

P 04576/19

VC-1077/19

04/82/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 467077

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-II:
Alipore, South 24-pargana.

17 DEC 2019

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the
.10th day of December 2019 (Two Thousand Nineteen)

BETWEEN

5119 Date 10-12-19
Sold to.....
of.....
Rupees.....

ALOK SAFUI
Advocate, Alipore Police Court
Kolkata - 27

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

Miloyi or. Park



V.C.T.G No-3962
KNA HOUSING DEVELOPMENT PVT. LTD.

Miloyi or. Park

Director



V.C.T.G No-3963

KNA HOUSING DEVELOPMENT PVT. LTD.

Dali Sinha
Director



V.C.T.G No-3964

Miloyi Bisui

District Sub-Registrar-III
Alipore, South 24 Parganas



V.C.T.G No-3965

10 DEC 2019

Alok Safui
Alipore Police
Ct. - 27

KNA HOUSING DEVELOPMENT PRIVATE LTD., (PAN-AAECK8105F) a Private Limited company, incorporated under the Companies Act.1956, having its office at 129/11B, Purbachal Kalitala Road, P.O. Haltu, P.S. Garfa, Kolkata – 700 078, represented by its one of the Directors namely (1) **SRI NILOY KUMAR PANDE**, (PAN-AJUPP0028L) son of late Samarendra Nath Pande, by faith Hindu, by occupation-Business, residing at Village & P.O. Jafar Gunge, P.S. Farakka, Dist. Murshidabad, Pin - 742204, (2) **SMT. DALI SINHA** (PAN-AWHPS5955P), wife of Late Kajal Kumar Sinha, by faith Hindu, by occupation – Business, residing at Village- Chowki Gram, P.O. Benia Gram, P.S. Farakka, Dist. Murshidabad, Pin-742212, hereinafter called and referred to as the “**VENDORS**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, successor-in-office administrators legal representatives and assigns) of the **ONE PART**;

AND

(1) **SRI MILTON BISWAS** (PAN-AJMPB5708P & AADHAAR NO.7493 9642 3214) son of Babar Biswas, by faith - Hindu, by occupation - Business, by Nationality – Indian, (2) **SRI BAYRON BISWAS** (PAN-AHKPB7781Q & AADHAAR NO.8527729359857) son of Babar Biswas, by faith - Hindu, by occupation - Business, by Nationality – Indian, and (3) **SRI NIPON JEET BISWAS** (PAN-AOMP2846P & AADHAAR NO.859944140039) son of Babar Biswas, , by faith - Hindu, by occupation - Business, by Nationality – Indian, all are residing at Dhulian, Samserganj, P.O. Dhullyan, P.S. Murshidabad, Dist: Murshidabad, Pin: 742202, hereinafter called and referred to as the “**PURCHASERS**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **OTHER PART**;

WHEREAS Nabajan Payeda was the sole and absolute owner of the landed property at Mouza Garfa in respect of Dag Nos, 1782 and 1783 under the present Khatian No.712, P.S. Kasba, District 24 Parganas along with other Property.

AND WHEREAS Nabajan Payeda died intestate, leaving behind his legal heirs his 3 sons namely [1] Md. Yakub, [2] Md. Islam and [3] Md. Isaik and his only widow Mussat Maleka Bibi inherited his right, title and interest in the Mother Land in accordance with Mohammedan Law/Muslim Law in the following Manner:

Name of Heir	Relationship
Md. Yakub	Son
Md. Islam	Son
Md. Isaik	Son
Mussat Maleka Bibi	Widow

AND WHEREAS [1] MD. Yakub, [2] Md. Islam and [3] Md. Isaik [4] Mussat Maleka Bibi: In the aforesaid circumstances [1] MD. Yakub, [2] Md. Islam and [3] Md. fsaik [4] Mussat Maleka Bibi became the joint owners of the Mother Land in accordance with Mohammedan Law / Muslim Law.

AND WHEREAS By a registered Deed of Conveyance dated 29th January 1958, [1] MD. Yakub, [2] Md. Islam and [3] Md. Isaik [4] Mussat Maleka Bibi sold the land measuring 47 decimal more or less out of Mother Land to one Bahadur Kumar Mondal, who became the owner of land measuring 47 decimal more or less out of Mother Land.

