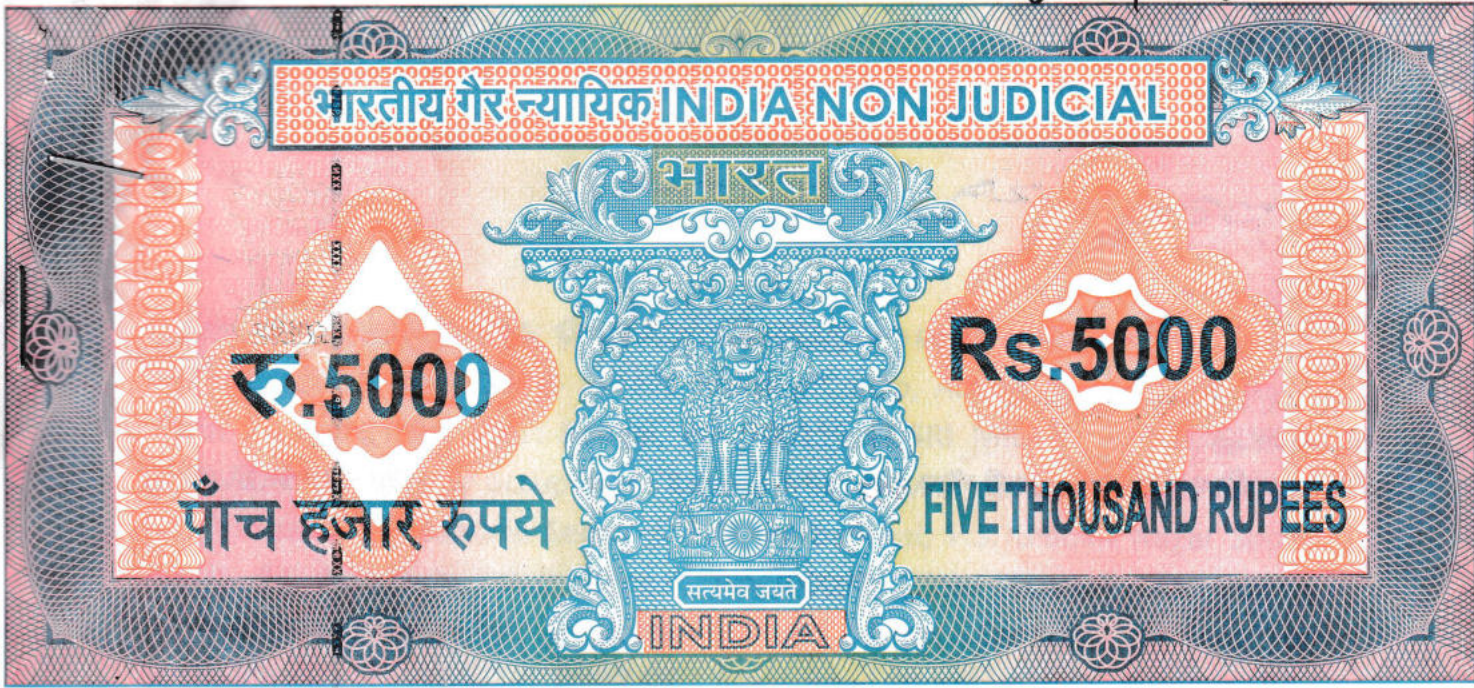


4243

04290



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 272546

H 272546

Certified that the Document is
submitted to registration. The
Endorsement sheet attached
with this document are the Part
of the document.

