

D.S.R.-III, Alipore, Book-1, Ser No- 4539/2017



पश्चिम बंगाल WEST BENGAL

14AB 552667

COST OF FEES

F(i) 2.00
F(ii) 2.00
G(a) 225.00
G(b)
Plan
Xerox
Stamp 10.00
C.F.S. 10.00
Total

D.S.R.-III, Alipore
South 24 Parganas

30 OCT 2017



05123/17

I 04539/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V 840304

26/10/17
1/323826/17
MW = 4550000/-

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

26 OCT 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 26th day of October 2017 (TWO THOUSAND AND SEVENTEEN)

BETWEEN

16 OCT 2017

3674

Date.....

Sold to.....

of.....

Rupees.....

ALOK SAFUI
Advocate, Alipore Police Court
Kolkata - 27


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kolkata



District Sub-Registrar-III
Alipore, South 24 Parganas

26 OCT 2017

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Alipore Alin
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SRI BIMAL KRISHNA ROY, (PAN: BTOPR0582C) son of Late Jageshwar Roy, by occupation - Retired, by faith - Hindu, by Nationality - Indian, residing at 34, Purbachal Road, P.S. Garfa, Kolkata -700 078, hereinafter called as the LAND OWNERS/VENDORS, (which expression unless repugnant to the context shall include his heirs, executors, administer and assigns) of the FIRST PART, represented by her constituted Power of Attorney namely SRI DIPANKAR PATITUNDI (PAN: ASYPP3475E), son of Late Phanibhusan Patitundi, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 80/6, Purbachal Road, P.S. Garfa, Kolkata -700 078, which was duly registered in the Office of D.S.R. III, Alipore and recorded in Book No. 1V, C.D. Volume No. 1603, Pages 168 to 188, Being No. 160300271 for the year 2015.

AND

DREAM CONSTRUCTION, (PAN: ASYPP3475E) a Proprietorship firm, having its Office at 27(123), Purbachal Garden Road(N), P.S. Garfa, Kolkata -700078, represented by its sole Proprietor namely SRI DIPANKAR PATITUNDI (PAN: ASYPP3475E), son of Late Phanibhusan Patitundi, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 80/6, Purbachal Road, P.S. Garfa, Kolkata -700 078 hereinafter called and referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, successors-in-office, administrators and assigns) of the SECOND PART.

AND

SRI SUMIT GANGULY (PAN AVAPG8979K), son of Sri Asit Kumar Ganguly, by religion - Hindu, by occupation - Service, by Nationality-Indian, residing at Vill-Kanaipur, P.O- Dakshin Basudebpur, Dist- Hooghly, P.S- Dhaniakhali, Pin- 721301, hereinafter called as the PURCHASER, which expression unless repugnant to the context shall include his heirs, executors, administrators and assigns) of the THIRD PART.

WHEREAS BY a Deed of Partition on 08.04.1980 which was duly registered in the Office of District Sub Registrar Alipore, 24 Parganas(South) and recorded in Book No. I, Volume No. 103, being No. 2590 for the year 1980, present Owner herein namely Sri Bimal Krishna Roy, son of Late Jageshwar Roy, of 34,Purbachal Road, P.S. Garfa, Kolkata -700 078 is owner of ALL THAT piece and parcel of land measuring about 4 Cottahs 15 Chittaks 33 sq.ft. more or less which is lying and situated at Mouza - Kasba, J.L. No. 13, C.S. Khatian No. 1171, R.S. Khatian No. 1613, R.S. Dag No.4115, under Ward No. 106, P.S. Garfa, District South 24 Parganas.

AND WHEREAS after getting the aforesaid property present Owner mutated his name in the record of Kolkata Municipal Corporation and recorded as Premises No.34,Purbachal Road, Ward No. 106, Kolkata - 700 078.

AND WHEREAS in pursuance to the above the land owner herein become the absolute owner of the property, as morefully described in the schedule below and are in occupation and physical enjoyment in respect of the same free from all encumbrances.

AND WHEREAS the said present Owner, the party of the First Part in view to develop the same herein have authorized to the Developer **DREAM CONSTRUCTION**, a Proprietorship firm, having its Office at 27, Purbachal Garden Road(N), P.S. Garfa, Kolkata -700078, represented by its sole Proprietor namely **SRI DIPANKAR PATITUNDI** son of Late Phanibhusan Patitundi, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 80/6,Purbachal Road, P.S. Garfa, Kolkata -700 078., the party of the Second Part as her lawful representative to construct the same as per agreement and the present Owner also has declared hereby that the said property is free from all encumbrances, charges, liens, lispendents, claims, demands, trust, acquisition or requisition or whatsoever and the present Owner has full marketable right, title and interest of the aforesaid land described in the Schedule "A" property and if any false statement given by the aforesaid Owner, the party of the First part, for which the Developer, the party of the Second Party may suffer in any steps relating to the construction of aforesaid building etc. on the landed property described in Schedule "A" will get all damages, compensations or any loss or whatsoever in connection to the Development of New Building including others from the Owner herein. If it is found that before the execution of this agreement the above mentioned holding are encumbered and or subject to any litigation or found to be effected by any scheme or alignment of Govt. of any statutory authority or any things suppressing regarding this Schedule mentioned property. Be it noted that said proposed building will complete by above mentioned Developer.

