rajani Kanta Ghosh by virtue of a registered Deed of Bengali Kobala dated 3rd August 1966 duly registered at the office of the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 117, Pages from 110 to 124, Being No. 6477 for the year 1966.
- IV.** During his life time, Nalin Behari Ghosh executed a Will on 10.06.1968 in respect of the above-mentioned land measuring about 2 cottahs 5 chittacks 2 sq.ft. in favour of



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE
14 AUG 2024

- his 4 (four) sons namely Deb Kishore Ghosh, Rono Kishore Ghosh, Naba Kishore Ghosh & Bono Kishore Ghosh.
- V. After the demise of Nalin Behari Ghosh on 19th January 1974, his son Krishna Kishore Ghosh instituted a Probate case before the Learned District Delegate at Alipore being Act 39 Case No. 169 of 1974 for granting probate of the last Will of the said Nalin Behari Ghosh. The Learned District Delegate at Alipore was pleased to grant probate of the said Will of Nalin Behari Ghosh on 06.02.1975.
- VI. Thus, as per the above-stated Will, Deb Kishore Ghosh, Rono Kishore Ghosh, Naba Kishore Ghosh & Bono Kishore Ghosh became the joint owners of ALL THAT piece and parcel of land measuring about 2 cottahs 5 chittaks 2 sq.ft., wherein each having joint undivided $1/4^{\text{th}}$ share in the said land.
- VII. Bono Kishore Ghosh died intestate leaving behind his mother Ashalata Ghosh as his only legal heirs and successors to inherit his joint undivided $1/4^{\text{th}}$ share in respect of the land measuring about 2 cottahs 5 chittacks 2 sq.ft., i.e. 9 chittacks 12 sq. ft. of land as per Hindu Succession Act, 1956.
- VIII. By a Deed of Gift dated 24th September 1992, Ashalata Ghosh gifted the said land measuring about 9 chittacks 12 sq. ft. (i.e. $1/4^{\text{th}}$ share in respect of the land measuring about 2 cottahs 5 chittacks 2 sq.ft.) in Dag No. 298 & Dag No. 299/417, Khatian No. 540 & 541, Mouza Brahmapur in favour of one of her sons Kishor Ghosh alias Rono Kishore Ghosh, which was duly registered at the office of the District Sub-Registrar at Alipore and recorded in Book No. 1, Volume



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
14 AUG 2024

No. 297, Pages 389 to 396, Being No. 16034 for the year 1992.

- IX.** By a Deed of Gift dated 24th September 1992, Naba Kishore Ghosh gifted his joint undivided $1/4^{\text{th}}$ share from the total land measuring about 2 cottahs 5 chittacks 2 sq.ft., i.e. the land measuring about 9 chittacks 12 sq. ft. in Dag No. 298 & Dag No. 299/417, Khatian No. 540 & 541, Mouza Brahmapur in favour of his brother Kishor Ghosh alias Rono Kishore Ghosh, which was duly registered at the Office of the District Sub-Registrar at Alipore and recorded in Book No. 1, Volume No. 297, pages 397 to 404, Being No. 16035 for the year 1992.
- X.** By a Deed of Gift dated 27th September 2013, Deb Kishore Ghosh gifted his joint undivided $1/4^{\text{th}}$ share from the total land measuring about 2 cottahs 5 chittacks 2 sq.ft., i.e. the land measuring about 9 chittacks 12 sq. ft. in Dag No. 298 & Dag No. 299/417, Khatian No. 540 & 541, Mouza Brahmapur in favour of his brother Kishor Ghosh alias Rono Kishore Ghosh, which was duly registered at the office of the District Sub-Registrar - I at Alipore and recorded in Book No. 1, CD Volume No. 17, pages 4690 to 4700, Being No. 4036 for the year 2013.
- XI.** Thus, by virtue of the above-stated 3 (three) Deed of Gift and by virtue of Probate proceedings of his deceased father Nalin Behari Ghosh, the said Kishor Ghosh alias Rono Kishore Ghosh became the sole and absolute owner of the land total measuring about 2 cottahs 5 chittacks 2 sq.ft. in Dag No. 298 & Dag No. 299/417, Khatian No. 540 & 541, Mouza-Brahmapur.