AND WHEREAS In the aforesaid circumstances Bahadur Kumar Mondal was the sole and absolute owner of the Land measuring 47 decimal more or less out

of Mother Land. The said Bahadur Kumar Mondal recorded his name in the Government Revenue Sereata.

AND WHEREAS said Dwipendra Nath Moitra and Soumendra Nath Moitra, By a Deed of Sale dated 14th July 1958 and registered in the office of the Sub Registrar at Alipore, and recorded in Book No. I, Volume No. 104, Pages 254 to 257 Being Deed No. 6421 for the year 1958, Bahadur Kumar Mondal conveyed, transferred and sold the said portion of mother Land to the Dwipendra Nath Moitra and Soumendra Nath Moitra, who became the joint owners of Land and they mutated their name under the Khatian No. 712 which is finally Published under Sub Section [2] of Sec 51A of the West Bengal Land Reforms act 1955 [West Bengal Act X of 1956].

AND WHEREAS by a Deed of sale dated 19th December 1989 and registered in the office of the Sub-Registrar, Calcutta and recorded in Book No.1 , Volume No. 309, Pages 158 to 168, Being Deed No. 14141 for the year 1989, the said Dwipendra Nath Moitra and Soumendra Nath Moitra absolutely sold, conveyed and transferred an area about an area about 8 Cottah 3.5 Chittack having Riayati Sithitiban situated and lying at Mouza Garfa, R.S. Dag No. 1782 and 1783 under present R.S, Khaitan No.712 within the District South 24, Parganas, Police Station Kasba, [hereinafter referred to as "the Said Land"] to one Hi- Rise Properties and Constructions Private Limited, Private Limited Company incorporated under the Companies Act, 1965, having its registered office at 25A, Carnac Street, Room No. 305, Police Station Park Street, Kolkata 700016 who became the absolute owner of said Land and mutated its name under the Khatian No. 712 which is finally Published under Sub- Section [2] of Sec 51A of the West Bengal Land Reforms Act 1955 [West Bengal Act X of 1956]

AND WHEREAS By a Deed of Sale dated 11th July 2008 and registered in the office of the Additional Registrar of Assurances - I, Kolkata and recorded in Book No. I, Volume No.61, Pages 4266 to 4280, being Deed No. 10919 for the year 2008, Hi- Rise Properties and Constructions Private Limited sold, transferred, conveyed and assigned the said land jointly and severally to Subham Realty Private Limited, a Private Limited Company incorporated under the Companies Act 1965, having its registered office at Panwani Chambers 4th Floor, 7B, K.S. Roy Road, Kolkata-700001, represented by its Directors Sri Sanjay Kumar Chowdhary son of Late Gouri Shankar Chowdhury, Tirupati Galleria Private Limited a Private Limited Company incorporated under the Companies Act 1965, having its registered office at Panwani Chambers 4th Floor, 7B, K.S. Roy Road, Kolkata-700001, represented by its Directors Sri Dilip Kumar Agarwal, son of Sri Biswanath Agarwal and HTC Realtors Private Limited a Private Limited Company incorporated under the Companies Act 1965, having its registered office at Shantiniketan, 9th Floor, 8, Camac Street, Kolkata-700017, represented by its Director Sri Rajesh Kumar Jajodia son of Sri Hari Mohan Jajodia thus, became the joint owners of the Said Land.

AND WHEREAS said Subham Realty Private Limited, Tirupati Galleria Private Limited and HTC Realtors Private Limited while jointly seized and possessed of the said property said company declared to sale of **ALL THAT** piece and parcel of Bastu Land measuring an area about 12 Chittack 00 sq.ft. more or less out of 8 Cottahs 3.5 Chittack, more or less, having Riayati Sithitiban Satta together with R.T shed Structure measuring 100 sq.ft. more or less, Standing thereon situated and lying at Mouza Garfa, R.S Dag No. 1782 and 1783 under present R.S Khatian No. 712 within the Police Station Kasba, at Present Garfa, being the portion of