AND WHEREAS the said present owner in view to develop the same herein have authorized to the Developer **DREAM CONSTRUCTION**, a Proprietorship firm, having its Office at 27,Purbachal Garden Road(N), P.S. Garfa, Kolkata -700078, represented by its sole Proprietor namely

SRI DIPANKAR PATITUNDI son of Late Phanibhusan Patitundi, residing at 80/6, Purbachal Road, P.S. Garfa, Kolkata -700 078. has declared that the said property is free from all encumbrances.

AND WHEREAS the owner has obtained sanctioned a G + III storied building vide sanctioned building plan No. 2015120357 dated 8.11.2015, borough - XII, at the cost of Developer herein.

AND WHEREAS with a view to develop the land as described in the First Schedule and to construct the building over the same the terms of the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation to exploit the same commercially, the Owners herein on or about 3rd day of June 2015 entered into an agreement in between them under the terms and conditions fully described therein, wherein besides the other terms and conditions as contained therein, it was iterally agreed by and between the parties therein, that the Developer herein shall construct the building over the land as described in the First Schedule at it's costs, expenses and efforts and accordance of sanctioned building plan, to be sanctioned by the Kolkata Municipal Corporation, and in exchange of the price of the land, the Owner's shall be allotted a part of the proposed building towards their allocation, and the remaining part of the building consisting of several residential flats in the different floors and the car parking spaces in the ground floor, outside the said Owner's allocation, shall rest to the Developer party towards it's allocation in exchange of it's investment, efforts etc, the description of which are fully given in the said agreement dated 3rd day of June 2015.

AND WHEREAS the Owners herein executed and registered a General Power of Attorney in favour of the Developers herein for manage, supervise and sale the said property stated therein which was duly registered in the Office of D.S.R.-III, Alipore and recorded in Book No.

IV, C.D. Volume No. 1603, Pages 168 to 188, Being No. 160300271 for the year 2015.

AND WHEREAS the Purchaser has approached the Vendor/ Developer to purchase one residential Flat, being **Flat No. 2A**, on the **Second Floor, South-North-West** side measuring 1060 sq. ft. super built-up area more or less comprising of Three Bed rooms, one Drawing cum dining, one Kitchen, one toilet, one w.c. and one Balcony and **One Car Parking Space**, measuring about 120 Sq.ft on the Ground floor of the said building together with undivided proportionate share in land and common benefits of **Premises No. 34, Purbachal Road, Kolkata-700078, P.S-Garfa, within K.M.C. Ward No. 106**, of the building, the Developer/ Vendor agreed to sell the said Flat and car parking space together with undivided proportionate share of land and common benefits at or for a total consideration of **Rs. 45,50,000 /- (Rupees Forty Five Lakh and Fifty Thousand) only.**

AND WHEREAS the Developer/Vendor herein entered into an agreement with the Purchaser for selling and conveying a being **Flat No. 2A**, on the **Second Floor, South-North-West** side measuring 1060 sq. ft. super built-up area more or less comprising of Three Bed rooms, one Drawing cum dining, one Kitchen, one toilet, one w.c. and one Balcony and **One Car Parking Space**, measuring about 120 Sq.ft. on the Ground floor of the said building together with undivided proportionate share in land and common benefits of **Rs. 45,50,000 /- (Rupees Forty Five Lakh and Fifty Thousand) only** of the said building together with undivided impartible proportionate share or interest in the land to be conveyed by the Vendor morefully described in the Schedule 'A' hereunder written at

or for a total consideration of Rs. 45,50,000 /- (Rupees Forty Five Lakh and Fifty Thousand) only free from all encumbrances.

AND WHEREAS the said agreement for sale was registered on 08.02.2017 in the office of .D.S.R- III, Alipore and recorded in Book No. I, Volume No. 1603-2017, Pages 11488 from 11516 Being No. 160300457 for the year 2017 and said registered Office has assessed the said Flat and Car Parking Space of Rs. 45,50,000 /- (Rupees Forty Five Lakh and Fifty Thousand) only and paid Stamp duty through e-Challan by the Purchasers to the concern registered Office.

AND WHEREAS accordingly, the said Purchaser herein on the basis of the said agreement 08.02.2017 has paid the entire consideration amount amounting to Rs. 45,50,000 /- (Rupees Forty Five Lakh and Fifty Thousand) only to the Developer/ Vendors herein time to time as per Memo of Consideration hereunder written.

