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One of the
confirming parties
received duly by exam
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1239984/m

पश्चिम बंगाल WEST BENGAL

AE 471674

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

District Sub Registrar-II
Howrah

DEED OF CONVEYANCE

11 0 AUG 2021

THIS Deed of Conveyance is made on this, the 26th day of July, in the year 2021 of the Christian era at Howrah.

BETWEEN

PRABIR KUMAR BASU MALLIK (PAN-AVTPB3360N) (Aadhar no. 339889232659) son of Late Dilip Kumar Basu Mallik, by faith-Hindu, occupation- Retired Person, Citizen of India, resident of building named "BARODA HOME" of Village and P.O.- Fuleswar and P.S. - Uluberia, Dist. Howrah, Pin- 711316, West Bengal, hereinafter referred to as the **VENDOR** (which terms or expression shall unless otherwise excluded by or repugnant to the context be deemed to

26 JUL 2021

District Sub-Registrar-II
Howrah



Partner

For Ever Nest Developers
Trilok Mukherjee

Proprietor

S.K. CONSTRUCTION
S.K. Con. Builders

4366

For K. K. Banerjee

4365

For K. K. Banerjee

28 JUN 2021

ANJISHREE BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

CODE NO. (1087)
LICENCED NO.
20 * 20A/1973

VIKAS BAISYA
Advocate
49A, RAM DULAL SARKAR STREET, THIRD FLOOR
OPPOSITE-GIRISH PARK POLICE STATION
KOLKATA-700006

SOLD TO
ADDRESS
28 JUN 2021

DATE

9950

28 JUN 2021

mean and include his legal heirs, executors, legal representatives, administrators, successors in office and assigns) of the **FIRST PART.**

A N D

SITAL KUMAR PODDAR, (PAN - AFBPP1032M) (Aadhar No. 438362992631), son of Shri Shyam Sundar Poddar, by religion-Hindu, Citizen of India, by-occupation-Business, residing at Block 16, 4th floor, 69, S.K. DEB ROAD, SREEBHUMI , NORTH 24 PGS., West Bengal , Pin- 700048, proprietor of a proprietorship firm working under the name and style of **S.K. CONSTRUCTION**, having its principal place of work at 56, Netaji Subhas Road, Kolkata-700001, hereinafter referred to as the **PURCHASER** (which terms or expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include its/their legal heirs, executors, legal representatives, administrators, successors in office) of the **SECOND PART.**

A N D

EVER NEST DEVELOPERS, (PAN - AAHFE8237E), a Registered partnership firm, having its office address at Vill- Jagannathpur Fuleswar Station Road, Post- Fuleswar, P.S. : -Uluberia, Dist.- Howrah-711316, under Uluberia Municipality, HOLDING NO. 153/1504/389, Ward-21, represented by its partners namely **1.AVIJIT MUKHERJEE**, son of Ashoke Mukherjee, aged about 42 years, by religion- Hindu, Citizen of India, by-occupation-Business, Pan- AIIPM6107A , Aadhar No. 523729470011 , residing at Vill. - Baikuthapur, P.O. Fuleswar, P.S.- Uluberia, Dist.- Howrah, West Bengal, India, Pin. - 711316, **2. AMIYA PAL**, Son of TARAPADA PAL, aged about 37years, by religion Hindu, Citizen of India, by occupation - Business, Pan-CBAPP5166K, Aadhar No.



4368.

For Ever Nest Developers

Amiya Pal

Partner

For Ever Nest Developers

Partner



District Sub-Registrar-II
Howrah

26 JUL 2021

899855588471, resident of Village-Bele Sijberia & Post Sijberia & P.S- Uluberia , Dist. – Howrah, West Bengal, India , Pin 711316 hereinafter referred to as the **DEVELOPER** (which terms or expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include its/their legal heirs, executors, legal representatives, administrators, successors in office) of the **THIRD PART** .

WHEREAS during the enjoyment by the original owner one Dilip Kumar Basu Mallik of the below schedule with other property had gifted his share in favour of his son Prabir Kumar Basu Mallik in respect of below 'A' schedule with other property by virtue of two Registered Gift Deed & both deed written in Bengali Language , dated 22nd day of June 1990 and the same was registered at the office of the Sub – Registrar at Uluberia, District- Howrah and recorded in (1) in Book no. 1, Volume no 31, pages 131-136 being Deed no.. 2692 for the year 1990 and the other (2) in Book no. 1, Volume no. 31, pages 137-140 being Deed no. 2693 for the year 1990 respectively.

AND WHEREAS the said DILIP KUMAR BASU MALLIK S/o LATE DR. KANAI LAL BASU MALLIK of Fuleswar, Uluberia, Howrah by way of the deed of gift had duly transferred, conveyed, assigned and assured upto and in favour of the said Prabir Kumar Basu Mallik absolutely and forever all that the revenue paying vacant Bastu/Vita land of two Dag which is total measuring an area 17299.383 SQ.FT. OR 39.714 decimal or 24.02 Cottah be the same a little more or less comprised in RS Dag no. RS 1799 (part) & RS Khatian no. – 1480/1 measuring an area 13522.758 SQ.FT. OR 31.044 decimal & in RS Dag no. RS 1813 (part) & RS Khatian no. 546 & 903, appertaining to L.R Dag no. – 1780 (part) L.R Khatian no. – 1480/1 measuring an

area 3776.625 SQ.FT OR 867 decimal Vita or total of said two Dag, Measuring an area 17299.383 SQ.FT. OR 39.714 decimal or 24.02 Cottah at Mouja- Fuleswar, JL No. 108, P.S. Uluberia, Dist. Howrah within the Municipal limit of Uluberia Municipality, ward- 21 which is more particularly mentioned and described in the Schedule hereunder written, free from all encumbrances and liabilities whatsoever.

AND WHEREAS during enjoyment PRABIR KUMAR BASU MALLIK mutated his name in respect of his said 'A' scheduled with other Bastu/Vita land and enjoy the same with good right and absolute power of Ownership free from all encumbrances and liabilities whatsoever.

AND WHEREAS by virtue of a registered development agreement dated 31.07.2019 and registered in the office of A.D.S.R. Uluberia and recorded as Deed No. 3378 for the year 2019, the Prabir Kumar Basu Mallick herein had duly agreed to get developed the 'A' scheduled property and Ever Nest Developers, being the confirming party herein had agreed to develop the said property as per sanctioned plan, being no-UM/BLDG/PLAN NO.58 DATED 9.08-2019 & sanctioned from Uluberia Municipality.

AND WHEREAS the present purchaser who was acting a CO DEVELOPER in the said development agreement, had expressed his willingness to get the right title and interest duly conveyed in his favour.

AND WHEREAS it is further stated that the confirming party has no monetary transaction with the vendor.