Municipal Premises No. 100/A/2, Purbachal Main Road, Kolkata- 700078, Ward No. 106, District South 24 Parganas to an unto in favour of present vendor herein namely **M/S. KNA HOUSING DEVELOPMENT PRIVATE LTD.** a Company registered under Companies Act, 1956, having its registered office at 129/1B, Purbachal Kalitala Road, Kolkata 700 078, P.S. Garfa, formally Kasba, represented by it's Directors namely (1) SRI KAJAL KUMAR SINHA son of Late Sashi Bhusan Sinha, by faith Hindu by occupation Business, by Nationality Indian, residing at Village Chowki Gram, P.O. Benia Gram, District Mursidabad, P.S. Farakka, Pin-742212, (2) SRI NILOY KUMAR PANDE son of Late Samarendra Nath Pande, by faith Hindu, by occupation Business, by Nationality Indian, residing at Village & Post Jafar Gunge, District Mursidabad, P.S. Farakka, Pin-742204 (3) SRI AMAR SAHA son of Late Ashutosh Saha, by faith Hindu, by occupation Business, by Nationality Indian, residing at 121/24/E, North Purbachal Kalitala Road, Kolkata 700078, P.S Garfa by a Deed of conveyance on 17.08.2012 which was registered in the office of District Sub Registrar-III at Alipore and recorded in Book No.I, CD Volume no.16, Pages 1955 to 1976, Being No.07624, for the year 2012.

AND WHEREAS said Subham Realty Private Limited ,Tirupati Galleria Private Limited and HTC Realtors Private Limited further declared to sale of ALL THAT piece and parcel of Bastu Land measuring an area about 7 Cottahs 7 Chittack 12 sq.ft. more or less out of 8 Cottah 3.5 Chittack, more or less, having Riayati Sithitiban Satta together with R.T shed Structure measuring 100 sq.ft. more or less, Standing thereon situated and lying at Mouza Garfa, R.S Dag No. 1782 and 1783 under present R.S Khatian No. 712 within the Police Station Kasba, at Present Garfa, being the portion of Municipal Premises No. 100/A/2, Purbachal Main

Road, Kolkata- 700078, Ward No. 106, District South 24 Parganas to an unto in favour of present vendor herein namely **M/S. KNA HOUSING DEVELOPMENT PRIVATE LTD.** a Company registered under Companies Act, 1956, having its registered office at 129/1B, Purbachal Kalitala Road, Kolkata 700 078, P.S. Garfa, formally Kasba, by a Deed of conveyance on 17.08.2012 which was registered in the office of District Sub Registrar-III at Alipore and recorded in Book No.I, CD Volume no.16, Pages 2051 to 2073, Being No.07622, for the year 2012.

AND WHEREAS the present Vendor herein became absolute owner of the total land measuring 8 Cottah 3.5 Chittack more or less by way of purchase by two deed vide deed No. 7624/2012 & 7622/2012 and said company mutated its names in the records of Kolkata Municipal Corporation vide KMC Premises no. 100/A/2, Purbachal Main Road, being Assessee no. 311061620155, Ward no.106 and said company have in peaceful possession, occupation and enjoyment of the said property and the said property is free from all encumbrances.

AND WHEREAS the Present Vendor the party of the first part being in need of money for meeting its various legal necessities its declared for absolute sale of the said **ALL THAT** piece and parcel bastu land measuring 8(Eight) Cottah 3.5(three point five) Chittack along with 600 sq.ft. RTS structure standing thereon lying at Mouza Garfa, R.S Dag No. 1782 and 1783 under present R.S Khatian No. 712 within the Police Station Kasba, at Present Garfa, being Municipal Premises No. 100/A/2, Purbachal Main Road, Kolkata- 700078, Ward No. 106, District South 24 Parganas together with common passage which is adjacent to the said land and the purchaser herein proposed to purchase the said bastu land at a fixed price of **Rs. 2,35,00,000 (Rupees Two Crore Thirty five Lakhs) only.**