Addl. District Sub-Registrar
Asansol, Dist - Paschim Bardhaman

05 MAY 2022

GRN.19-202223-001789577-2

QUERY NO. 2001292844 /2022DEED OF SALE OF Rs. 75,00,000 /-ASSESSED MARKET VALUE AT RS. 75,00,000 /-THIS DEED OF SALE is made on this the 5th dayof May 2022 BY :

Contd...P/2

-: 2:-

(1) **SRI SRIKUMAR GUPTA (PAN.ACYPG6746M)** by occupation- Retired from service, resident of :- CD 19 Aurelia Housing Co-Op, Action Area-1, New Town North 24 Paraganas, West Bengal, Pin 700156 (2) **SRI MILAN KANTI GUPTA (PAN.ADNPG7585J)** by occupation- Retired from service resident of F/1 Cluster 10, Purbanchal, Saltlake Sector-3, P.O. Purbanchal, P.S. Bidhan Nagar South, North 24 Paraganas West Bengal, Pin-700097 (3) **SRI SOVAN LAL GUPTA (PAN.ADDPG7436N)** by occupation- Retired from Service, resident of Subhashpally, RAJKUMARI BHABAN, Mani Road, Burnpur, P.O. Burnpur, P.S. Hirapur, Dist. Paschim Bardhaman (previously under Dist. Burdwan) West Bengal, Pin 71335 all sons of Late Niranjan Gupta and Late Rama Gupta, (4) **SMT. SEULI SENGUPTA (PAN.CJIPS8358F)**, wife of Sri Tirthankar Sengupta, daughter of Late Niranjan Gupta and Late Rama Gupta, by occupation-House wife, resident of Flat -A2, E-27, Sammilani Park, Santoshpur, P.S. Survey park, P.O. Santoshpur, Kolkata, West Bengal, Pin- 700075, all by faith-Hindu, citizenship-Indian, hereinafter jointly and severally called the '**VENDORS**' (which expression shall unless excluded by or repugnant to the context include all their heirs, successors, legal representatives and assigns) of the **ONE PART** ;

IN FAVOUR OF :

ANAND REAL DEV. PVT. LTD, (PAN : AAJCA3955E) a Company registered under Companies Act, having its registered office at 1075, '**SHANTI NIWAS**' G.T. Road (West), Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman (previously under Burdwan), represented by one of its Directors **SRI ANAND AGARWAL**, Son of Sri Hari Narayan Agarwal, by faith Hindu, by occupation Business, Citizenship Indian, resident of Narsingbandh, Near Rajasthan Club, Burnpur, P.S. Hirapur, Dist. Paschim Bardhaman (previously under Burdwan), hereinafter called the '**PURCHASER**' (which expression shall unless excluded by or repugnant to the context include all its successors-in-office, administrators, legal representative and assigns) of the **OTHER PART**:

WHEREAS Niranjan Gupta, Sri Anath Bandhu Gupta and Sri Jnana Ranjan Gupta all sons of Late Shiba Prasad Gupta was the lawful owner-in-possession of the

Contd...P/3



land measuring an area of 06(six)satak comprised in C.S. Plot No.1945 under C.S.Khatian No. 180 of Mouza- Narsinghbandh (previously under mouza-Rambandh) ,P.S.Hirapur, Dist.Burdwan(presently under Dist. PaschimBardhaman) having had undivided $1/3^{\text{rd}}$ shares each which they acquired by virtue of a registered Deed of Sale dated 16.11.1950 registered in Book No.I,volume No. 50,pages 110 to 112 being Deed No. 4111 for the year 1950 of Asansol Sub-Registry Office on payment of valuable consideration from its previous owners.

AND WHEREAS after purchasing the said land aforesaid Niranjana Gupta , Sri Anath Bandhu Gupta and Sri Jnana Ranjan Gupta raised and constructed a two storied building upon the said land at their own cost and expenses.

AND WHEREAS while owning and possessing their said property to the extent of their undivided $1/3^{\text{rd}}$ share each aforesaid Sri Anath Bandhu Gupta sold and transferred his said undivided $1/3^{\text{rd}}$ share upon the said property unto and infavour of one Sri Sudhir Kumar Mondal, son of Chandra Bhusan Mondal by executing a registered Deed of Sale dated 28.02.1964 registered in Book No.I, volume No. 17 ,pages 116 to 118 being Deed No. 1099 for the year 1964 of Asansol Sub-Registry Office on receipt of valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS thereafter aforesaid Sri Sudhir Kumar Mondal while owning and possessing his said purchased undivided $1/3^{\text{rd}}$ share over the said property sold and transferred the same unto and infavour of aforesaid Jnana Ranjan Gupta by executing a registered Deed of Sale dated 18.03.1966 registered in Book No.I, volume No. 13 ,pages 214 to 219 being Deed No. 1483 for the year 1966 of Asansol Sub-Registry Office on receipt of valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS by virtue of such purchase aforesaid Niranjana Gupta became owner of the said property in undivided $1/3^{\text{rd}}$ share and JnanaRanjan Gupta in undivided $2/3^{\text{rd}}$ share.