AND WHEREAS for want of urgent liquid money the Vendor had expressed his willingness to sell the property and the Purchaser has agreed to purchase the scheduled property, which is more fully and particularly described in the Schedule hereunder written at and for a consolidated price of Rs. 200,00,000/- (Rupees two core) only, free from all encumbrances attachments, liens, lispendens etc., of whatsoever in nature.

AND WHEREAS by way of a registered Agreement to Sell (With Possession), registered in Book No I Volume No 0513 -2020 Pages from 82321 to 82371 being No. 051302398 registered in the office of the District Sub Registrar II, Howrah.

NOW THIS INDENTURE WITNESSETH as follows :-

I. In pursuance of the said agreement and in consideration of the sum of Rs. 2,00,000,00/-/- (Rupees Two Crores) only paid by the purchaser to the vendor on or before the execution of these presents being the full amount of the consideration money (the receipt whereof the vendor doth hereby and by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof do hereby acquit release and forever discharge the purchaser as well as the said properties hereby conveyed) the vendor doth hereby grant transfer convey assign and assure unto and in favour of the purchaser ALL THAT land hereunder written in the schedule together with all rights , interests, benefits, advantages, claims and demands to hold and enjoy the said land with all the rights in common in the common parts, the common amenities and the common conveniences relating thereto TOGETHER WITH the

easements, quasi easements, rights and privileges and the reciprocal easements, quasi easements rights and privileges and hereinafter for the sake of brevity collectively referred to as "the said premises " OR HOWSOEVER OTHERWISE the said premises now are or is or at all material time or times were or was situated, butted, called, known, numbered described and distinguished AND all the right, title interest property claim and demand whatsoever exclusively relating to the same and all the rents issues and profits thereof TO HAVE AND TO HOLD the same unto and in favour of the Purchaser forever and absolutely free from all encumbrances but subject to the terms covenants and conditions hereinafter contained.

II. AND IT IS HEREBY FURTHER AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

- (a) The vendor doth hereby further covenant with the purchaser that the vendor are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties free from all encumbrances and liabilities whatsoever and that NOTWITHSTANDING any act deed or thing whatsoever by the Vendor done or executed or knowingly suffered to the contrary the Vendor have good right full power absolute authority and indefeasible title to grant sell convey transfer assign and assure ALL AND SINGULAR the said premises hereby granted sold conveyed transferred assigned and assured or expressed intended as to be unto and to the use of the purchaser in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and without any let , suit, hindrance eviction, interruption , disturbance, claim or demand whatsoever from or

by the vendor or any other persons lawfully or equitably claiming from under or in trust from the vendor AND THAT free and clear and freely and clearly absolutely acquitted exonerated and released and discharged or otherwise by and at the costs and expenses of the vendor well and sufficiently saved ,defended, kept harmless and indemnified the purchaser of from or against all and all manner of defects in title, lispendens , attachments and encumbrances, execution and liabilities whatsoever made or suffered by the vendor or any other person or persons lawfully and equitably claiming under or in trust for them or any of them AND FURTHER that the vendor and all persons having lawfully or equitably claiming any right, title interest or estate whatsoever in the said property or any part thereof from through under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and costs of the purchaser make do acknowledge and execute or caused to be made done acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said premises as aforesaid unto and to the use of the purchaser as shall or may be reasonably required.

IV. **AND IT IS FURTHER** agreed and declared by and between the parties hereto as follows :-

- (1) Purchaser will be liable to pay the rates & taxes from the date of his possession in the said premises.
- (2) The purchaser will have full and absolute property rights such as the vendor derived from its title save and except that the purchaser will adhere to the terms and

conditions contained in the said agreement between the vendor and the Purchaser.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Said Land)

ALL THAT piece and parcel of vacant Bastu /VITA land & all that the revenue paying said vacant Bastu /Vita land of two Dag which is total measuring an area 17299.383 SQ.FT. OR 39.714 decimal or 24.02 Cottah be the same a little more or less comprised in RS Dag no. RS 1799 (part) & RS Khatian no. 546 & 903 , appertaining to L.R Dag no. -1766 (part), L.R Khatian no. -1480/1 measuring an area 13522.758 SQ.FT. OR 31.044 decimal & in RS Dag no. RS 1813 (part) & RS Khatian no. 546 & 903 , appertaining to L.R Dag no. -1780 (part), L.R Khatian no. -1480/1 measuring an area 3776.625 SQ.FT. OR 8.67 decimal Vita or total of said two Dag, measuring an area 17299.383 SQ.FT. OR 39.714 decimal or 24.02 Cottah at Mouja-Fuleswar, JL No. 108, P.S. Uluberia, Dist. Howrah within the Municipal limit of Uluberia Municipality, ward-21 within the jurisdiction of the Additional Sub Register Office Uluberia , District Register Office Howrah and the said agreed land shall be shown in the annexed plan delineated with RED color and that annexed plan is treated as part of the agreement and the said Bastu Land at present Vacant or without any construction and butted and bounded the said land as follows:

- ON THE NORTH : 15 ft. width Public Road;
- ON THE SOUTH : Vacant part of Bastu Land of Rs Dag no-1813 & vacant land of MongalaDolui & Pranab Jana
- ON THE EAST : Vacant part of Bastu Land of Rs Dag no-1799(part) & House of 1st party Land owner

Prabir Kumar Basu Mallik

ON THE WEST : 8ft. height concrete Boundary Wall of Bastu
Land owners Tarun Sen & Reshmi Sen of
R.S. Dag No-1799 (part).

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

WITNESSES:

1. S. Basu Mallik
BARODA HOME, FULESWAR
HOWRAH, PIN 711316

Prabir Kumar Basu Mallik
Signature of the **VENDOR**

2. S. Nandy
Home Con

S. K. CONSTRUCTION
Situar. Poddar
Signature of the **PURCHASER**
For Ever Nest Developers

3. Arijit Mukherjee
Baikunthapur, Sizberia,
Uluberia; Howrah-711316.

Arijit Mukherjee
Amiya Pal
Farmer

Signature of the **CONFIRMING PARTY**

Drafted by me & Prepared
in my Sheresta .

.....