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 2,35,00,000 (Rupees Two Crore Thirty five Lakhs) only being the lawful money of the union of India well and truly paid by the said purchaser to the Vendor on or before the execution of these presents and that being the full consideration money of the said land (the receipt whereof the Vendor do hereby admit and acknowledge as per Memo of consideration hereunder written) and of and from the same and every part thereof the Vendor do hereby acquit, release and forever discharge the said purchaser as the said land hereby transferred the Vendor do hereby grant, transfer, convey, sell, assure and assign unto the said purchaser ALL THAT piece and parcel sali land measuring 8 Cottahs & 3.5 Chittack together with 600 sq.ft. RTS structure standing thereon lying at Mouza - Garfa, R.S Dag No. 1782 and 1783 under present R.S Khatian No. 712 within the Police Station Kasba, at Present Garfa, being Municipal Premises No. 100/A/2, Purbachal Main Road, Kolkata- 700078, Ward No. 106, District South 24 Parganas, as described in the schedule hereunder written and delineated in the plan annexed hereto and depicted by RED border lines or howsoever otherwise the said land hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished with all paths, passages, ways, sewers, drains, ditches, hedges, bushes, shrubs water, water courses, and all other former and ancient rights, liberties, benefits privileges, advantages, easements, appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong to be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title interest, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said and

every part thereof and all the deeds, pattahs, muniments, writings evidences, of title relating to or concerning the said land hereditaments and premises or every part thereof which now are or may hereafter be in the custody power, control or possession of the Vendor or any person or persons from whom the said Vendor may procure the same without any lawful action or suit to have and to hold the said land and hereditaments so to be unto the said purchaser absolutely forever free from all encumbrances. The Vendor do hereby covenant with the said purchaser that notwithstanding any act, thing, deed, matters, whatsoever made done or executed or knowingly suffered to the contrary the Vendor now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby sole or expressed or intended so to be unto and to the use of the said purchaser in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these presents and that the purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said Vendor every part thereof and pay the rents to the Collector South 24 Parganas for the State of W. B. upon getting the name duly mutated in the BLRO concerned in place of the Vendor and receive the rents, issues, and profits thereof without any lawful eviction, interruption claim and demand etc.

Further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and request of the purchaser do and execute or cause to be done and executed all such acts, deeds, and things and matters whatsoever for further better and more perfectly assuring and conveying the land to and unto the said purchaser as shall or may reasonably be required.

The said land has not been acquired by the State Govt. CMDA or any other authority or the Vendors received any notice for acquisition or requisition of the said land or any part thereof.

If any of the representations or covenants made hereinbefore by the Vendor is subsequently found to be false or any fraud is detected hereafter the Vendor shall be liable to compensate the loss if sustained by the purchaser.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel Bastu land measuring **8(Eight) Cottahs & 3.5 (three point five) Chittack more or less together with 600 sq.ft. RTS structure** standing thereon, lying at Mouza - Garfa, comprised in R.S Dag No. 1782 and 1783 under R.S Khatian No. 712 within the Police Station - Kasba, at Present Garfa, being the Municipal K,MC. **Premises No. 100/A/2, Purbachal Main Road, Kolkata- 700078, Ward No. 106, P.S. Kasba now Garfa, District South 24 Parganas** to the said property on which the purchaser shall have every right to take all sorts of connection in or underneath said common passage to the land. The said land is delineated in the plan demarcated by **RED** border lines which forms to be the part and parcel of this document.

BUTTED AND BOUNDED

ON THE NORTH	: Land of Ajit Poddar.
ON THE SOUTH	: Purbachal Main Road.
ON THE EAST	: Land of Uthan Pada Sardar.
ON THE WEST	: 12ft. wide Road

IN WITNESS WHEREOF the Vendor has hath hereunto sets and subscribed their hands and seals on this the day, month and year first above written.

SIGNED AND DELIVERED AT KOLKATA

in the presence of:

WITNESSES:

1. *Rezaul Hoque*
Tarabagan, Dhuliyam,
Mushidabad, W.B.
2. *Aley Saferi*

KNA HOUSING DEVELOPMENT PVT. LTD.

Dali Sinha
Director

KNA HOUSING DEVELOPMENT PVT. LTD.