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 45,50,000 /- (Rupees Forty Five Lakh and Fifty Thousand) only truly has been paid by the Purchaser to the Vendor/Developer herein, simultaneously with the execution of these presents (the receipts whereof the Vendor/Developer party herein doth hereby admit and acknowledge as hereunder mentioned in Memo of consideration hereunder written), the Vendor/Developer herein do hereby indefeasibly grant, convey, sell transfer, assign and assure unto and to the Purchaser herein, free from all encumbrances ALL THAT the said Flat and car parking space , the SCHEDULE "B" property including all structures, fittings, fixtures, lights, liberties, privileges with all rights of ingress and egress and all easement rights and user rights whatsoever belonging to the said Flat AND ALL rights, title, interest, possession, profits, claim demands

whatsoever of the Vendor/ Developer herein into or upon the said Flat and car parking space and every part thereof hereby sold, conveyed, transferred to the Purchaser herein including her heirs, executors, administrators and assigns absolutely and forever. That the Vendor/Developer herein do hereby covenant with the Purchaser herein, THAT NOTWITHSTANDING any acts, deeds hereto before done, executed or knowingly suffered to the contrary the Vendor/Developer herein are now lawfully seized and possessed of the said Flat, free from all encumbrances, attachments, charges and defeats whatsoever and there is no suit or dispute or case pending in any Court in respect of the said premises and the Vendor/Developer herein have full power and absolute authority to sell or transfer the said Flat in any manner aforesaid that the Purchasers herein shall hereafter peaceably and quietly hold, possess and enjoy the said Flat as its absolute Owners and Possessors with absolute right to sell, transfer, fit, mortgage, lease, convey, whatsoever as its absolute Owners and Possessors. The Vendor/Developer herein do hereby covenant with the Purchasers herein to save the said Flat harmless and shall at all times hereafter indemnify and keep indemnified the Purchasers herein from or against all encumbrances, losses, damages, charges whatsoever. That the Vendor/Developer herein shall at the request and at the cost of the Purchaser herein do or execute or cause to be done or executed at such lawful acts, deeds whatsoever for further and more perfectly conveying and assuring the said Flat and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed. That the Purchasers herein shall be at liberty to enjoy all rights over and through and to and from adjacent common passage and road and the Purchaser herein have got every liberty to make all arrangements for electric connection, telephone connection, gas connection, water pipe connection, drainage system over and through the said Flat. That the

Vendor/Developer herein shall from time to time and at all times hereafter, upon every reasonable request and at the costs of the Purchasers herein produce or to cause to be produced to the Purchaser herein at any trial, hearings, commissions, examinations or otherwise as occasions shall require all or any of the deeds, documents, relating to the said Flat hereby sold, conveyed and transferred to the Purchaser herein.

**IT IS HEREBY AGREED & DECLARED BY AND BETWEEN
THE VENDOR/DEVELOPER AND THE PURCHASER as
follows:-**

1. That the Purchaser herein shall be entitled to sell, gift, transfer, lease, rent, mortgage and to dispose of the said Flat and Car Parking space together with undivided proportionate share in the land underneath of the said building to any persons or persons without the consent of the Vendor/Developer herein or any other Co-Owners or Owners of the said building.
2. That the Purchaser shall have all rights to mutate her name as Owners and Possessors in respect of the said Flat in the Office of the Kolkata Municipal Corporation and in the records of any other herein do hereby give their consent or approval in writing for the purpose of such mutation and separated assessment, whenever shall be required by the Purchaser.
3. That the Purchasers shall be liable to pay directly towards payment or Owners' share and Occupiers' share of rates, taxes, land revenues and other outgoing charges payable to the Kolkata Municipal Corporation or to any other Authorities in respect of the said Flat and car parking space hereby sold and transferred to the Purchasers and from the execution of this Deed of Conveyance.
4. That so long as the said Flat are not be separately assessed in the names of the Purchaser for the purpose of aforesaid rates, taxes, land

revenues and other outgoing charges, in that event the Purchasers shall pay proportionate share of the aforesaid charges as levied on the said Flat on and from the date of execution of this Deed.

5. That the Purchasers herein shall have full and absolute rights in common with the other Co-Owners of the said Building in respect of proportionate share of common rights, common facilities and common amenities belonging to the said Building and belonging to the Municipal Premises, morefully described in "C" SCHEDULE hereunder written together with the right of the common use and occupy the ultimate roof of the Building at the said Municipal premises.
6. That the Purchasers herein shall have all right to take electric, telephone, gas water pipe etc., connections at the said Flat in the names of the Purchasers at the Purchasers' own costs through common portions and spaces of the said Building as well as the said Premises.
7. That the Purchasers herein shall all rights of erecting, scaffolding at the common spaces of the said Municipal Premises for repairing, whitewashing, maintenance, painting, decorating, plastering, constructions in respect of the said Flat.
8. That all expenses for maintain, repairing in respect of the common parts of the said Building including all common areas and common installations of the said Building shall be proportionately borne by the Purchasers with the other Co-Owners of the said Building, morefully described in the "D" SCHEDULE hereunder and the Purchasers herein will enjoy the right of easements of the said Building as well as the Municipal Premises, morefully described and written in the "E" SCHEDULE hereunder.

9. That all expenses for running and operation of all common machineries, equipments and other installations, including all costs of maintenance, repairing shall be borne by the Purchasers proportionately with the other Co-Owners of the said Building.
10. That one Association and/or Society will be formed between the Flat Owners' of the said Building at the said Municipal Premises having one member for each flat.
11. That after formation of the said Association and/or Society, the said Body will be liable for the running maintenance, repairs, replacement, installations etc. of the said Building as well as said Municipal Premises out of their own fund, which will be raised from the flat owners' of the said Building by the Association and/or Society and the Purchasers including the other flat Owners will not demand for the same to the Developer/Vendor herein after formation of the Association and/or Society.
12. That the Purchaser's undivided right, title, interest, possession in the soil of said Municipal Premises, morefully mentioned in the Schedule "A" hereunder written, shall remain joint all times other co -owners of the said building at the Premises.