Vikas Baisya
High Court
Kolkata

MEMO OF CONSIDERATION

RECEIVED of and from the within named PURCHASER, the within mentioned sum of Rs. 2,00,00,000/- (Rupees Two Crore) only, as per the terms of these presents, as per Memo below: -

CHEQUE No.	DRAWN ON	FAVOURING	AMOUNT Rs.
RTGS No. KKBKR520200 62200898743	Kotak Mahindra Bank	Prabir Kumar Basu Mallik	Rs. 15,00,000
RTGS No. KKBKR520200 62200649273	Kotak Mahindra Bank	Prabir Kumar Basu Mallik	Rs. 25,00,000
000665	ICICI Bank, Stephen House Branch	Prabir Kumar Basu Mallik	Rs. 20,00,000
000666	ICICI Bank, Stephen House Branch	Prabir Kumar Basu Mallik	Rs. 20,00,000
000668	ICICI Bank, Stephen House Branch	Prabir Kumar Basu Mallik	Rs. 15,00,000
000667	ICICI Bank, Stephen House Branch	Prabir Kumar Basu Mallik	Rs. 15,00,000

000669	ICICI BANK, STEPHEN HOUSE BRANCH	Prabir Kumar Basu Mallik	Rs. 20,00,000
000670	ICICI Bank, Stephen House Branch	Prabir Kumar Basu Mallik	Rs. 30,00,000
505849	ICICI Bank, Stephen House Branch	Prabir Kumar Basu Mallik	Rs. 20,00,000
505848	ICICI Bank, Stephen House Branch	Prabir Kumar Basu Mallik	Rs. 20,00,000
RUPEES TWO CRORE ONLY			Rs. 2,00,00,000
Less:- Tax Deducted at Source @ 1%			Rs. 2,00,000
Net Total			Rs. 1,98,00,000

(Rupees One Crore Ninety Eight Lakhs only)

Prabir Kumar Basu Mallik

VENDOR

SITE PLAN OF DEVELOPMENT AGREEMENT

DIST-HOWRAH, P.S-ULUBERIA, MOUZA-FULESWAR, J.L No-108, R.S KHATIAN No. 546 & 903, L.R. KHATIAN No.1480/1, R.S DAG No.- 1799 (PART), L.R DAG No.- 1766(PART) AREA OF LAND 13522.758 SQ.FT. OR 31.044 DEC. BASTU & R.S. DAG No. 1813 (PART), L.R. DAG No. 1780(PART), AREA OF LAND 3776.625 SQ.FT. OR. 8.67 DEC. VITI, TOTAL AREA OF LAND -39.714 DEC. OR 24.02 KATA AS PER PRESENT POSSESSION POSSESSED.

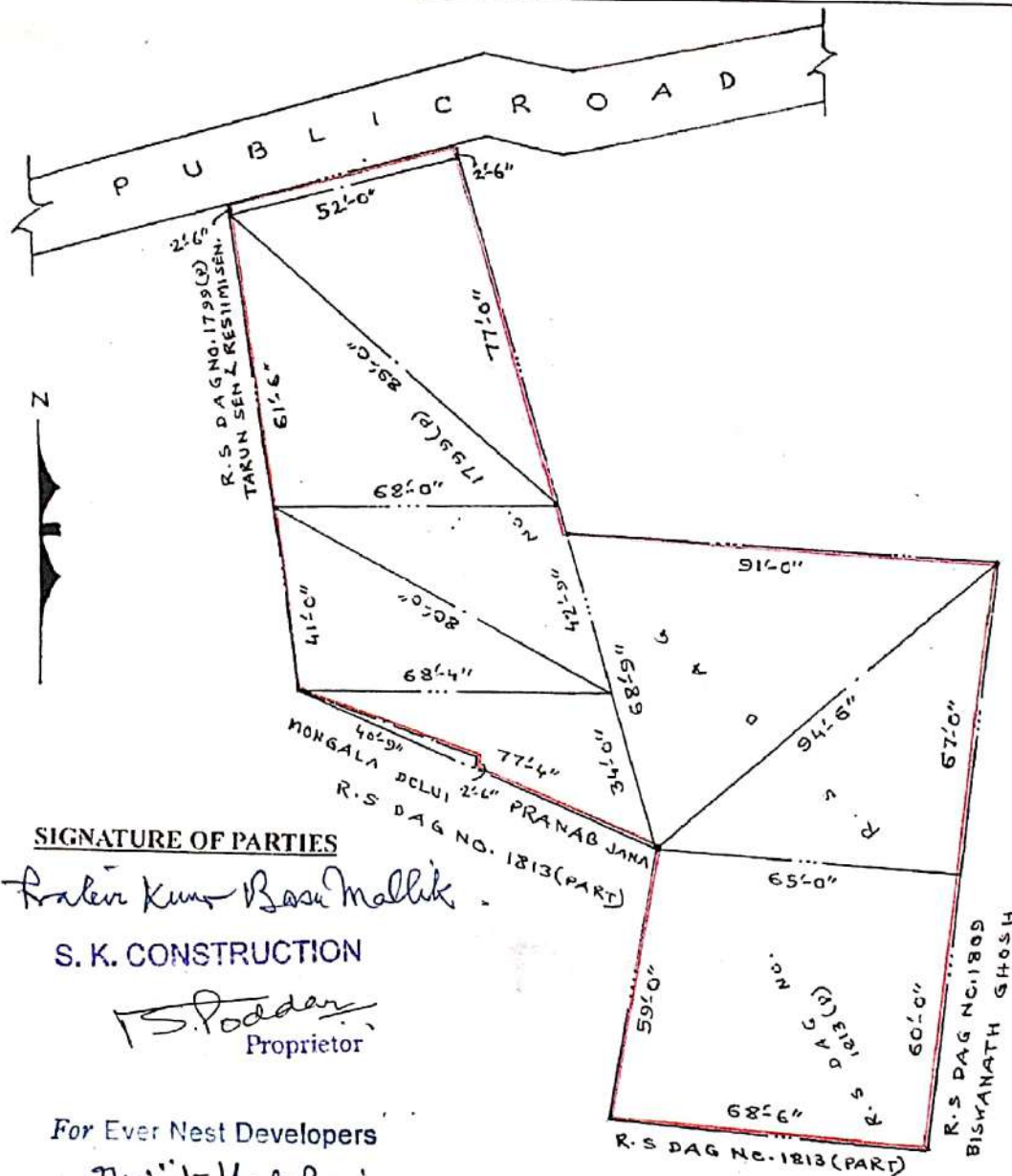
AREA MKD, BY RED  BORDER.

NOT TO SCALE

1st PARTY/ VENDOR : PRABIR KUMAR BASUMALLIK
2nd PARTY / PURCHASER : CHITRA KUMAR

2nd PARTY / PURCHASER : SHITAL KUMAR PODDAR, PROPRIETOR OF S. K. CONSTRUCTION

3rd PARTY/ DEVELOPER : EVERNEST DEVELOPERS, represented by Partners 1. Avijit Mukherjee 2. Amiya Pal



SIGNATURE OF PARTIES

Prateek Kumar Basu Mallik

S. K. CONSTRUCTION

T. S. Poddar
Proprietor

For Ever Nest Developers

Avijit Mukherjee
Partner

For Ever Nest Developers

Amiya Pal

Partner

DRAWN BY

HABIBUR RAHAMAN MONDAL
SURVEYOR
Regd. No.- 1201007010
Fatepur, Uluberia, Howrah



Government of West Bengal

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

OFFICE OF THE D.S.R. - II HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05138001239986/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Prabir Kumar Basu Mallik Baroda Home, Village:- Fuleswar, P.O:- Fuleswar, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316	Seller			<i>Prabir Kumar Basu Mallik</i>
2	Mr Sital Kumar Poddar 69, S K Deb Road, City:- , P.O:- Shreebhumii, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700048	Representative of Buyer [S K Construction]			<i>Sital Kumar Poddar</i>
3	Mr Avijit Mukherjee Fuleswar, City:- , P.O:- Fuleswar, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316	Representative of Seller [Ever Nest Developers]			<i>Avijit Mukherjee</i> 26/7/21