AND WHEREAS one Smt. Rama Gupta , wife of aforesaid Niranjana Gupta and Smt.Uma Roy wife of Sri Atul Chandra Roy was the lawful owner-in-possession of the land measuring an area of 8.30(eight point three zero)satakequivalent to 05(five) cottahs more or less comprised in C.S. Plot No.2239 under C.S.Khatian

No. 349 of Mouza- Narsinghbandh (previously under mouza-Rambandh), P.S.Hirapur, Dist.Burdwan (presently under Dist. Paschim Bardhaman) having had undivided $\frac{1}{2}$ (half) shares each which they acquired by virtue of a registered Deed of Sale dated 13.10.1954 registered in Book No.I, volume No. 61, pages 147 to 149 being Deed No.4917 for the year 1954 of Asansol Sub-Registry Office on payment of valuable consideration from its previous owners.

AND WHEREAS while owning and possessing the said property measuring an area of 05(five) cottahs more or less comprised in C.S. Plot No.2239 to the extent of her undivided $\frac{1}{2}$ (half)share aforesaid Smt.Uma Roy sold and transferred her said undivided $\frac{1}{2}$ (half) share unto and in favour of one Smt. Ila Gupta, wife of Jnana Ranjan Gupta and Sri Amitabha Gupta, son of Jnana Ranjan Gupta by executing a registered Deed of Sale dated 04.01.1957 registered in Book No.4, volume No. 5, pages 68 to 72 being Deed No. 45 for the year 1957 of Asansol Sub-Registry Office on receipt of valuable consideration as mentioned in the said Sale Deed and accordingly the said land stood recorded in the name of aforesaid Smt. Rama Gupta, Smt. Ila Gupta and Sri Amitabha Gupta in the finally published R.S.Record of Rights under R.S. Khatian No.2782 being R.S.Plot No.4101 corresponding to C.S.Plot No.2239 of the said mouza-Narsinghbandh.

AND WHEREAS aforesaid Smt. Rama Gupta(since deceased)on the one hand and Smt. Ila Gupta and Sri Amitava Gupta collectively on the other handmade an amicable Partition by metes and bounds of their said land measuring an area of 08(eight) satak equivalent to 05(five) cottahs comprised in R.S.Plot No.4101 corresponding to C.S.Plot No.2239 by virtue of registered Deed of Partition dated 16.05.1960 of Asansol Sub-Registry Office and thereby said Smt. Rama Gupta got the land measuring an area of 1600(one thousand six hundred)sft. morefully mentioned in schedule 'B' & 'E' along with 50% common rights of use and enjoyment along with title over the of land measuring an area of 360 (three hundred sixty)sft. i.e. land measuring 180 sft. morefully mentioned in schedule 'C' of the said Deed of Partition dated 16.05.1960 and aforesaid Smt.

Ila Gupta and Sri Amitabha Gupta were collectively allotted under the aforementioned Deed of Partition dated 16.05.1960 the land measuring an area of 1640(one thousand six hundred forty)sft. morefully mentioned in schedule 'A' and 'D' along with along with 50% common rights of use and enjoyment along with title over the of land measuring an area of 360(three hundred sixty)sft. i.e. land measuring 180 sft. morefully mentioned in schedule 'C' of the said Deed of Partition dated 16.05.1960 .