--: THE SCHEDULE "A" ABOVE REFERRED TO :-

ALL THAT piece and parcel of land measuring about 4 Cottahs 15 Chittaks 33 sq.ft. more or less alongwith G+III Storied building has been erecting as sanctioned plan, which is lying and situated at Mouza - Kasba, J.L. No. 13, C.S. Khatian No. 1171, R.S. Khatian No. 1613, R.S. Dag No. 4115, under Ward No. 106, P.S. Garfa, District South 24 Parganas, Kolkata -700 078, within limits of Kolkata Municipal Corporation, **Premises No. 34, Purbachal Road** , Ward No. 106, District 24 Parganas(South), within then Sub-Registrar Office at Alipore, at Present Sealdah, previously within the jurisdiction of Kolkata

Municipal Corporation, and being Kolkata Municipal Corporation ,
which is butted and bounded as follows:

On the North : Land of Tirtha Bashi Majumder.

On the South : Land of Narayan Chandra Roy.

On the East : Sailendra Kumar Majumder.

On the West : 12 ft wide Road.

--:: THE SCHEDULE "B" ABOVE REFERRED TO ::--

ALL THAT piece and parcel of one residential Flat, being No. 2A,
on the Second Floor, (Marble Flooring) West side measuring 1060
sq. ft. super built up area more or less comprising of three Bed rooms,
one Drawing room, two Toilets, Kitchen and Dining space and one
Balcony and One Car Parking Space, measuring about 120 Sq.ft. on the
Ground floor of the said building together with undivided proportionate
share in land and common benefits of KMC being Premises No. 34,
Purbachal Road, Kolkata-700078, P.S-Garfa, Ward No. 106,
District - South 24 Parganas, now Kolkata Municipal Corporation,
within the SCHEDULE "A" Property, having all common amenities and
facilities and the common enjoyment of all common portions spaces
passage etc. thereto, more fully described and written in the Schedule
"C" hereunder. The said flat and the car parking space have been
delineated with "RED" border line in the MAP or PLAN attached
herewith being the part of these presents, along with absolute rights on all
doors, windows, fittings, fixtures, walls and common amenities and
facilities thereto. The Vendor's entire right title and interest in all
common parts and service areas, which are to be vest proportionately to
the Purchasers herein with the other Owners of the Flats in the said
Building at the said Municipal premises. All the easement rights

Sumit Ganguly.

Sailendra Kumar Majumder.

pertaining to the said land and said Building are to be held and enjoyed by the Purchasers herein with the Owners of the other Flats of the said Building.

--: THE SCHEDULE "C" ABOVE REFERRED TO :-
(Common Areas)

1. Stair case on all floors, staircase, landing on all floors and ultimate roof right.
2. Common passage from KMC road to the Ground Floor, Staircase landing, water pump, water tank and other plumbing installation and pump room.
3. Electrical wiring, motors, electrical fittings(except those which are installed for any particular unit) Electrical Sub Station etc.
4. Drainage and Sewers pipe lines.
5. Boundary wall and main gate.
6. Accommodation, Beams, Vertical wall and lateral supports, main walls, common walls, main entrance and gate of the said Building and said Municipal Premises.
7. Installation of common service i.e electricity, water pipes sewerage, rain water pipes.
8. Tap water with pump with motor and pump house.
9. Underground reservoir and overhead tank from where the water will be distributed to respective Flats through pipe lines.
10. Common electric meter installation gates thereto.
11. The open common space and/or passage by and between surrounding the said Ground plus Three storied Building and the boundary walls of the said Municipal premises.
12. Main gate of the said premises and the said Building and all other gates thereto.

13. The roof of the said ground plus three storied Building.

--: THE SCHEDULE "D" ABOVE REFERRED TO :-
(Description Common Expenses)

1. All expenses of maintaining, operating, repairing, white washing, painting, decorating, redecorating, rebuilding, reconstructing, lighting of the common portion and the areas of the said Building including the out wall s and up-keeping of the said Building at the said premises.
2. The salary of all personnel's employed, if any, for the common purpose including darwans, security, personal, sweepers, plumbers, electricians etc. for the purpose of the maintenance of the common portions.
3. Insurance premium for insuring the said Building.
4. Municipal tax, Building tax, water tax and other levies in respect of the said Building save and except those are separately assessed on the Purchaser.
5. Cost of formations and operations of the Association and/or Society.
6. Costs of running maintenance repairs and replacement of transformers, water pump and other common installations including their license fee, taxes and other levies, if any.
7. Electricity charges for the electricity consumed for the operation of the common services.
8. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
9. The office expenses incurred for maintaining office of the Association and/or Society for common purposes.
10. The cost of the maintenance of the ultimate roof of the said Building.

11. All other expenses, taxes, rates other levies etc. as are deemed to be necessary or incidental or liable to be paid by the Co-Owners in common including such amount as to be fixed for creating a common fund for replacement, renovation, painting and/or periodic repairing of common portions of the said Building.