- XII.** Subsequently, the said Kishor Ghosh alias Rono Kishore Ghosh died intestate on 24.03.2015 leaving behind his wife Krishna Ghosh and only daughter Madhuchanda Ghosh, wife of- Sourav Sengupta as his only legal heirs and successors to inherit all his estate and property as per the provisions of Hindu Succession Act, 1956.
- XIII.** Thus, by virtue of Law of Inheritance, Krishna Ghosh and Madhuchanda Ghosh became the joint owners of the land total measuring about 2 cottahs 5 chittacks 2 sq.ft. in Dag No. 298 & Dag No. 299/417, Khatian No. 540 & 541, Mouza-Brahmapur and they mutated their names in the L.R. Record-of-Rights (Parcha) as well as in the Assessment Records of Kolkata Municipal Corporation and the said land has been numbered as the KMC premises No. 651, Hari Sava Math, Kolkata - 700084 and on 11.08.2023, Krishna Ghosh and Madhuchanda Ghosh jointly sold the said land total measuring about 2 cottahs 5 chittacks 2 sq.ft. to Satyajit Kundu and Sanjoy Das (the Landowners herein) by virtue of a Deed of Conveyance registered before DSR-IV, Alipore and recorded in Book No. 1, Volume No. 1604-2023, Pages 309367 to 309393, Being No. 9953, for the year 2023.
- XIV.** Ahed Ali Gazi, Menazuddin Mondal, Muktajan Bibi, Ahmed Ali Mondal, Sowkat Ali Mondal, Giad Ali Mondal, Hingaljan Bibi, Atimanessa Bibi, Abdul Jabbar Mondal, Suratanessa Bibi, Nur Kisam Bibi, Marjina Bibi, Rahmed Ali Gazi & Mahabad Ali Gazi - all 14 (fourteen) of them being the Vendors and Subrata Gupta, Prakash Ranjan Roy & Santosh Kumar Dey - all 3 (three) of them being the Confirming Party sold and transferred another land measuring about 2



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE
14 AUG 2024

cottahs 8 chittacks 33 sq.ft. from their above-mentioned total land out of which 1 cottah 10 chittacks 33 sq.ft. from Dag No. 298 and 14 chittacks 0 sq.ft. from Dag No. 299, Mouza- Brahmapur to and in favour of Dinesh Chandra Choudhury, son of- Late Brojo Gobinda Choudhury by virtue of a registered Deed of Bengali Kobala dated 8th June 1966 duly registered at the office of the Sub-Registrar at Alipore and recorded in Book No. 1, Volume No. 87, Pages from 121 to 133, Being No. 4634 for the year 1966.

XV. During his life time, Dinesh Chandra Choudhury executed a Will on 23.02.1996 in respect of the above-mentioned land measuring about 2 cottahs 8 chittacks 33 sq.ft. in favour of one of his daughters namely Dr. Chandana Choudhury, wife of- Dr. Sushan Sinha, the said Will was registered before A.D.S.R. Alipore and recorded in Book No. III, Volume No. 3, Pages 96 to 101, Being No. 78, for the year 1996.

XVI. After the demise of Dinesh Chandra Choudhury on 7th April, 2014, his daughter Dr. Chandana Choudhury instituted the Probate proceedings before the Hon'ble High Court at Calcutta in respect of the Will of his deceased father Dinesh Chandra Choudhury being PLA No. 51 of 2017 on 13.02.2019, Hon'ble High Court at Calcutta was pleased to grant Probate in respect of the Will of Dinesh Chandra Choudhury.