AND WHEREAS there aftera Deed of Exchange dated 23.03.1972 registered in Book No., volume No. pages to being Deed No.1938 for the year 1972 of Asansol Sub-Registry Office aforesaid Niranjana Gupta(since deceased)as the first party therein and aforesaid Smt.Ila Gupta and Sri Amitabha Gupta collectively as the second party therein by virtue of said Exchange Deed aforesaid Niranjana Gupta acquired the land measuring an area of 1640(one thousand six hundred forty)sft. along with 50% common rights of use and enjoyment along with title over the of land measuring an area of 180 sft. comprising part of R.S.Plot No.4101 corresponding to C.S.Plot No.2239of mouza- Narsinghbandh from aforesaid Smt. Ila Gupta and Sri Amitabha Gupta in exchange of the land in C.S.Plot No.1945. It is hereby clarified that the said exchanged land acquired by aforesaid Niranjana Gupta is more specifically described in the Partition Deed dated 16.05.1960 as schedule 'A' , 'D' and 'C' as well as the same has also been described in the said Deed of Exchanged dated 23.03.1972 .

AND WHEREAS in that circumstances aforesaid Smt.Rama Gupta(since deceased) was the lawful owner-in-possession of the land 1780(one thousand seven hundred eighty)sft.comprising part of R.S.Plot No.4101 corresponding to C.S.Plot No.2239 of mouza-Narsinghbandh and-aforesaid Niranjana Gupta(since deceased) was the lawful owner-in-possession of the land 1820(one thousand eight hundred twenty)sft. comprising part of said R.S.Plot No.4101 corresponding to C.S.Plot No.2239 of the said mouza-Narsinghbandh.

AND WHEREAS aforesaid Smt.Rama Gupta and aforesaid Niranjana Gupta being the husband and wife during their life time amalgamated their said respective land as stated above in to one compact unit measuring total land area 05(five)cottahs equivalent to 3600(three thousand six hundred)sft. comprised in R.S.Plot No.4101 corresponding to C.S.Plot No.2239 of the said mouza-Narsinghbandh (i.e. land measuring 1780sft. + land measuring 1820sft.).

AND WHEREAS aforesaid Smt. Rama Gupta and Niranjana Gupta during their life time raised and constructed a two storied building upon their said land .

AND WHEREAS while owning and possessing the said property aforesaid Smt. Rama Gupta and Niranjana Gupta died intestate leaving their three sons namely Sri Srikumar Gupta, Sri Milan Kanti Gupta and Sri Sovan Lal Gupta and one daughter namely Smt. Seuli Sengupta (i.e. the vendors herein) as their only legal heirs and successors who jointly inherited the said property measuring land area 05 (five) cottahs equivalent to 3600 (three thousand six hundred) sft. comprised in R.S. Plot No. 4101 corresponding to C.S. Plot No. 2239 under R.S. Khatian No. 2782 corresponding to C.S. Khatian No. 349 of the said mouza-Narsinghbandh along with a two storied pucca building standing thereon which is more fully mentioned in the schedule below and herein after called 'the said property' as their only legal heirs and successors in equal undivided $\frac{1}{4}$ th shares each under the provisions of Hindu Succession Act, 1956. .

AND WHEREAS accordingly the said property has been duly and correctly mutated in the name of the vendors No. 1, 2 and 3 with the consent and permission of the Vendor No. 4 Smt. Seuli Sengupta in the Assessment Register of Asansol Municipal Corporation under Holding No. 329/22, Subhaspally Road, ward No. 79 (new) 41 (old) .

AND WHEREAS since the date of such inheritance the vendors were/are absolutely seized and possessed of or otherwise well and sufficiently entitled to the schedule mentioned property which is free from all encumbrances, charges and/or mortgages.