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Amiya Pal Sijberia, City:- , P.O:- Sijberia, P.S:-Uluberia, District:- Howrah, West Bengal, India, PIN:- 711316	Represent ative of Seller [Ever Nest Developer s]			
5	Mr Prasenjit Das Jagannathpur, City:- , P.O:- Jagannathpur, P.S:-Uluberia, District:- Howrah, West Bengal, India, PIN:- 711316	Represent ative of Seller [Ever Nest Developer s]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sandip Nandi Son of Mr S K Nandi Howrah Court, City:- Howrah, , P.O:- Howrah, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN:- 711101	Mr Prabir Kumar Basu Mallik, Mr Sital Kumar Poddar, Mr Avijit Mukherjee, Mr Amiya Pal, Mr Prasenjit Das			

District Sub-Registrar-II
Howrah

(Panchali Munshi)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
II HOWRAH
Howrah, West Bengal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CBAPP5166K

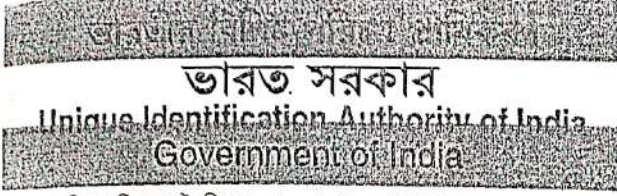
नाम / Name
AMIYA PAL

पिता का नाम / Father's Name
TARAPADA PAL

जन्म तिथि / Date of Birth
10/01/1992

हस्ताक्षर / Signature
Amiya Pal





ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19818/03784

To
অমিয়া পাল
Amiya Pai
Bele Sijberia
Sijberia Howrah
West Bengal 711316
9231917663



MN164217201DF



আপনার আধার সংখ্যা/Your Aadhaar No. :

8998 5558 8471

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অমিয়া পাল
Amiya Pal
পিতা : তারাপদ পাল
Father : TARAPADA PAL
জন্ম সাল / Year of Birth : 1982
পুরুষ / Male



8998 5558 8471

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

16421720



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
বেলে সিজবেড়িয়া, সিজবেড়িয়া,
হাওড়া, পশ্চিমবঙ্গ, 711316

Address:
Bele Sijberia, Sijberia,
Howrah, West Bengal,
711316



1947
1800 190 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No 1947,
Bengaluru-560 001

Amiya Pal



आधार

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/Enrolment No.: 1469/71513/23868

Download Date: 14/05/2017

Generation Date: 08/04/2017

To
অভিজিত মুখার্জী
Avijit Mukherjee
S/O: Ashoke Mukherjee
Baikunthapur Dakshin Paschim Para - 11
Sijberia
Fuleswar Station
Sij Beriya
Howrah Uluberia R.s
West Bengal - 711316
9831768588

Signature valid

Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2017.05.14 18:37:09
IST



আপনার আধার সংখ্যা / Your Aadhaar No.:

5237 2947 0011

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অভিজিত মুখার্জী
Avijit Mukherjee
জন্মতারিখ/ DOB: 10/10/1977
পুরুষ / MALE



5237 2947 0011

আমার আধার, আমার পরিচয়



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেকট্রনিক প্রক্রিয়াকৃত তৈরী পত্র

INFORMATION

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- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
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আধার

ভারত সরকার

Unique Identification Authority of India

ঠিকানা:

এস/ও: অশোক মুখার্জী, বৈকুণ্ঠপুর
দক্ষিণ পশ্চিম পাড়া - 11, সিজবেড়িয়া,
ফুলেশ্বর স্টেশন, সিজ বেরিয়া, হাওড়া,
পশ্চিম বঙ্গ - 711316

Address:

S/O: Ashoke Mukherjee,
Baikunthapur Dakshin Paschim
Para - 11, Sijberia, Fuleswar
Station, Sij Beriya, Howrah,
West Bengal - 711316

5237 2947 0011



1947



help@uidai.gov.in



www.uidai.gov.in

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AIIPM6107A

नाम / NAME
AVIJIT MUKHERJEE

पिता का नाम / FATHER'S NAME
ASHOKE MUKHERJEE

जन्म तिथि / DATE OF BIRTH
10-10-1977

हस्ताक्षर / SIGNATURE
Avijit Mukherjee

आयकर आयुक्त (कम्प्यू. अंश.), कोल.
COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
पी.7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found kindly inform/return to
the issuing authority:-
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta-700 069.

आयकर विभाग
INCOME TAX DEPARTMENT

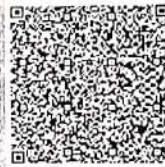


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAHFE8237E

नाम / Name
EVER NEST DEVELOPERS



निगमन/गठन की तारीख
Date of Incorporation/Formation
01/06/2019

12082019



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2189/71759/09827

To
প্রবীর কুমার বসু মল্লিক
Prabir Kumar Basu Mallik
S/O: Dilip Kumar Basu Mallik
Baroda Home
Fuleswar
Fuleswar
Howrah West Bengal - 711316
9831824696

Download Date: 11/11/2017

Generation Date: 14/10/2017

Signature valid
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2017.11.14 16:12
IST



আপনার আধার সংখ্যা / Your Aadhaar No. :

3398 8923 2659

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



প্রবীর কুমার বসু মল্লিক
Prabir Kumar Basu Mallik
জন্মতারিখ/DOB: 01/07/1947
পুরুষ/ MALE



3398 8923 2659

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Unique Identification Authority of India

Address:

S/O: Dilip Kumar Basu Mallik, Baroda
Home, Fuleswar, Howrah,
West Bengal - 711316

ঠিকানা:

এস/ও: দিলীপ কুমার বসু মল্লিক, বরদা
হোম, ফুলেশ্বর, হাওড়া,
পশ্চিম বঙ্গ - 711316

3398 8923 2659

1047

help@uidai.gov.in

www.uidai.gov.in

INCOME TAX PAN SERVICES UNIT

Managed by UTI Technology Services Ltd.
Plot No. 3, Sector 11, Post Bag No. 20, CBD Belapur,
Navi Mumbai - 400 614. E-mail: utitsl.gsd@utitsl.co.in

The Income Tax Department takes pleasure in informing that the PAN allotted to you is:

AVTPB3360N

and the PAN card is enclosed herewith. Further, for filing the return of income, please contact.

ITO WD 47 (2)

Quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate **credit of taxes paid by you and faster processing of** return of income. Moreover, quoting PAN on all other communications with the department will help to improve taxpayer services.

We may inform that it is **mandatory to quote PAN** in several transactions specified under the Income Tax Act, 1961. For further details of such transactions, reference is invited to Rule 114B of the Income Tax Rules, 1962 read with Section 139A of the Income Tax Act, 1961.