Milon Bisui
Director

SIGNATURE OF THE VENDOR

Milon Bisui
SIGNATURE OF THE PURCHASERS

→ Drafted by me
Aley Saferi
FL/60/99
Alipore Police
ACK-10-21

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of **Rs.2,35,00,000/-** (Rupees Two Crore Thirty Five Lakh) only being the full consideration money of this Indenture, paid by the Purchaser in the manner as follows :-

<u>UTR NO.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
1201911100041244	11.11.19	SBIN	Rs. 25,00,000/-
120191200001606	09.12.19	SBIN	Rs. 25,00,000/-
			Rs. 11,72,642/-
			Rs. 85,46,179/-
			Rs. 85,46,179/-
			Rs. 2,35,000/-

Total.....

Rs.2,35,00,000/-

(Rupees Two Crore Thirty Five Lakh) only .

WITNESSES:-

1. Rezaul Hogue
Tasbagan, Dhuliyani,
Mumshidabad, W.B.
2. Abu Syfi

KNA HOUSING DEVELOPMENT PVT. LTD.

Dati Sinha
Director

KNA HOUSING DEVELOPMENT PVT. LTD.

Miloy 1 cr. Pate
Director

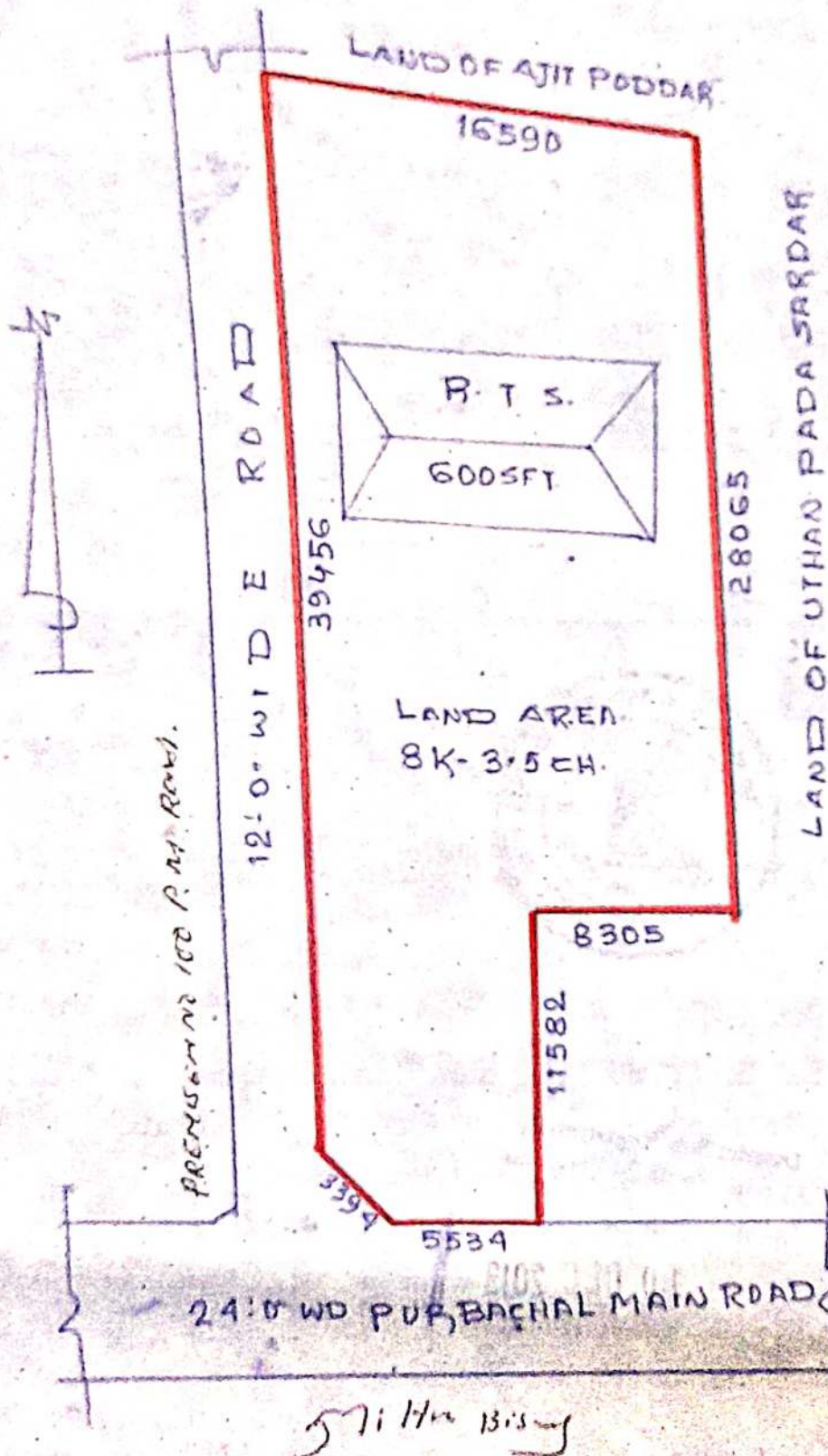
VENDOR

Miloy 1 cr. Pate

Miloy 1 cr. Pate

BILL PLAN OF LAND AT PREMISES NO. 100/A/2, PURBA
CHAL MAIN ROAD, KOLKATA 700078, OF MOUZA GARFA
R.S. DAG NO. 1782, & 1783, R.S. KHATIAN NO. 712, P.S. GARFA
K.M.C. WARD NO. 106, DIST. 24 PGS. (5)

AREA OF LAND 8K-3.5 CH. WITH R.T.S. AREA 600SFT
SHOWN IN RED BORDER



KNA HOUSING DEVELOPMENT PVT.

Nilesh Kumar

Dir.

KNA HOUSING DEVELOPMENT PVT.

Sanjay Kumar
Dir.

TRACED BY












S. M. Mondal
SUBHASIS MONDAL
CIVIL ENGINEER &
SURVEYOR Rg. No. 4926

571 Hm B'sing

		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..... *N-201 1st floor*

Signature.....

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

Name.....

Signature..... *Dali Sinha*

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