AND WHEREAS the vendors being in urgent need of money to meet their legal requirement and expenses declared and expressed their intention to sell the said property which is more fully mentioned in the schedule below;

AND WHEREAS the purchaser having come to know of such intention and declaration of the vendors proposed and offered to purchase the schedule

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-: 7 :-

mentioned property and after mutual discussion between the parties total value/consideration for the schedule mentioned property has been settled and fixed at Rs.75,00,000/- (Rupees seventy five lacs) only and the vendors considering the said price as fair proper, reasonable and highest according to market value prevailing in the locality agreed to sell, convey and transfer the schedule mentioned property unto and in favour the purchaser at and for the said settled price/consideration on the terms mentioned herein below ;

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That in pursuance of the said agreement between the vendors and the purchaser and in consideration of the said sum of Rs.75,00,000/- (Rupees seventy five lacs) only paid by the purchaser to the vendors as per memo of consideration written at the foot of this deed(the receipt whereof the vendors does hereby admit and acknowledge) as total price of the said land and property the vendors doth hereby grant, convey sell and transfer all that property more fully mentioned in the schedule below unto and to the uses of the said purchaser together with the right of path, passage, lights, liberties, privileges, easements and appurtenances whatsoever attached and concerning to the said property free from any or all encumbrances **TO HAVE AND TO HOLD** the said property hereby granted, conveyed and transferred unto and to the use of the said purchaser absolutely and for ever having all transferable rights therein such as sale, gift, lease mortgage, exchange or otherwise **AND THAT** the said vendors for themselves , their heirs and successors doth hereby declare and covenant with the purchaser that the vendors have good title, full power and absolute right to sell and transfer the said property and further declare that they absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and that the vendors have not in any way encumbrance the said property intended to be conveyed by this deed of sale **AND THAT** the said purchaser including all its legal heirs and successors shall and may at all times peacefully/quietly hold, possess, uses and enjoy the said property as lawful and rightful owner thereof with right to make/raise all sorts of constructions upon the roof of the present structure ,building, rebuilding and structure upon the said land in accordance

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with law by dismantling the present structure without any interruptions, obstructions, claim and/or demand whatsoever from or by the vendors or any person/persons lawfully/equitably claiming under or in trust for him **AND THAT** the said vendors shall and will for all times to come at the cost and request of the said purchaser do or execute or cause to be done or executed all such acts, deeds and/or things for further or more perfectly assuring the title of the purchaser relating to the said property or part thereof **AND THAT** the vendors doth hereby further declare and covenant with the said purchaser that if it transpires that the schedule mentioned property is not free from all encumbrances and/or the vendors have no valid perfect and marketable title to the said property as herein before stated by the vendors in that event the vendor including all his legal heirs and successors will be bound to pay back the entire consideration amount with legal interest to the purchaser and shall also be likable to make good and Indemnify all losses and damages which the purchaser may offer due to any defect in the title of the vendors in respect of the said property hereby sold to the purchaser and by executing this deed of sale peaceful possessions of the schedule mentioned property is hereby delivered to the purchaser.

It is further declared by the vendors that the purchaser by virtue of this deed of sale will be competent and entitled to get its name mutated in the records of S.D.L. & L.R.O. Extn. Part-1, Asansol under the State of West Bengal as well as in the Assessment Register of Asansol Municipal Corporation and the vendor undertakes to render all such help and assistance as will be found essential in this regard.



SCHEDULE OF THE LAND

In the Dist. of Paschim Bardhaman (previously under Dist. Burdwan), P.S. Hirapur, Chowki & A.D.S.R. Office Asansol, within Mouza-Narsingbandh, J.L.No.21, under the limits of Asansol Municipal Corporation, all that 'Bastu' Class of land measuring an area of 05 (five) cottahs equivalent to 08 (eight) satak comprised in R.S Plot No. 4101 (four one zero one), corresponding to C.S. Plot No. 2239 (two two three nine), under R.S. Khatian No. 2782 corresponding to C.S. Khatian no. 349 along with a two storied pucca building standing thereon measuring covered area 3000 (three thousand) sft. on the ground floor and measuring covered area 1500 (one thousand five hundred) sft. on the first floor having total covered area 1500 (one thousand five hundred) sft. under Holding No. 329/22, Subhashpally, ward No. 41 (Old) 79 (New) of A.M.C. with all fittings, fixtures, electrical fittings, line, connection etc. with all easement right hereby sold by this deed by the vendors.

The land hereby sold is butted and bounded by :-

On the North:- land of the then Suren das

On the South:- Subhashpally main Road

On the East:- land of the then Gokul Chanda

On the West:- land of the then Nripen Das Gupta Presently House Of Dr. Biplab Dasgupta.