XVII. Thus, as per the above-stated Will, Dr. Chandana Choudhury became the absolute owner of ALL THAT piece and parcel of land measuring about 2 cottahs 8 chittaks 33 sq.ft. as mentioned hereinabove and she mutated her name in the L.R. Record-of-Rights (Parcha) as well as in the



DISTRICT SUB REGISTRAR II
SOUTH 24 PGS. ALIPORE
14 AUG 2024

Assessment Records of Kolkata Municipal Corporation and the said land has been numbered as the KMC premises No. 653, Hari Sava Math, Kolkata - 700084 and on 16.11.2022, Dr. Chandana Choudhury sold the said land measuring about 2 cottahs 8 chittaks 33 sq.ft. to Satyajit Kundu and Sanjoy Das (the Landowners herein) by virtue of a Deed of Conveyance registered before DSR-IV, Alipore and recorded in Book No. 1, Volume No. 1604-2022, Pages 395134 to 395154, Being No. 13254, for the year 2022.

XVIII. Thus, by virtue of the above-stated 2 (two) Deed of Conveyances, Satyajit Kundu and Sanjoy Das (the Landowners herein) became the joint owners of the land total measuring about 4 cottahs 13 chittacks 35 sq. ft. (i.e. 2 cottahs 5 chittacks 2 sq. ft. of land in KMC premises No. 651, Harisava Math & 2 cottahs 8 chittacks 33 sq. ft. of land in KMC premises No. 653, Harisava Math) and they mutated their names in the L.R. Record-of-Rights (Parcha) as well as in the Assessment Records of Kolkata Municipal Corporation in respect of the said total land and the Landowners herein initiated a proceedings before the Kolkata Municipal Corporation to amalgamate the said two premises (i.e. premises No. 651, Harisava Math & 653, Harisava Math) into one premises and accordingly on 23.08.2023, the amalgamation process of the said two premises has been approved by Kolkata Municipal Corporation (Assessor Collector, Jadavpur Unit, Borough- XI) and the said total land measuring about 4 cottahs 13 chittacks 35 sq. ft. has been numbered as KMC premises No. 651, Harisava Math, Assessee No. 31-112-09-1609-2 under Ward No. 112,



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
14 AUG 2024

Borough-XI of Kolkata Municipal Corporation and since then Satyajit Kundu and Sanjoy Das (the Landowners herein) have been enjoying the joint right, title and interest of the said land without any interferences from anyone.

XIX. Presently the Landowners herein desires to sell the said land, which is morefully and particularly described in the Schedule hereunder to the Purchaser herein at a total consideration amount of Rs. 81,00,000/- (Rupees Eighty One Lacs) only.

XX. The Purchaser herein has inspected the location and legal papers and after being satisfied approached the Landowners herein to purchase the said land, which is morefully and particularly described in Schedule written hereunder at a total consideration amount of Rs. 81,00,000/- (Rupees Eighty One Lacs) only and the Landowners herein have also given their free consent to the instant sale proceedings.

NOW THIS INDENTURE WITNESSETH THAT IN CONSIDERATION of land mentioned in Schedule hereunder and on consideration of sum of Rs. 81,00,000/- (Rupees Eighty One Lacs) only by the Purchaser to the Landowners paid (the receipt where of the Landowners do hereby as also by the receipt and Memo hereunder written, admit and acknowledge) and of and from the same and every part thereof acquit, release and discharge the Purchaser and the land as described in the Schedule hereunder hereby conveyed, the Landowners as beneficial owners do hereby grant, convey, transfer and assign unto the Purchaser free from all encumbrances, mortgages, charges, liens, lispendences, attachments, trusts, acquisitions, requisitions whatsoever



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE
14 AUG 2024

however, for the sake of brevity referred to as the "said land" or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the rents, issues and profits thereof and of every part thereof together furthermore with all the estate, right, title, inheritance use trust property claim and demand whatsoever both at law and in equity of the Landowners into and upon the said land of every part thereof **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with its rights, members and appurtenances **UNTO AND TO THE USE OF** the Purchaser forever free and discharge from or otherwise by the Landowners well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Landowners **AND** the Landowners do hereby their heirs, executors, administrators, legal representatives and/or assigns covenant with the Purchaser that notwithstanding any act Deed or thing whatsoever, by the Landowners or by any of their heirs, executors, administrators, legal representatives and/or assigns done or executed or knowingly suffered to the contrary the Landowners had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be **UNTO AND TO THE USE OF** the Purchaser, in the manner aforesaid **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly entered into, hold, possess and enjoy the said land and premises hereby granted transferred,