Name.....

Signature..... *Dali Sinha*

		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..... MILTON BISWAS

Signature..... Milton Biswas

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

Name..... BAYRON BISWAS

Signature..... Bayron Biswas

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

Name..... NIPON JEET BISWAS

Signature..... Nipon Jeet Biswas

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

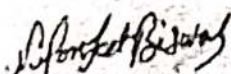
NIPON JEET BISWAS

BABAR BISWAS

18/08/1989

Permanent Account Number

AOMP82846P


Signature



09/05/2015

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BAYRON BISWAS
BABAR BISWAS
13/08/1982

Permanent Account Number
AHKPB7781Q

B. Biswas

Signature



आयकर विभाग

INCOME TAX DEPARTMENT

MILTON BISWAS

BABAR BISWAS

11/04/1987

Permanent Account Number

AJMPB5708P

Milton Biswas



भारत सरकार
GOVT. OF INDIA





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार

Unique Identification Authority of India
Government of India



Enrolment No/Enrolment No.: 2077/80128/00057

Alok Safui (Alok Safui)

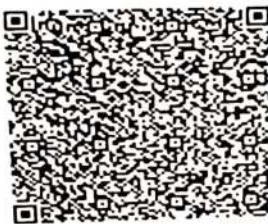
S/O: Sanat Kumar Safui, Kantha Villa , 3rd Floor,
16/2 Rajani Kanta Das Road , Kolkata, Safui Para
More, P. S - Garfa, Haltu, Kolkata,
West Bengal - 700078

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Your Aadhaar No/ Your Aadhaar No.:

3370 2325 6241



MEERA AADHAAR, MERI PEHACHAN



help@uidai.gov.in

www.uidai.gov.in

Signature Not Verified
Digitally signed by DS (UNIQUE
IDENTIFICATION AUTHORITY OF INDIA 01
Date: 2016.06.21 00:28:15 IST

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address.
This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