In the unlikely event of **more than one PAN being allotted**, this fact should be brought to the notice of your Assessing Officer, as **possessing or using more than one PAN is against law and may attract penalty of up to Rs. 10,000/-**.

Any errors in the data printed on your PAN Card may be brought to the notice of IT PAN Services Unit at the address given above and on the reverse of the PAN Card.

FSA/ISW CODE: 2WBB262 Co.No:501994645
Bundle-ID : ISW-KOL- 76611 662/7
Despatch ID : 48273870
Shri PRABIR KUMAR BASU MALLIK

C/C BARADA HOME
VILL FULESWAR
VIA ULUBERIA R S
PO ULUBERIA
WEST BENGAL Dist. HOWRAH
Pin 711316 Phone 98308-42194



Income Tax Department



This being a computer-generated letter, no signatures are required.

आयकर विभाग

INCOME TAX DEPARTMENT

SITAL KUMAR PODDAR

SHYAM SUNDAR PODDAR

24/12/1979

Permanent Account Number

AFBPP1032M

S. Poddar

Signature



भारत सरकार

GOVT. OF INDIA





भारत-सरकार
GOVERNMENT OF INDIA



सिठल कुमार पोद्दार
Sital Kumar Poddar
DOB: 24-12-1979
Gender: Male



4383 6299 2631

आधार- आम आदमी का अधिकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O श्याम सुन्दर पोद्दार, ब्लॉक-16,
चौधा फ्लोर, 69, एस.के. देब रोड,
सीम्भूमि, सीम्भूमि, नॉर्थ 24
परगनास, वेस्ट बंगाल, 700048

Address:
S/o Shyam Sundar Poddar, Block-
16, 4th Floor, 69, S.k Deb Road,
Sreebhumi, Sreebhumi,
Sreebhumi, North 24 Parganas,
West Bengal, 700048



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

To

Date : 12.11.2020

The Partner(S),

Evernest Developers,

Holding No. 153/1504/389, Ward No. 21,

Jagannathpur, Fuleswar,

Howrah, PIN - 711316.

বিষয় : অবসর পত্র।

মহাশয়,

আমার বিনীত নিবেদন এই যে, আমি প্রসেনজিৎ দাস (PAN No. BEMPD3429M), পিতা শ্রী কাশীনাথ দাস, ঠিকানা - গ্রাম ও পোস্ট - জগন্নাথপুর, থানা - উলুবেড়িয়া, জেলা - হাওড়া, পিন - ৭১১৩১৬ এর বাসিন্দা হইতেছি। আমার বিশেষ ব্যক্তিগত কারণে Everest Developers যেটি একটি Registered Partnership Firm যার Registration No. IV-0505-00099/2019, dated 03.06.2019 under A.D.S.R. Uluberia, District - Howrah হইতে অবসর গ্রহণ করিতে চাই। Partnership Deed নিয়মাবলি অনুযায়ী আমার Partner হিসাবের শেষ তারিখ ১১/০১/২০২১।

দয়া করিয়া আমার এই অবসর পত্র গ্রহণ করা হোক এবং যথাযথ ব্যবস্থা নেওয়া হোক আমাকে এই Partnership Firm থেকে মুক্তি করা হোক।

ধন্যবাদান্তে,

ইতি -

Prasenjit Das

(প্রসেনজিৎ দাস)

পিতা শ্রী কাশীনাথ দাস,

ঠিকানা - গ্রাম ও পোস্ট - জগন্নাথপুর,

থানা - উলুবেড়িয়া, জেলা - হাওড়া,

পিন - ৭১১৩১৬।

To

Date : 12.11.2020

The Partner(S),

Evernest Developers,

Holding No. 153/1504/389, Ward No. 21,

Jagannathpur, Fuleswar,

Howrah, PIN - 711316.

বিষয় : অবসর পত্র।

মহাশয়,

আমার বিনীত নিবেদন এই যে, আমি প্রসেনজিৎ দাস (PAN No. BEMPD3429M), পিতা শ্রী কাশীনাথ দাস, ঠিকানা - গ্রাম ও পোস্ট - জগন্নাথপুর, থানা - উলুবেড়িয়া, জেলা - হাওড়া, পিন - ৭১১৩১৬ এর বাসিন্দা হইতেছি। আমার বিশেষ ব্যক্তিগত কারণে Evernest Developers যেটি একটি Registered Partnership Firm যার Registration No. IV-0505-00099/2019, dated 03.06.2019 under A.D.S.R. Uluberia, District - Howrah হইতে অবসর গ্রহণ করিতে চাই। Partnership Deed নিয়মাবলি অনুযায়ী আমার Partner হিসাবের শেষ তারিখ ১১/০১/২০২১।

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ধন্যবাদান্তে,

ইতি -

Prasenjit Das

(প্রসেনজিৎ দাস)

পিতা শ্রী কাশীনাথ দাস,

ঠিকানা - গ্রাম ও পোস্ট - জগন্নাথপুর,

থানা - উলুবেড়িয়া, জেলা - হাওড়া,

পিন - ৭১১৩১৬।

Received

Accepted

For Ever Nest Developers

Amrita Pal

Partner

Amrita Pal

12/11/20.

Received

Accepted

For Ever Nest Developers

Amrita Pal

Partner

MANISH KUMAR CHAULE

B.Com., LL.B.

Advocate & Notary Public (Regn. No. 65/2002)

Uluberia Civil & Criminal Court

Uluberia, Howrah, West Bengal India.

: Residence :

Vill. & P.O. - Kanjiakhali,
Uluberia, Howrah.

: Office :

Bazarpara, Uluberia, Howrah.
(Near Uluberia Stadium)

&

Uluberia Court

Date: 25 JAN 2021

Ref. AA/104/2021
25 JAN 2021

NOTARIAL CERTIFICATE

(PURSUANT TO SEC. 8 OF THE NOTARIES ACT, 1952)
(ACT 53 OF 1952)

TO ALL TO WHOM THESE PRESENTS shall come I, M.K. Chaule
duly appointed by the Governor of West Bengal to practise as a
NOTARY PUBLIC do hereby verify, authenticate, certify, attested as
under the execution of the instrument annexed here unto
collectively marked "A" on its being executed, admitted and
identified by the respective sign / signatories as to the matters
contained therein, presented before me by the executant(s), his / her
Ld. Lawyer and / or his / their representative(s) Sri / Smt
Sanyasa Mukherjee (Advocate)

Accordingly, this is to certify, authenticate and attest that the
annexed instrument "A" is the Affidavit / Partnership Deed /
Power of Attorney / Agreement / Will Declaration / Bond
Deed of Retainer executed on 25/01/2021 by Sri / Smt.
1) Pranajit Das 2) Anujit Mukherjee
3) Anujit Das Others. Prima facie the
annexed instrument "A" appears to be in the usual procedure to
serve and avail as needs or occasions shall or may require for the
same and it contains 01-08 pages.