--: THE SCHEDULE "E" ABOVE REFERRED TO :-
(Description of the Easements)

1. The Purchasers and the other Co-Owners of the said Building shall allow to each other and the Association upon this formation the following rights, easements, quasi-easements, privileges and/or appurtenances.
1. The right of use the common portions in a reasonable manner.
2. The right of connections for utilities including connections for telephones, water gas, television, electricity etc. through pipes cables conducts or otherwise through each and every part of the business including the said Flat as provided by the Vendor.
3. Right to support shelter and protection of each portion of the Building by other and/or other thereof.
4. The absolute unfettered and encumbered right over the common portions subject to the terms and conditions herein contained.
5. Such rights, supports, easements and appurtenances as are usually used, occupied or enjoyed as part and parcel of the said Flat.
6. The right with or without workmen and necessary materials to enter upon the Building including the said Flat or any other flat for the purpose of repairing any of the common portion or any appurtenance to any Flat and/or anything comprised in any flat in so far as the same cannot be carried out without such entry.

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

EXECUTED AND DELIVERED

by the Parties hereto at Kolkata

in the presence of :-

WITNESSES :-

1. *Atul Kumar*
Atul Kumar

Rupankar Pathak
Attorney of Bimal Kumar Das.

SIGNATURE OF THE VENDOR

2. *Granton Shyama*
311, Shantipally,
Kolkata-700107.

DREAM CONSTRUCTION
Rupankar Pathak
Proprietor

SIGNATURE OF THE DEVELOPER

Sumit Ganguly
SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of being Rs. 45,50,000 /- (Rupees Forty Five Lakh and Fifty Thousand) only being the full and entire consideration money in the manner hereunder written.

SL	Cheque/DD No	Date	Drawn on	Amount (Rs).
1.	646303	02.11.2016	SBI	2,50,000/-
2.	646314	03.12.2016	SBI	2,00,000/-
3.	206445	15.12.2016	HDFC	10,00,000/-
4.	646315	08.02.2017	SBI	4,55,000/-
5.	211652	07.03.2017	HDFC	15,00,000/-
6.	646319	15.09.2017	SBI	1,45,000/-
7.	231144	23.10.2017	HDFC	10,00,000/-
TOTAL (Rupees Forty five lakh fifty thousand only)				45,50,000/-

WITNESSES :-

1. *Ator (s)* *Ator*
2. *Gautam Jy. ...*

DREAM CONSTRUCTION

Gurpreet Singh
Proprietor

SIGNATURE OF DEVELOPER

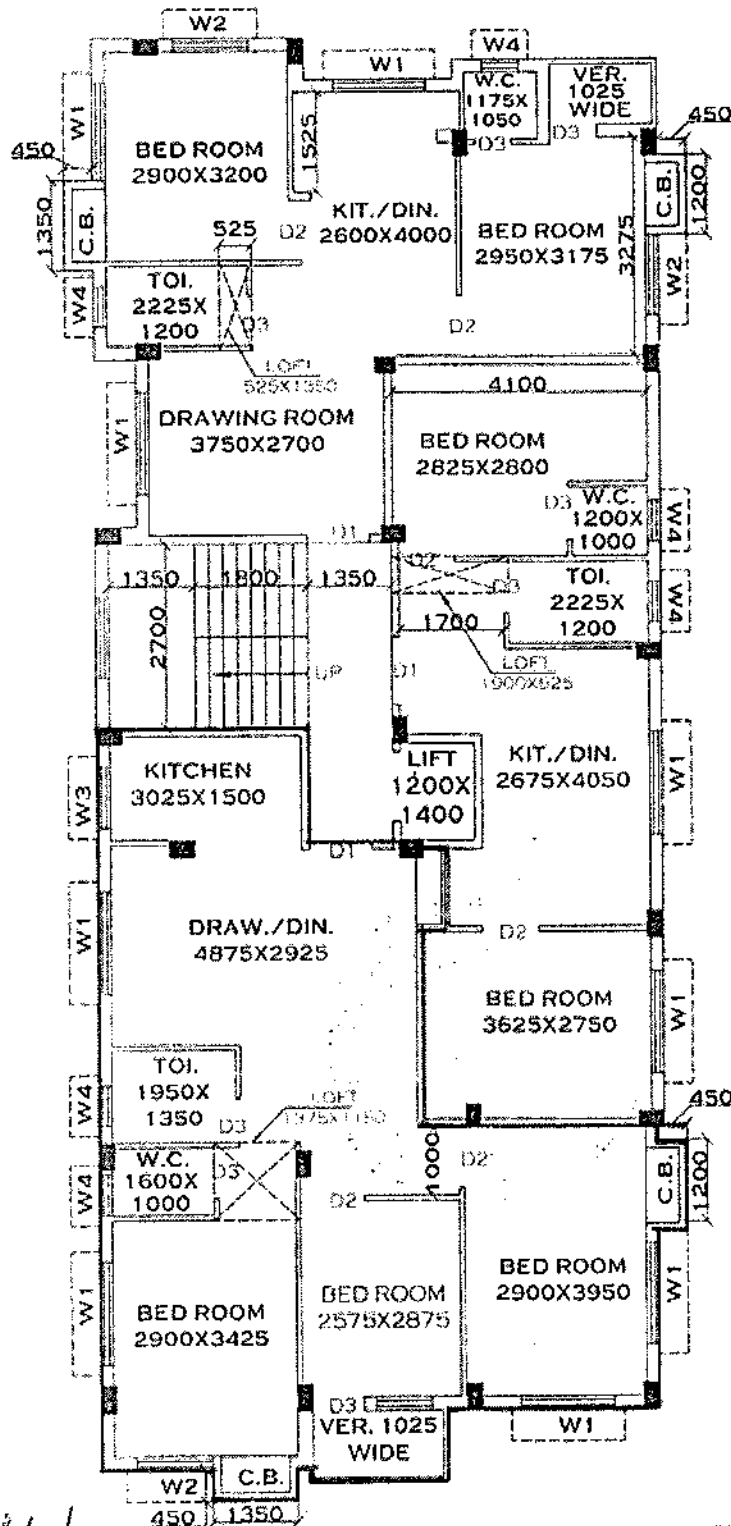
Drafted by me :