DISTRICT SUB REGISTRAR- II
SOUTH 24 PGS. ALIPORE
14 AUG 2024

sold, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in any manner aforesaid and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Landowners or any person/persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or under any of their heirs, successors, executors, administrators, legal representatives and assigns in title **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Landowners well and sufficiently saved indemnified of from and against all and all manner of form claims, charges, lines debts, attachments and encumbrances whatsoever made or suffered by the Landowners or their heirs, executors, administrators, legal representatives and/or assigns in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER MORE** that the Landowners and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them the Landowners or from or under any of their heirs, executors, administrators, legal representatives and/or assigns in title shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser its successors-in-office, executors, administrators, legal representatives and assigns do and execute or cause to be done and executed all such acts, Deeds and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying assigning and assuring the said land hereby transferred sold, conveyed and confirmed and every part thereof unto and to the use of the



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE
14 AUG 2024

Purchaser in manner aforesaid as shall or may be reasonably required. If after transfer it transpire that the land hereby sold is not free from all encumbrances in that even the Landowners will bear and pay the Purchaser all expenses and damages sustained by it.

BE IT NOTED THAT THE LANDOWNERS have handed over to the Purchaser the necessary copy of documents such as Current Tax Receipt, Khajna receipt, Parcha, Mutation Certificate, copy of the previous Deeds, Original Sale Deeds of the said land for perfection of the Purchaser's title to the said land as described in the Schedule hereunder. The total consideration value of the said land is Rs. 81,00,000/- (Rupees Eighty One Lacs) only.

AND FURTHER that if any error or omission is transpired in this Deed in further the Landowners herein shall at the cost and request of the Purchaser herein do and execute or cause to be done and executed a supplementary Deed of Rectification in favour of the Purchaser at the free of remuneration.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the vacant Bastu land measuring about **4 (four) cottahs 13 (thirteen) chittacks 35 (thirty five) sq. ft.** be the same a little more or less in Mouza- Brahmapur, J.L. No. 48, Khatian No. 540 & 541, L.R. Khatian No. 3853, 3854, 4033 & 4037, Dag No. 298, 299 & 299/417, L.R. Dag No. 298, 299 & 299/417, KMC premises No. **651, Harisava Math**, Kolkata- 700084, Assessee No. 31-112-09-1609-2, Ward No. 112, Borough- XI of Kolkata Municipal Corporation, P.S.- Bansdrani, Sub. Registry Office- Alipore, District- 24



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE

14 AUG 2024

Parganas (South) and the said land marked with RED border in the plan annexed hereto is butted and bounded as follows:-

ON THE NORTH:- By 16 feet wide KMC road;

ON THE SOUTH:- By P-19, Usha Park & P-20, Usha Park;

ON THE EAST:- By P-15, Usha Park;

ON THE WEST:- By 16 feet wide KMC road;

IN WITNESS WHEREOF the parties abovenamed have hereunto set and subscribed their respective hands to these presents on the day month and year first above written.

WITNESSES:

1. Jarnun Kanjilal
P-42, Bank Garden
Bansdroni, Kolkata-70.

Bettaril Keenda

Sanjay

Signature of the Landowners

2. Rajen Maheswari
P-51, Sand Pally, Bansdroni
Kolkata-70

3. Subradh Sahu
107 Raynagar
Mati Morit Kol 70

SHANTI COTTAGE & INN PVT. LTD.