The property hereby sold is more specifically delineated in a sketch map hereto annexed and thereon shown in Red border and which shall form part of this Deed.

The proportionate annual rent is payable to the state of West Bengal through S.D.L. & L.R.O. Extn. Part-1, Asansol.

A sheet containing finger prints of both hands of the parties along with photographs duly attested by them is kept after this deed.

-:10:-

MEMO OF CONSIDERATION

- 1.Rs.4,00,000/-(Rupees four lacs) only paid by cheque being No.001006 dated 03.02.2022 of ICICI,Bank Asansol Branch.
- 2.Rs.4,00,000/-(Rupees four lacs) only paid by cheque being No.001007 dated 03.02.2022 of ICICI,Bank Asansol Branch.
- 3.Rs.4,00,000/-(Rupees four lacs) only paid by cheque being No.001008 dated 03.02.2022 of ICICI,Bank Asansol Branch.
- 4.Rs.4,00,000/-(Rupees four lacs) only paid by cheque being No.001009 dated 03.02.2022 of ICICI,Bank Asansol Branch.
- 5.Rs.15,80,000/-(Rupees fifteen lacs eighty thousand) only paid by D.D. being No. 013801 dated 02.05.2022 of IDBI,Bank Asansol Branch.
- 6.Rs.15,80,000/-(Rupees fifteen lacs eighty thousand) only paid by D.D. being No. 013804 dated 02.05.2022 of IDBI, Bank Asansol Branch.
- 7.Rs.15,80,000/-(Rupees fifteen lacs eighty thousand) only paid by D.D. being No.013798 dated 04.05.2022 of IDBI ,Bank Asansol Branch.
- 8.Rs.10,85,000/-(Rupees ten lacs eighty five thousand) only paid by D.D. being No. 013803 dated 02.05.2022 of IDBI, Bank Asansol Branch.
- 9.Rs.75,000/-(Rupees seventy five thousand) only for TDS deducted @ 1% on total consideration Rs.75,00,000/- as per provisions of Income Tax Act 1961.

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INDEX FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

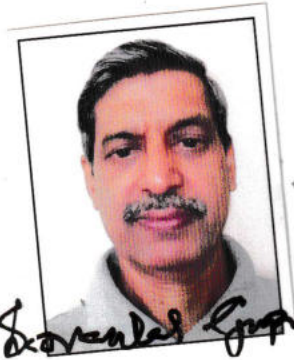
Melan Raut Gmz



Melan Raut

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

Soravul Gupta



Soravul Gupta

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

Srikumar Gupta



Sri Kumar Gupta

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

Seeli Sen Gupta



Seeli Sen Gupta



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

Hand

PHOTO

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

PHOTO

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

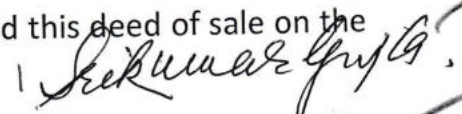
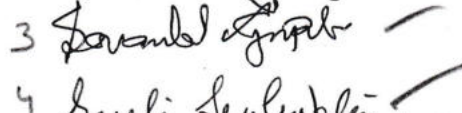
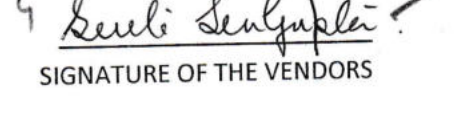
PHOTO

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

IN WITNESS WHEREOF the vendors signed and executed this deed of sale on the day, month and year first above written.

WITNESSES :-

1. 
(CHITRA BHANU GUPTA)
S/o MR. MILAN KANTI GUPTA
F-1, CLUSTER-X, PURBACHAL
SECTOR-3, SALT LAKE
KOLKATA-700097

1. 
2. 
3. 
4. 

SIGNATURE OF THE VENDORS

2. Chiranjit Banerjee
S/o Tapas Banerjee
Kulti Sripur Road
P.S. - Kulti, 713333
P.O. - Gangutia
Dist. - Paschim Bardhaman

Drafted and prepared by
me as per instructions of
the vendors and read over
and explained to them by me
and typed in my office.