Alok Safui
DOB: 24/02/1972
Male / MALE



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O: Sanat Kumar Safui, Kantha
Villa , 3rd Floor, 16/2 Rajani
Kanta Das Road , Kolkata, Safui
Para More, P. S - Garfa, Haltu,
Kolkata,
West Bengal - 700078

3370 2325 6241

MEERA AADHAAR, MERI PEHACHAN

3370 2325 6241

MEERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

**KNA HOUSING DEVELOPMENT
PRIVATE LIMITED**

18/06/2012

Permanent Account Number

AAECK8105F

06/07/2012

आयकर विभाग
INCOME TAX DEPARTMENT

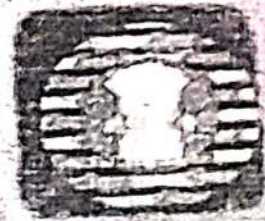


भारत सरकार
GOVT. OF INDIA

NILOY KUMAR PANDE
SAMARENDRA NATH PANDE

18/04/1967
Permanent Account Number

AJUPP0028L



Signature
Signature

Major Information of the Deed

Deed No / Year	1-1603-04182/2019	Date of Registration	17/12/2019
Deed Date	1603-0001784915/2019	Office where deed is registered	D S R III Sector 24 PARGANAS, Kolkata
Applicant Name, Address & Other Details	21/11/2019 12:51:33 AM Alok Gafur Alpous Court, Thana Alpous, District South 24 Parganas, WEST BENGAL, PIN 700027, Mobiles No. 9836828274, Status: Kholabadi		
Transaction	Additional Transaction		
(0101) Sale, Sale Document	(4305) Other than Undivided Property, Undivided (Part of Undivided - 2)		
Set Forth value	Market Value		
Rs. 2,34,00,000/-	Rs. 2,34,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,83,204/- (Article 23)	Rs. 2,97,555/- (Article 4(3), E, M(h), H)		
Remarks	Received Rs. 50/- (FIFTY ONLY) from the applicant for issuing this associated slip (Uttara)		

Land Details :

District: South 24 Parganas, P.S - Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone: (Other than on Kalikapur Road (P.A.S Connector) - Other than on Kankarapuri Road (P.A.S Connector)), Premises No. 100/A/2, Ward No. 106 Pin Code: 700078

Sch No	Plot Number	Khatlan Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Buslu	B Katha 3.5 Chatak	2,34,00,000/-	2,95,80,920/-	North of Purbachal Road 24 Ft.
Grand Total :				13.5609Dsc	234,00,000/-	295,80,920/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1,00,000/-	1,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		600 sq ft	1,00,000/-	1,80,000/-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	KNA HOUSING DEVELOPMENT PRIVATE LIMITED 129/11B, PURBACHAL KALITALA ROAD, P.O - HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, PAN No : AAECK8105F, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative

Details :

Name, Address, Photo, Finger print and Signature

Mr MILTON BISWAS

Son of Mr BABAR BISWAS BHULIAN, SAMSERGANJ, P.O:- DHULLYAN, P.S:- Murshidabad, District:- Murshidabad, West Bengal, India, PIN - 742202 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AJMPB5708P, Aadhaar No: 74xxxxxxx3214, Status :Individual, Executed by: Self, Date of Execution: 10/12/2019
Admitted by: Self, Date of Admission: 10/12/2019 ,Place : Pvt. Residence

Shri BAYRON BISWAS

Son of Shri BABAR BISWAS DHULIAN, SAMSERGANJ, P.O:- DHULLYAN, P.S:- Murshidabad, District:- Murshidabad, West Bengal, India, PIN - 742202 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AHKPB7781Q, Aadhaar No: 85xxxxxxx5985, Status :Individual, Status : Not Executed

Shri NIPON JEET BISWAS

Son of Shri BABAR BISWAS DHULIAN, SAMSERGANJ, P.O:- DHULLYAN, P.S:- Murshidabad, District:- Murshidabad, West Bengal, India, PIN - 742202 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AOMPBB2846P, Aadhaar No: 85xxxxxxx0039, Status :Individual, Status : Not Executed