Ator (s) *Ator*
Fl (s)
Advocate,
Alipore Police Court,
Kolkata - 700 027.

**PLAN OF THE WEST SIDE FLAT OF SECOND FLOOR OF G+THREE
STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 34, PURBACHAL
ROAD, UNDER K.M.C. WARD NO.- 106, BOROUGH NO.- XII, P.S.- GARFA**

SUPER BUILT-UP AREA OF THE FLAT = 1060 SFT.

SCALE :- 1:100



Frankar Sahituri
Atty of Bimal Kishore Dey

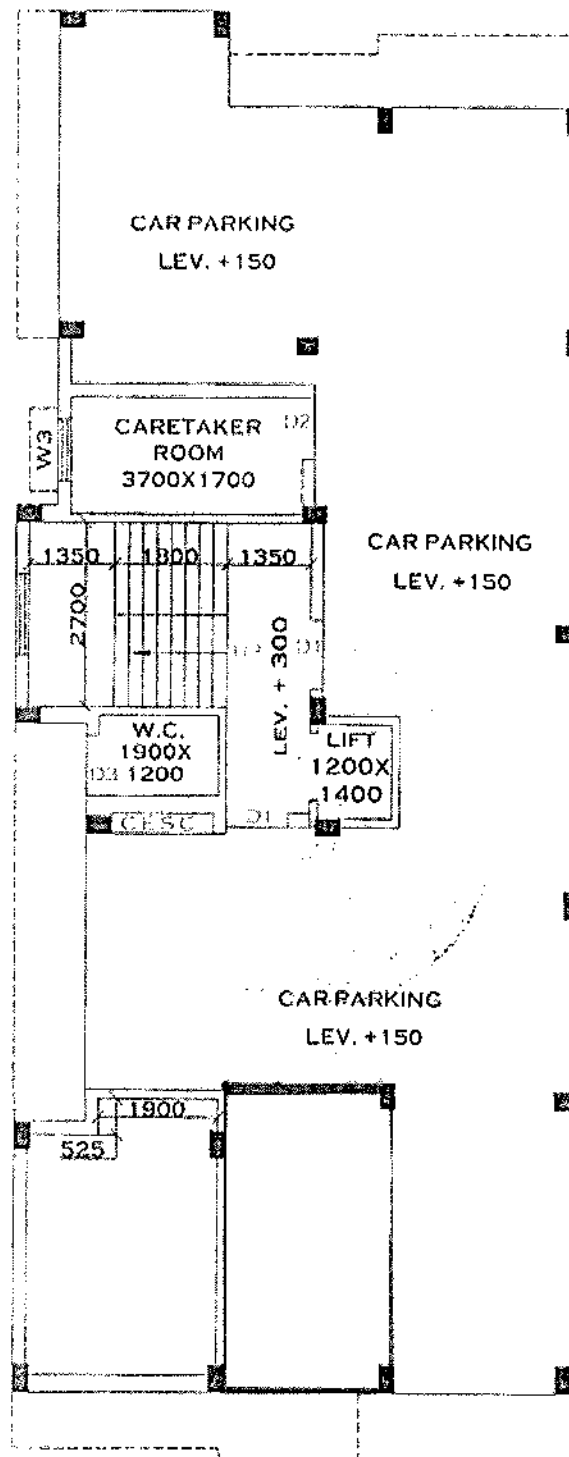
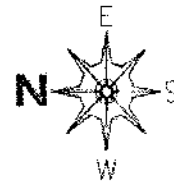
DREAM CONSTRUCTION
Frankar Sahituri
Proprietor

Sumit Ganguly

**PLAN OF THE CAR PARKING SPACE ON GROUND FLOOR OF G+THREE
STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 34, PURBACHAL
ROAD, UNDER K.M.C. WARD NO.- 106, BOROUGH NO.- XII, P.S.- GARFA**

AREA OF THE CAR PARKING SPACE = 120 SFT.
SHOWN IN RED BORDER.

SCALE : - 1:100



Rupankar Patitundi
RUPANKAR PATITUNDI
Constituted Power of
Agent

DREAM CONSTRUCTION
Rupankar Patitundi
Proprietor

26/10/2017 Query No-16031000323826 / 2017 Deed No-1-160304538 / 2017, Document is digitally signed.
SIGNATURE OF VENDOR












Sumit Ganguly
SIGNATURE OF PURCHASER

SIGNATURE OF DEVELOPER

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

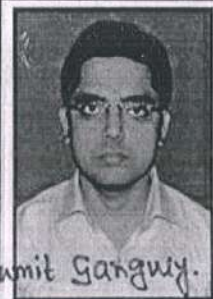










Name.....