PALLAB ROYCHOWDHURY
Advocate Asansol Court
E. No. F - 506/99

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

Details

GRN: 192022230017895772
GRN Date: 30/04/2022 13:17:19
BRN: 710706607
Payment Status: Successful
Payment Mode: Counter Payment
Bank/Gateway: IDBI Bank
BRN Date: 30/04/2022 00:00:00
Payment Ref. No: 2001292844/4/2022
[Query No./Query Year]

Depositor Details

Depositor's Name: ANAND AGARWAL
Address: HIRAPUR
Mobile: 9732888800
Depositor Status: Buyer/Claimants
Query No: 2001292844
Applicant's Name: Mr Pallab Roychowdhury
Identification No: 2001292844/4/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001292844/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	295010
2	2001292844/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	75007
Total				370017

IN WORDS: THREE LAKH SEVENTY THOUSAND SEVENTEEN ONLY.

आयकर विभाग

INCOME TAX DEPARTMENT

SOVAN LAL GUPTA

NIRANJAN GUPTA

09/01/1950

Permanent Account Number

ADDPG7436N

Sovanlal Gupta

Signature



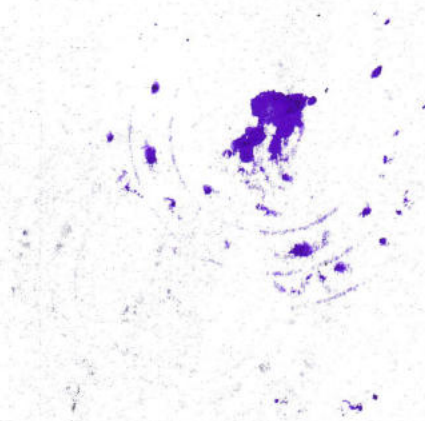
भारत सरकार

GOVT. OF INDIA



01022012

Sovanlal Gupta



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADNPG7585J

नाम /NAME
MILAN KANTI GUPTA

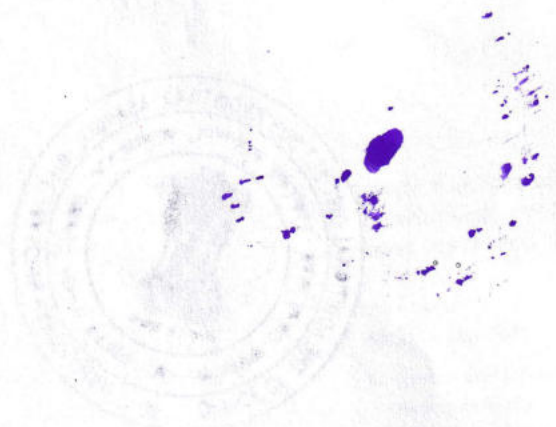
पिता का नाम /FATHER'S NAME
NIRANJAN GUPTA

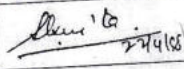
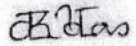
जन्म तिथि /DATE OF BIRTH
19-11-1948

हस्ताक्षर /SIGNATURE
MILAN KANTI GUPTA

आयकर अधिकारी, प.सं.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

MILAN KANTI GUPTA



स्थायी लेखा संख्या	/PERMANENT ACCOUNT NUMBER	
	ACYPG6746M	
	नाम /NAME	
	SRIKUMAR GUPTA	
	पिता का नाम /FATHER'S NAME	
	NIRANJAN GUPTA	
	जन्म तिथि /DATE OF BIRTH	
	05-11-1946	
हस्ताक्षर /SIGNATURE		
		आयकर आयुक्त, प.ब.-II
		COMMISSIONER OF INCOME-TAX, W.B. - II

Skr' 10

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

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SEULI SENGUPTA
NIRANJAN GUPTA
17/02/1957

Permanent Account Number
CJJPS8358F

S. Sen Gupta
Signature



S. Sen Gupta

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/लोटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. ३, सेक्टर ११, सी.डी.बी. नवामुम्बई
नवी मुंबई-४०० ६१४.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANAND REALDEV PRIVATE LIMITED

18/01/2011

Permanent Account Number

AAJCA3955E

02/05/2011

ANAND REAL DEV PVT. LTD.