IN FAITH AND TESTIMONY WHEREOF being required for a
NOTARY I, the said Notary do hereby subscribe my hand and affix
my Seal of Office at ULUBERIA on this the 25th day of
January in the year 2021.



Notarial Stamp
Applied / Not Applied

Manish Kumar Chaule
Notary Public

25 JAN 2021

SL. NO.AA.....104/2021

DATE.....25/01/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 903510



BEFORE THE NOTARY PUBLIC
ULUBERIA, HOWRAH

Ⓐ "ANNEXED"

DEED OF RETIREMENT

THIS DEED OF RETIREMENT made and entered into at our Registered Office this 25 th day of January 2021.

BETWEEN

PRASENJIT DAS, son of Kashinath Das, aged about 29 years, by religion Hindu, Indian Inhabitant, by occupation Business, PAN – BEMPD3429M, resi-

dence at Village & POST – Jagannathpur, P.S.- Uluberia, Dist – Hpwhrah. West Bengal, India, Pin- 711316 (which expression shall unless it be repugnant to the context or meaning thereof, include his heirs, executors, administrators, legal representatives and assigns), hereinafter called "The Retiring Partner" of the One Part.

Contd.....

(Signature) Prasenjit Das *(Signature)* Hritik Mukherjee

(Signature) Manish Kumar Chaudhary

25 JAN 2021

BOOKS or account as on close of business on 11/01/20201 in full and final settlement of all his claims in the capital, profits and assets of the partner-

ক্রমিক নং 1449 শীর্ষিকতি Abin Mukherjee

সং 1001- সুভাষচন্দ্র

মূল্য 1001-

তার 30/12/20 ডেডলাইন মুন্সী ইমানুয়ল রহমান

মুন্সী ইমানুয়ল রহমান
উলুবেড়িয়া কোর্ট





प्रश्निकमवर्ण पश्चिम बंगाल WEST BENGAL

AA 578807



:: 2 :: (A) "ANNEXED"
AND

(1) AVIJIT MUKHERJEE S/o - Ashoke Mukherjee, aged about 43 years, by religion Hindu, PAN- AIIPM6107A, residing at Vill - Baikunthapur, P.O.- Sizberia, P.S.- Uluberia, Dist - Howrah, West Bengal, India, Pin- 711316, Indian inhabitant (which expression shall unless it be repugnant to the context or meaning thereof, include their respective heirs, executors, administrators, legal representatives and assigns)

(2) AMIYA PAL S/o - Tarapada Pal, aged about 37 years, by religion Hindu, PAN- CBAPP5166K, residing at Vill + P.O- Bele Sizberia, P.S.- Uluberia, Dist - Howrah, West Bengal, India, Pin- 711316, Indian inhabitant (which expression shall unless it be repugnant to the context or meaning thereof, include their respective heirs, executors, administrators, legal representatives and assigns);

Manish Kumar Chaule
Notary
Regn. No.- 65/02
Govt. of W.B.
Uluberia, Howrah

✓ Avijit Mukherjee

Contd.....

✓ Prasenjit Das

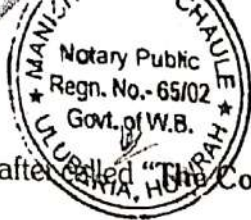
✓ Amiya Pal

25 JAN 2021

books of account as on close of business on 11/01/2020 in full and final settlement of all his claims in the capital, profits and assets of the partner-

মুন্সী ইমানুয়ল ব্রহ্মান
উলুবেড়িয়া কোট

= 150
 30/12/20



:: 3 ::

Ⓐ "ANNEXED"

TH, hereinafter called "The Continuing Partners" of the Other Part;
WHEREAS :-

(a) The Parties hereto are carrying on business in the firm name and style of **MESSRS EVERNEST DEVELOPERS** upon the terms and conditions contained in the Deed of Partnership dated 31st day of MAY, 2019, Registered under A.D.S.R. ULUBERIA, District: Howrah being Deed No. IV-0505-00099/2019, Date of Registration 03/06/2019

(b) The Shares of the Partners in the said partnership are divided between the partners equally i.e. 1:1:1 basis and in case of loss they bear the same accordingly to their respective shares.

(c) It was mutually agreed between the parties hereto that the Retiring Partner shall retire from the said Partnership Business with the close of business on 11th day of January, 2021 i.e. with effect from 12/01/2021 upon the terms and conditions agreed to between parties and the Continuing Partners have agreed to continue the said business in Partnership between them.

(d) The parties hereto are desirous of reducing to writing the said terms and conditions.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. In pursuance of the said agreement in this behalf, the Retiring Partner doth hereby retire from 12th day of January, 2021, from the said partnership hitherto existing between them and do hereby mutually covenant that they the said continuing partners will hence forth be and remain partners in the said business and continue the said partnership business between themselves upon the terms and conditions agreed upon between them.
2. Accounts of the said partnership for the period upon the close of the business on 11/01/2021 have been mutually made up, adjusted and settled between the parties hereto.
3. The continuing partners have agreed to release the Retiring Partner without demanding any amount (As shown in Books of Accounts being the Firm running in Loss) including the amount standing to his credit/debit in the books of account as on close of business on 11/01/2021 in full and final settlement of all his claims in the capital, profits and assets of the partner-

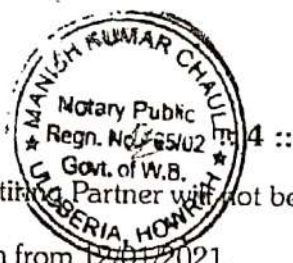
Contd.....

Manish Kumar Chaula
Notary
Regn. No.- 65/02
Govt. of W.B.
Uluberia, Howrah

✓ Prasenjit 31-01-2021

✓ Anirudh Mukherjee

✓ Anirudh Mukherjee
25 JAN 2021



ANNEXED

ship. The Retiring Partner will not be responsible for Assts & Liabilities of the firm as on from 12/01/2021.

4. The Retiring Partner doth hereby retire from the said partnership as from 12/01/2021 and assign and release unto the Continuing Partners his share and interest in the said business and goodwill thereof together with all movable and immovable assets of the Partnership including factory land and building, stock-in-trade, moneys, credits and effects belonging thereto **TO HOLD** the same unto the continuing partners absolutely together with all benefit of outstanding contracts. Henceforth, the Retiring Partner shall have no right, title and interest of whatsoever nature in the partnership and/or its assets thereof. All the assets of the Partnership shall vest in the Continuing Partners alone.
5. The continuing partners shall continue the said business of the partnership from 12th day of January, 2021.
6. In consideration of the premises at herein stated the Retiring Partner doth hereby release the Continuing Partners and each of them and the Continuing Partners do and each of them doth hereby release the Retiring Partner of and from all covenants save and except herein made, and provisions contained in the said Indenture of Partnership dated 31st day of MAY, 2019 and all actions, claims and demands in relation to the said late partnership.
7. The Retiring Partner both and also the Continuing Partners do and each of them both hereby declare that none of them have at any time borrowed any money or incurred any debts for and on account or on behalf of the partnership save and except those that are entered in the books of account of the partnership and they agree to keep indemnified the other or others of them against all actions, suits, proceedings and costs, charges and expenses in respect of any liability not entered in the books of account.
8. The respective partners shall duly pay and discharge their income-tax liabilities on their respective shares in the partnership and the profits thereof up to

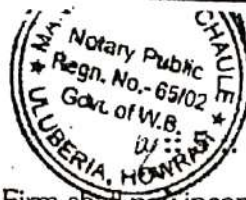
Contd.....