Signature.....

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

Name. DIPANKAR PATITUNDI

Signature. Dipankar Patitundi

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

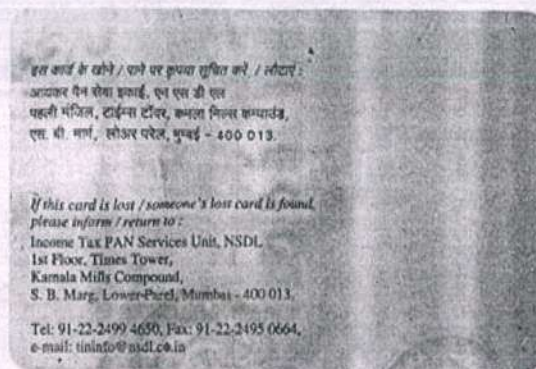
Name. SUMIT GANGULY

Signature. Sumit Ganguly

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

Name.....

Signature.....



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMIT GANGULY
ASIT KUMAR GANGULY
28/10/1985

Permanent Account Number
AVAPG8979K

Sumit Ganguly
Signature




In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें :
आयकर पैन सेवा यूनिट, UTITSL,
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

आयकर विभाग
INCOME TAX DEPARTMENT
BIMAL KRISHNA ROY

JAGESHWAR ROY

02/03/1944

Permanent Address

BTOPR05E2C

Bimal Krishna Roy

Signature

भारत सरकार
GOVT. OF INDIA



22012014

इस कार्ड के खोने / खाने पर कृपया सूचित करें / सूचित करें :
आयकर पैन सेवा इकाई, एन एस डी ई
5वीं मंजिल, मनी टॉवर, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्म बंगला चौक के पास,
पुणे - 411 015.

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 Bangalow Chowk,
Pune - 411 015.

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

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

GRN: 19-201718-009200620-1 Payment Mode Online Payment
GRN Date: 16/10/2017 20:40:55 Bank : State Bank of India
BRN : IK00IGJTP7 BRN Date: 16/10/2017 20:41:48

DEPOSITOR'S DETAILS

Name : sumit ganguly Id No. : 16031000323826/4/2017
[Query No./Query Year]
Contact No. : Mobile No. : +91 9874323700
E-mail : sumitganguly85@gmail.com
Address : Village Kanaipur Dist Hooghly 712301
Applicant Name : Mr Alok Safui
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale after registered sale agreement without possession Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16031000323826/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	30
2	16031000323826/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	45546
Total				45576

In Words : Rupees Forty Five Thousand Five Hundred Seventy Six only

Major Information of the Deed

Deed No :	I-1603-04539/2017	Date of Registration	26/10/2017
Query No / Year	1603-1000323826/2017	Office where deed is registered	
Query Date	18/09/2017 5:55:04 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alok Safui Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830828274, Status :Advocate		
Transaction		Additional Transaction	
[0105] Sale, Sale after registered sale agreement without possession		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 45,50,000/-		Rs. 45,50,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 80/- (Article:23)		Rs. 45,546/- (Article:A(1), E, M(b), H)	
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 160300457/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :




District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Road, Premises No: 34, Ward No: 106, Pin Code : 700078

Sc h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1			Super Built-up Area: 1060	42,00,000/-	42,00,000/-	Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 2 Year, Approach Road Width: 12 Ft. , Other Amenities: Lift Facility, New Flat ,
A2			Area of Covered Garage: 120	3,50,000/-	3,50,000/-	Gr. Floor, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 2 Year, Approach Road Width: 12 Ft. , Other Amenities: Lift Facility, New Flat ,

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Mr BIMAL KRISHNA ROY Son of Late Jageshwar Roy 34, Purbachal Road,, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: BTOPR0582C, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	DREAM CONSTRUCTION 27(123), Purbachal Garden Road(N), P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 , PAN No.: ASYPP3475E, Status :Organization, Executed by: Representative, Executed by: Representative



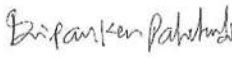
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUMIT GANGULY Son of Mr Sri Asit Kumar Ganguly Executed by: Self, Date of Execution: 26/10/2017 , Admitted by: Self, Date of Admission: 26/10/2017 ,Place : Office	Photo  <small>26/10/2017</small>	Finger Print  <small>LTI 26/10/2017</small>	Signature  <small>26/10/2017</small>
Son of Mr Sri Asit Kumar Ganguly Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AVAPG8979K, Status :Individual, Executed by: Self, Date of Execution: 26/10/2017 , Admitted by: Self, Date of Admission: 26/10/2017 ,Place : Office				


Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DIPANKAR PATITUNDI (Presentant) Son of Late Phanibhusan Patitundi Date of Execution - 26/10/2017, , Admitted by: Self, Date of Admission: 26/10/2017, Place of Admission of Execution: Office	Photo  <small>Oct 26 2017 1:44PM</small>	Finger Print  <small>LTI 26/10/2017</small>	Signature  <small>26/10/2017</small>
80/6,Purbachal Road,, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ASYPP3475E Status : Attorney, Attorney of : Mr BIMAL KRISHNA ROY				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DIPANKAR PATITUNDI Son of Late Phanibhusan Patitundi Date of Execution - 26/10/2017, , Admitted by: Self, Date of Admission: 26/10/2017, Place of Admission of Execution: Office	Photo  <small>Oct 26 2017 1:45PM</small>	Finger Print  <small>LTI 26/10/2017</small>	Signature  <small>26/10/2017</small>
80/6,Purbachal Road, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ASYPP3475E Status : Representative, Representative of : DREAM CONSTRUCTION (as proprietor)				

Identifier Details :

Name & address	
Mr Alok Safui Son of Mr Sanat Safui Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SUMIT GANGULY, Mr DIPANKAR PATITUNDI, Mr DIPANKAR PATITUNDI	
	26/10/2017

Endorsement For Deed Number : I - 160304539 / 2017**On 20-09-2017****Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 45,50,000/-




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

On 26-10-2017**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

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

Presented for registration at 13:20 hrs on 26-10-2017, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DIPANKAR PATITUNDI ,

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

Execution is admitted on 26/10/2017 by Mr SUMIT GANGULY, Son of Mr Sri Asit Kumar Ganguly, Vill-Kanaipur,, P.O: DAKSHIN BASUDEVPUR, Thana: Dhaniakhali, , Hooghly, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession Service

Indetified by Mr Alok Safui, , , Son of Mr Sanat Safui, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-10-2017 by Mr DIPANKAR PATITUNDI, proprietor, DREAM CONSTRUCTION, 27(123), Purbachal Garden Road(N), P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Indetified by Mr Alok Safui, , , Son of Mr Sanat Safui, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Mr DIPANKAR PATITUNDI, , Son of Late Phanibhusan Patitundi, 80/6,Purbachal Road,, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Business as the constituted attorney of Mr BIMAL KRISHNA ROY 34,Purbachal Road,, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078 is admitted by him

Indetified by Mr Alok Safui, , , Son of Mr Sanat Safui, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,546/- (A(1) = Rs 45,500/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 45,546/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/10/2017 8:41PM with Govt. Ref. No: 192017180092006201 on 16-10-2017, Amount Rs: 45,546/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00IGJTP7 on 16-10-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 30/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3674, Amount: Rs.50/-, Date of Purchase: 16/10/2017, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/10/2017 8:41PM with Govt. Ref. No: 192017180092006201 on 16-10-2017, Amount Rs: 30/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00IGJTP7 on 16-10-2017, Head of Account 0030-02-103-003-02



Asish Goswami

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 1603-2017, Page from 126220 to 126249
being No 160304539 for the year 2017.



Digitally signed by ASISH GOSWAMI
Date: 2017.10.26 14:01:56 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 26/10/2017 14:01:49
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

CHECKED BY.....

Certified to be a true copy

District Sub-Registrar-III
Alipore, South 24-Parganas

30 OCT 2017

(This document is digitally signed.)

DREAM CONSTRUCTION

232, Purbachal Road.

Kolkata-700 078.

POSSESSION LETTER

To

Sri Sumit Ganguly

Date: 26/10/2017

Sub: Possession letter of one flat (Flat no- 2A), on 2nd floor (West side), having an area measuring about 1060 sq ft (more or less) super built area and along with one car parking space measuring about 120 sq ft on Ground floor of the said Building , which is lying and situated at premises no. 34, Purbachal Road, P.S-Garfa, Kolkata- 700 078.

With due respect, I, under signed, do hereby given handed over the possession in respect of above mention flat and car parking space. Further I do hereby declare that I have received the full and final consideration money from the said purchaser and said purchaser has also obtained possession of the said flat and car parking space from Developer as per agreement and purchaser is being full satisfied regarding the said flat and car parking space and he has no claim or demand against the said flat and car parking space from the said Developer and said Purchaser also have put his signature in this possession letter .

DREAM CONSTRUCTION

Dipankar Sahitani

Signature of Developer **Proprietor**

I hereby received the possession of the Flat and car parking place to the full of my Satisfaction from the Developer and hence forth cannot claim anything for the same.

Sumit Ganguly.

Signature of Purchaser



LIC Housing Finance Ltd

Ref. LA.212300003006

30-11-2018

SUMIT GANGULY

Flat No.KANAIPUR , DAKSHIN
BASUDEBPUR,HOOGHLY,DHANI
AKHALI, KOLKATA, WEST
BENGAL - 712301

Dear Sir/Madam,

**Re: Provisional Certificate of installment amount under your Loan A/C No.212300003006
for the year 2018-2019**

This is to certify that we would have received from you the following amounts in respect of
your above loan account during the period from 01/04/18 to 31/03/19.

Toward Principle : 61281.67 Toward Interest : 319202.33
Towards Premium :0

Date Of Loan Sanctioned : 15/11/2016 Sanction Amount : 3500000
Purpose : Purchase of New Flat

LIC Housing Finance Ltd.
LIC HFL PAN: AAACL1799C

This is a computer generated statement hence does not require signature.