R. C. Singh
Director

Signature of the Purchaser



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE
14 AUG 2024

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within mentioned sum of **Rs. 81,00,000/- (Rupees Eighty One Lacs)** only in the following manner:-

1. Paid by Demand Draft No. 190580 dt 12.08.24 to Satyajit Kundu drawn on -
Bank of Baroda, Brahmapur Branch. Rs - 40,50,000 = 00.
2. Paid by Demand Draft No. 190579 dt 12.08.24 to Sanjoy Das drawn on -
Bank of Baroda, Brahmapur Branch. Rs - 40,50,000 = 00.

(Rupees Eighty one lakh only).

Rs - 81,00,000 = 00

WITNESSES:

1. Gauri Kariyal.
P-42, Bank Garden
Bansdroni, Kolkata-70.

2. Raju Maheswari
P-51, Serant Pally, Bansdroni
Kolkata - 70

Drafted by -
Dibakar Bhattacharjee.
Advocate
High Court, Calcutta.

WB-359/2001

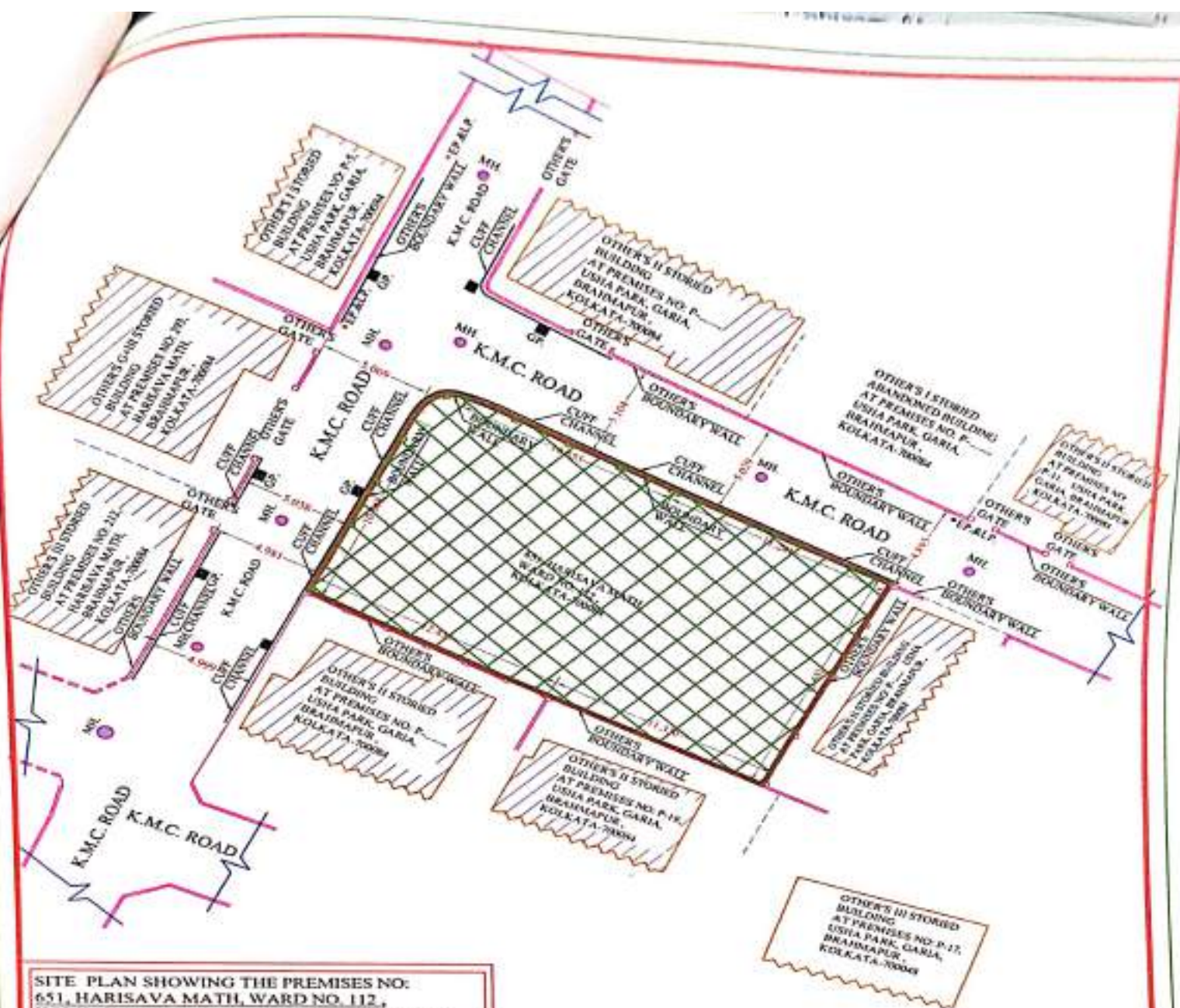
Satyajit Kundu

Sanjoy Das.

Signature of the Landowners



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE
14 AUG 2024

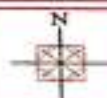


SITE PLAN SHOWING THE PREMISES NO:
651, HARISAVA MATH, WARD NO. 112,
KOLKATA-700084, TOTAL AREA OF LAND (AS
PER DEED) (INCLUDING BOUNDARY WALL)

04 KATHA 13 CHHATAK 35 SFT.
/325.1605 SQM. / 0.08035 ACRE (MORE OR
LESS) BORDERED BY COLOUR

651, HARISAVA MATH, WARD NO. 112,
KOLKATA-700084

NOTES:
1. PROPERTY LINE AS SHOWN BY THE CLIENT
2. ALL DIMENSIONS ARE IN METERS
3. ALL DIMENSIONS ARE IN METERS



Topographic Survey The Land

Scale: 1:270 Drawing No: Rev.
Date: 20.07.24 01/2024-2025 02

DRAWN BY

Sanjay Ch.

SIGNATURE OF VENDOR

SHANTI COTTAGE & INN PVT. LTD