Manish Kumar Chaula
Notary
Regn. No.- 65/02
Govt. of W.B.
Uluberia, Howrah

✓ P. S. M. S. 31-1-2021

✓ Anujit Mukherjee

✓ Anujit Mukherjee
25 JAN 2021



“ANNEXED”

11.01.2021. The Firm shall pay income tax on the income after deducting all permissible deductions as also after deducting interest paid to partners and also after deducting salary to working partners. The Retiring Partner and Continuing Partners shall pay income tax on the interest and remuneration earned and credited to their respective capital accounts.

9. Each partner shall pay his or their respective personal debts and liabilities including liabilities for payment of taxes as aforesaid and shall indemnify and keep indemnified one another from payment of the same and from all claims, demands, actions, proceedings, costs, charges and expenses in connection therewith or relating thereto.
10. The Parties hereto declare that save as provided herein there is nothing due and owing by either party to the other in respect of the said partnership or its outstanding, credits and effects.
11. The Retiring Partner doth hereby irrevocably appoint Continuing Partners jointly and severally as his Attorneys and solely at the cost of the Continuing Partners to collect all assets, property, credits and debts of the partnership and to ask, demand, sue for, recover and receive and to sign and give full and effectual receipts and discharges for all and singular the debts, estate and effects of or due or owing or in anywise belonging to the partnership and to settle all accounts, reckonings, matters and things whatsoever relating thereto and to compound or release all or any of the debts or claims belonging to the partnership and to institute any actions or other proceedings for compelling payment discharge or delivery thereof and for any of the purpose aforesaid from time to time appoint a substitute or substitutes and at any time to remove any substitute and generally to do all such acts or things as may be necessary or expedient for the purpose of vesting the premises hereby assigned to the Continuing Partners.
12. The Retiring Partner doth hereby covenant that he shall and will from time to time and at all times unconditionally, hereafter at the request of the

Manish Kumar Chawla
Notary
Regn. No. - 65/02
Govt. of W.B.
Utuberia, Howrah

Contd.....

✓ Patsenjit + 002

Arjit Mukherjee

Amiga Pri 25 JAN 2021



ANNEXED

Continuing Partners shall and execute or cause to be done and executed all such further acts, deeds, things and assurances in law whatsoever for the better and more perfectly assuring the said business and premises and for part thereof unto and to the use of the Continuing Partners in manner aforesaid as by the Continuing Partners shall be reasonably required.

13. The Continuing Partners do hereby covenant with the Retiring Partner that they will indemnify him against any claim, cost, charges and expenses relating to the business which will be carried on by the Continuing Partners and any claim relating to the continuing partnership.
14. The Continuing Partners shall share the profits and losses in the newly constituted partnership after payment of interest of Partners Capital/Current/ Loan Account and remuneration to the Working Partner, if any, as above and/or in accordance with any subsequent variations hereof and/or as worked out in accordance with the provisions of Income Tax Act, 1962 and or any statutory modification or re-enactment thereof as may be in force from time to time, and the same shall be divided between the parties hereto as under:-
 - (a) AVIJIT MUKHERJEE : - $\frac{1}{2}$ Share
 - (b) AMIYA PAL :- $\frac{1}{2}$ Share
15. As far as the Continuing Partners are concerned all the terms and conditions of Partnership recorded in the Deed of Partnership dated 31st day of MAY, 2019 shall be binding on them save and except the modifications hereto.
16. Both the Partners (hereinafter referred to as Working Partner) shall devote such time and attention in the conduct of the Partnership business as the circumstances and the business needs may require. In consideration thereof the Working Partner shall be entitled to the remuneration as mentioned hereinafter. The Continuing Partners of the Firm shall get Salary as per the Provision of Income Tax Act u/s 40(b) per month which can be increased or decreased minimum salary payable to the Partners is **Rs. 10,000** per month and in future Amendment Act also may be consider.

Contd.....

Manish Kumar Chaule
Notary
Regn. No.- 65102
Govt. of W.B.
Uthubera, West Bengal

✓ Prasenjit Das

✓ Avijit Mukherjee

Amiya Pal

25 JAN 2021



Ⓐ "ANNEXED"

The Fixed Capital of the business shall be **Rs. 300000/- (Rupees Three Lakhs only)**, to be introduced equally by both the Partners. Further Capital required for the business shall be brought in by the parties hereto as may be mutually decided. Further Capital required for the Partnership business may be borrowed either from the Banks or Private Arrangement and/or any Government Institutions on such terms as to payment of interest as may be mutually agreed. Further the amounts should be raised with the consent of all the parties hereto.

18. Simple interest at the rate of 9% per annum or at such other rate as may be mutually agreed upon or at such rate not exceeding rate as may be prescribed by the Income Tax Act in Section 10(b) or such other statutory modifications or re-enactment thereof as may be in force from time to time, shall be payable on the amounts standing to the credit of Capital Account, Loan Accounts or Current Accounts of the Partners, from time to time, with effect from 12.01.2021.
19. The parties hereto shall be entitled to provide for or vary the amount of interest/remuneration payable and/or the proportion in which the remuneration shall be divided between the Working Partner as also to add to or to remove from the working of the Partnership business any of the Partners by a mutual agreement, to freshly determine the total remuneration payable to the Working Partner from time to time by executing a Supplementary Deed of Partnership. Provided that such change shall be effective from the date of such Deed and/or such other date as may be permissible under the provisions of Income-tax Act, 1962 or such other statutory modification or Re-enactment thereof as may be in force for the time being.
20. That the parties hereto shall give due intimation of the change to the Registrar of Firms as required by the Indian Partnership Act and sign the papers necessary thereof.

Manish Kumar Chaule
Notary
Regn. No.- 65/02
Govt. of W.B.
Uluberia, Howrah

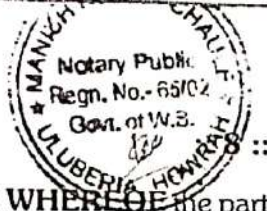
Contd.....