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr NILOY KUMAR PANDE (Presentant) Son of Late SAMARENDRA NATH PANDE VILLAGE JAFAR GUNGE, P.O:- JAFAR GUNGE, P.S:- Farakka, District:-Murshidabad, West Bengal, India, PIN - 742204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AJUPP0028L, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KNA HOUSING DEVELOPMENT PRIVATE LIMITED (as Director)
2	Smt DALI SINHA Wife of Late KAJAL KUMAR SINHA VILLAGE - CHOWKI GRAM, P.O:- BENIA GRAM, P.S:- Farakka, District:-Murshidabad, West Bengal, India, PIN - 742212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AWHPS5955P, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KNA HOUSING DEVELOPMENT PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALOK SAFU Son of Mr SANAT KUMAR SAFUI ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mr MILTON BISWAS, Mr NILOY KUMAR PANDE, Smt DALI SINHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1.	KNA HOUSING DEVELOPMENT PRIVATE LIMITED	Mr MILTON BISWAS-4.52031 Dec, Shri BAYRON BISWAS-4.52031 Dec, Shri NIPON JEET BISWAS-4.52031 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1.	KNA HOUSING DEVELOPMENT PRIVATE LIMITED	Mr MILTON BISWAS-200.00000000 Sq Ft, Shri BAYRON BISWAS-200.00000000 Sq Ft, Shri NIPON JEET BISWAS-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160304182 / 2019

On 10-12-2019

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

Presented for registration at 17:40 hrs on 10-12-2019, at the Private residence by Mr NILOY KUMAR PANDE .

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 2,97,60,920/-

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

Execution is admitted on 10/12/2019 by Mr MILTON BISWAS, Son of Mr BABAR BISWAS, BHULIAN, SAMSERGANJ, P.O: DHULLYAN, Thana: Murshidabad, , Murshidabad, WEST BENGAL, India, PIN - 742202, by caste Hindu, by Profession Business

Indetified by Mr ALOK SAFU, , Son of Mr SANAT KUMAR 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 10-12-2019 by Mr NILOY KUMAR PANDE, Director, KNA HOUSING DEVELOPMENT PRIVATE LIMITED (Private Limited Company), 129/11B, PURBACHAL KALITALA ROAD, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Indetified by Mr ALOK SAFU, , Son of Mr SANAT KUMAR SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 10-12-2019 by Smt DALI SINHA, Director, KNA HOUSING DEVELOPMENT PRIVATE LIMITED (Private Limited Company), 129/11B, PURBACHAL KALITALA ROAD, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Indetified by Mr ALOK SAFU, , Son of Mr SANAT KUMAR 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 2,97,655/- (A(1) = Rs 2,97,609/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 2,96,855/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2019 4:02PM with Govt. Ref. No: 192019200108523761 on 06-12-2019, Amount Rs: 2,96,855/-, Bank: United Bank (UTBI00CH175), Ref. No. 16843986 on 06-12-2019, Head of Account 0030-03-104-001-16

of Stamp Duty
that required Stamp Duty payable for this document is Rs. 20,83,284/- and Stamp Duty paid by by online = Rs
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/12/2019 4:02PM with Govt. Ref. No: 192019200108523761 on 06-12-2019, Amount Rs: 20,76,684/-,
United Bank (UTBI00CH175), Ref. No. 16843986 on 06-12-2019, 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

On 17-12-2019

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 2,97,655/- (A(1) = Rs 2,97,609/- ,E = Rs 14/-
,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 800/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/12/2019 4:05PM with Govt. Ref. No: 192019200122320801 on 17-12-2019, Amount Rs: 800/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKL6318197 on 17-12-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,83,284/- and Stamp Duty paid by Stamp Rs
1,000/-, by online = Rs 5,600/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no S467077, Amount: Rs.1,000/-, Date of Purchase: 10/12/2019, Vendor name:
Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/12/2019 4:05PM with Govt. Ref. No: 192019200122320801 on 17-12-2019, Amount Rs: 5,600/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKL6318197 on 17-12-2019, 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 1603-2019, Page from 134571 to 134598
Deed No 160304182 for the year 2019.



Digitally signed by ASISH GOSWAMI
Date: 2019.12.18 14:03:28 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 2019/12/18 02:03:28 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)