R.S. Singh
Director

SIGNATURE OF VENDEE

Pradip Kumar Mondal
PRADIP KUMAR MONDAL
(SURVEYOR)
Registration No.-
1156207002 (WBSTCOVET)
2007-2008



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE
14 AUG 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

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



Satish Meena

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



Sanjay Sr

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



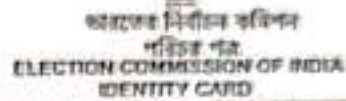
R. C. Singhal

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



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE

14 AUG 2024



WB/23/109/222114



निर्वाहकनाम : बालिन इन्द्रवर्मा

Elector's Name : Manas Chakrabarti

निष्ठाद्वयः : शान्तिः चरुः

Father's Name : Manik Chakrabarti

निच/Sex : M

তারিখ : 02/01/1977

WB/23/109/222114

Discussion

বিজ্ঞান
কলকাতা বিশ্ববিদ্যালয় কলকাতা-৭০০০৩২
ফোন: ৮৫৬১১২২

Address:

Address:
CHALUKYA NADAPALLI, PUR
SOMAPUR, SOMAPUR, SOUTH 24
PARGANAS-780152

Date: 03/12/2013

151-correcting the Roll correct Roll correct Roll
correct Roll correct Roll
 Facsimile Signature of the Electoral
 Registration Officer for
 151-Somarpur Uttar Constituency)

151-Somargun Uthra (Continued)

Dear Sirs: We are sorry that we have not been able to send you our paper after the above-mentioned date. We will at once send you the next issue.

In case of change in address mention this Card No. in the relevant form for indicating your name in the list at the changed address and to obtain the card with subscription.