✓ Prosechit Das

✓ Anil Mukherjee

Anirban Pal

25 JAN 2021



ANNEXED

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED by the

Within named **PRASENJIT DAS**

✓ Prasenjit Das

the Retiring Partner,

in the presence of
Debajyoti Das
Jagannathpur, Fuleshwar
Uluberia, Howrah - 711316

SIGNED AND DELIVERED by the

Within named

(1) **AVIJIT MUKHERJEE**

Arijit Mukherjee

(2) **AMIYA PAL,**

Amiya Pal

The Continuing Partners,

in the presence of

Arijit Mukherjee
Baikunthapur, Sizberia,
Uluberia, Howrah - 711316.

Drafted by me and prepared
in my Sherestha :-

Sanjana Mukherjee

(Sanjana Mukherjee)
Advocate, Uluberia Court.
En. No. - F 156/116/2015
Computer Composed by

Kazi Mustak

(Kazi Mustak)
S.B. Computer
Uluberia, Howrah.

Manish Kumar Chaudhary
Notary
Regn. No. - 65/02
Govt. of W.B.
Uluberia, Howrah.

Signature/L.I. of the execut-
ts/are ATTESTED by me on
identification of Advocate

Manish Kumar Chaudhary
MANISH KUMAR CHAUDHARY
NOTARY at ULUBERIA
Howrah Govt. of West Bengal
Regd No 65/2002

25 JAN 2021

25th

25 JAN 2021

WITH



Uluberia, Howrah, West Bengal, India.

Major Information of the Deed

Deed No :	I-0513-06325/2021	Date of Registration	10/08/2021
Query No / Year	0513-8001239986/2021	Office where deed is registered	
Query Date	26/07/2021 12:01:00 PM	0513-8001239986/2021	
Applicant Name, Address & Other Details	SANDIP NANDI Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 7980835315, Status :Solicitor firm		
Transaction		Additional Transaction	
[0103] Sale, Sale after registered sale agreement with possession		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value		Market Value	
Rs. 2,00,00,000/-		Rs. 2,00,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:23)		Rs. 46/- (Article:A(1), E, M(b), H)	
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 051302398/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Howrah, P.S:- Uluberia, Municipality: ULUBERIA, Road: Word No-21 By Road, Mouza: Fuleshwar, Pin Code : 711316

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1766	LR-1480/1	Bastu	Bastu	31.044 Dec	1,59,00,000/-	1,59,00,000/-	Width of Approach Road: 15 Ft., , Project Name :

District: Howrah, P.S:- Uluberia, Municipality: ULUBERIA, Road: Word No-21 By Road, Mouza: Fuleshwar, , Ward No: 021 Pin Code : 711316

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1780	LR-1480/1	Bastu	Bastu	8.67 Dec	41,00,000/-	41,00,000/-	Width of Approach Road: 15 Ft., , Project Name :
Grand Total :					39.714Dec	200,00,000 /-	200,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Prabir Kumar Basu Mallik (Presentant) Son of Late Dilip Kumar Basu Mallik Baroda Home, Village:- Fuleswar, P.O:- Fuleswar, P.S:-Uluberia, District:- Howrah, West Bengal, India, PIN:- 711316 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AVxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/07/2021 , Admitted by: Self, Date of Admission: 26/07/2021 ,Place : Pvt. Residence

2 **Ever Nest Developers**
Jagannathpur, City:- , P.O:- Fuleswar, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316 , PAN No.:: AAxxxxxx7E,Aadhaar No Not Provided, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	S K Construction 4, B B D Bag, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AFxxxxxx2M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Sital Kumar Poddar Son of Mr Shyam Sundar Poddar 69, S K Deb Road, City:- , P.O:- Shreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S K Construction (as proprietor)
2	Mr Avijit Mukherjee Son of Ashoke Mukherjee Fuleswar, City:- , P.O:- Fuleswar, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx7A,Aadhaar No Not Provided Status : Representative, Representative of : Ever Nest Developers
3	Mr Amiya Pal Son of Tarapada Pal Sijberia, City:- , P.O:- Sijberia, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CBxxxxxx6K,Aadhaar No Not Provided Status : Representative, Representative of : Ever Nest Developers

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sandip Nandi Son of Mr S K Nandi Howrah Court, City:- Howrah, , P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101			
Identifier Of Mr Prabir Kumar Basu Mallik, Mr Sital Kumar Poddar, Mr Avijit Mukherjee, Mr Amiya Pal,			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Prabir Kumar Basu Mallik	S K Construction-31.044 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Prabir Kumar Basu Mallik	S K Construction-8.67 Dec

Land Details as per Land Record

District: Howrah, P.S:- Uluberia, Municipality: ULUBERIA, Road: Word No-21 By Road, Mouza: Fuleshwar, Pin Code : 711316

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1766, LR Khatian No:- 1480/1	Owner:প্রবীর কুমার বসু মল্লিক, Gurdian:দিলী কুমা, Address:ফুলেশ্বর , Classification:বাড়ি, Area:0.68000000 Acre,	Owner Name not selected by applicant.

District: Howrah, P.S:- Uluberia, Municipality: ULUBERIA, Road: Word No-21 By Road, Mouza: Fuleshwar, , Ward No: 021 Pin Code : 711316

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 1780, LR Khatian No:- 1480/1	Owner:প্রবীর কুমার বসু মল্লিক, Gurdian:দিলী কুমা, Address:ফুলেশ্বর , Classification:ভিটি, Area:0.09550000 Acre,	Owner Name not selected by applicant.

On 26-07-2021

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

Presented for registration at 22:20 hrs on 26-07-2021, at the Private residence by Mr Prabir Kumar Basu Mallik , one of the Executants.

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 2,00,00,000/-

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

Execution is admitted on 26/07/2021 by Mr Prabir Kumar Basu Mallik, Son of Late Dilip Kumar Basu Mallik, Baroda Home, P.O: Fuleswar, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711316, by caste Hindu, by Profession Retired Person

Indetified by Mr Sandip Nandi, , , Son of Mr S K Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 26-07-2021 by Mr Avijit Mukherjee, partner, Ever Nest Developers, Jagannathpur, City:- , P.O:- Fuleswar, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316

Indetified by Mr Sandip Nandi, , , Son of Mr S K Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 26-07-2021 by Mr Amiya Pal, partner, Ever Nest Developers, Jagannathpur, City:- , P.O:- Fuleswar, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316

Indetified by Mr Sandip Nandi, , , Son of Mr S K Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 26-07-2021 by Mr Sital Kumar Poddar, proprietor, S K Construction, 4, B B D Bag, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Sandip Nandi, , , Son of Mr S K Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Panchali Munshi

**Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal**

On 10-08-2021

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 46/- (A(1) = Rs 7/- ,E = Rs 7/- ,H = Rs 28/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 46/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 9940, Amount: Rs.100/-, Date of Purchase: 28/06/2021, Vendor name: Anjushree Banerjee

Panchali Munshi

Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0513-2021, Page from 210858 to 210903
being No 051306325 for the year 2021.



Digitally signed by Panchali Munshi
Date: 2021.08.10 16:10:33 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 2021/08/10 04:10:33 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.

(This document is digitally signed.)