Yours faithfully,
[Signature]

Manas Chakraborty

Major Information of the Deed

Deed No :	I-1603-13853/2024	Date of Registration	14/08/2024
Query No / Year	1603-2002151021/2024	Office where deed is registered	
Query Date	11/08/2024 9:54:47 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Dibakar Bhattacharjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831072514, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 81,00,000/-	Rs. 81,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,86,120/- (Article:23)	Rs. 81,048/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



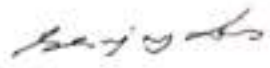
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harisabha Math, , Premises No: 651, , Ward No: 112 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 13 Chatak 35 Sq Ft	81,00,000/-	81,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :				8.0208Dec	81,00,000 /-	81,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Satyajit Kundu Son of Late Sudhir Kumar Kundu Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office	Photo  14/08/2024	Finger Print  Captured 14/08/2024	Signature  14/08/2024

3/1, Saradmoni Park, Pirpukur Road, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: ANxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office










Name	Photo	Finger Print	Signature
Mr Sanjoy Das Son of Late Subhas Chandra Das Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office	 <small>14/08/2024</small>	 <small>LT1 14/08/2024</small>	 <small>14/08/2024</small>

C/37, Laxmi Narayan Colony, City:- , P.O:- Naktala, P.S:-Patull, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: AIxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shanti Cottage & Inn Private Limited 122, Harisava Math, Brahmapur, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-2XX6 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr Ramesh Chand Singhal (Presentant) Son of Late Biseswarlal Singhal Date of Execution - 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024, Place of Admission of Execution: Office</td><td> Aug 14 2024 11:55AM</td><td> LT1 14/08/2024</td><td> 14/08/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Mr Ramesh Chand Singhal (Presentant) Son of Late Biseswarlal Singhal Date of Execution - 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024, Place of Admission of Execution: Office	 Aug 14 2024 11:55AM	 LT1 14/08/2024	 14/08/2024	<p>293, Harisava Math, Brahmapur, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AKxxxxxx9R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Shanti Cottage & Inn Private Limited (as Director)</p>		
Name	Photo	Finger Print	Signature									
Mr Ramesh Chand Singhal (Presentant) Son of Late Biseswarlal Singhal Date of Execution - 14/08/2024 , Admitted by: Self, Date of Admission: 14/08/2024, Place of Admission of Execution: Office	 Aug 14 2024 11:55AM	 LT1 14/08/2024	 14/08/2024									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manas Chakraborty Son of Mr Manik Chakraborty Nabapally, City:- , P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152			
	14/08/2024	14/08/2024	14/08/2024
Identifier Of Mr Satyajit Kundu, Mr Sanjoy Das, Mr Ramesh Chand Singhal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Satyajit Kundu	Shanti Cottage & Inn Private Limited-4.01042 Dec
2	Mr Sanjoy Das	Shanti Cottage & Inn Private Limited-4.01042 Dec

Endorsement For Deed Number : I - 160313853 / 2024

On 14-08-2024

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.

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

Presented for registration at 11:14 hrs on 14-08-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Ramesh Chand Singhal .

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 81,00,000/-

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

Execution is admitted on 14/08/2024 by 1. Mr Satyajit Kundu, Son of Late Sudhir Kumar Kundu, 3/1, Saradamoni Park, Pirpukur Road, P.O: Bansdrani, Thana: Bansdrani, . South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Mr Sanjoy Das, Son of Late Subhas Chandra Das, C/37, Laxmi Narayan Colony, P.O: Naktala, Thana: Patuli, . South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Mr Manas Chakraborty, . . Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

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

Execution is admitted on 14-08-2024 by Mr Ramesh Chand Singhal, Director, Shanti Cottage & Inn Private Limited (Private Limited Company), 122, Harisava Math, Brahmapur, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Manas Chakraborty, . . Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 81,048.00/- (A(1) = Rs 81,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 81,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/08/2024 6:00PM with Govt. Ref. No: 192024250163495978 on 13-08-2024, Amount Rs: 81,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 4883372899213 on 13-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,86,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,86,020/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 4195, Amount: Rs.100.00/-, Date of Purchase: 18/07/2024, Vendor name: S GAZI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/08/2024 6:00PM with Govt. Ref. No: 192024250163495978 on 13-08-2024, Amount Rs: 4,86,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 4883372899213 on 13-08-2024, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 365090 to 365112
being No 160313853 for the year 2024.



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2024.08.21 12:45:37 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 21/08/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.