Anand
Director

इस कार्ड को खोने / पाने पर कृपया सूचित करें / सूटाना
आयकर पैन सेवा इकाई, एनएसडीएल
तीसरी मंजिल, सफ़ायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

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



ভারত সরকার

Government of India

চিত্র ভানু গুপ্ত

Chitra Bhanu Gupta

পিতা : মিলন কান্তি গুপ্ত

Father : Milan Kanti Gupta

জন্মতারিখ/DOB: 16/01/1980

পুরুষ / Male

7264 5452 3655



আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিনিয়ুট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: /: মিলন কান্তি গুপ্ত
এফ /, ক্লাস্টার, পূর্বাচল
সল্টলেক সেক্টর-, পূর্বাচল, পূর্বাচল
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: S/O: Milan Kanti
Gupta, F / 1, CLUSTER 10,
PURBACHAL, SALT LAKE
SECTOR-3, Purbachal,
North 24 Parganas,
Purbachal, West Bengal,
700097

7264 5452 3655

Chitra Bhanu Gupta



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

Major Information of the Deed

No :	I-2305-04290/2022	Date of Registration	05/05/2022
ary No / Year	2305-2001292844/2022	Office where deed is registered	
Query Date	29/04/2022 3:22:04 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Pallab Roychowdhury Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7001048194, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 75,00,000/-	Rs. 75,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,00,010/- (Article:23)	Rs. 75,007/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

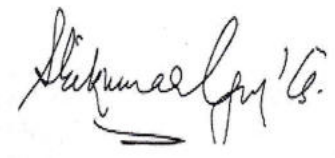
District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Subhas Pally Road, Mouza: Narsinghbandh, JI No: 21, Pin Code : 713325

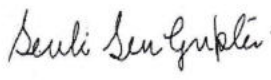
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4101	RS-2782	Bastu Danga	5 Katha	54,75,000/-	54,75,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
Grand Total :				8.25Dec	54,75,000 /-	54,75,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	20,25,000/-	20,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	20,25,000 /-	20,25,000 /-	

er Details :

No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SRIKUMAR GUPTA (Presentant) Son of Late NIRANJAN GUPTA Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office	Photo  05/05/2022	Finger Print  LTI 05/05/2022	Signature  05/05/2022
CD 19 AURELIA HOUSING CO -OP ACTION AREA-1 NEW TOWN NORTH 24 PARAGANAS, City:- , P.O:- NEW TOWN, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office				
2	Name Shri MILAN KANTI GUPTA Son of Late NIRAJAN GUPTA Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office	Photo  05/05/2022	Finger Print  LTI 05/05/2022	Signature  05/05/2022
F/1 CLISTER 10 PURBANCHAL SALTAK SECTOR 3, City:- , P.O:- PURBANCHAL, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700097 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office				
3	Name Shri SOVAN LAL GUPTA Son of Late NIRANJAN GUPTA Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office	Photo  05/05/2022	Finger Print  LTI 05/05/2022	Signature  05/05/2022
SUBHASPALLY RAJKUMARI BHABAN MAIN ROAD BURNPUR, City:- , P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
Smt SEULI SENGUPTA Wife of Shri TIRTHAKAR SENGUPTA Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office	 05/05/2022	 LTI 05/05/2022	 05/05/2022
FLAT A2,E 27,SAMMILANI PARK SANTOSH PUR, City:- , P.O:- SANTOSH PUR, P.S:-Regent Park, District:-Kolkata, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: CJxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANAND REAL DEV PVT LTD 1075 SHANTI NIWAS G TR OAD WEST ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ANAND AGARWAL Son of Mr HARI NARAYAN AGARWALNARSINGBANDH NEAR RAJASTHAN CLUB BURNPUR, City:- , P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANAND REAL DEV PVT LTD (as DIRECTORS)

Identifier Details :

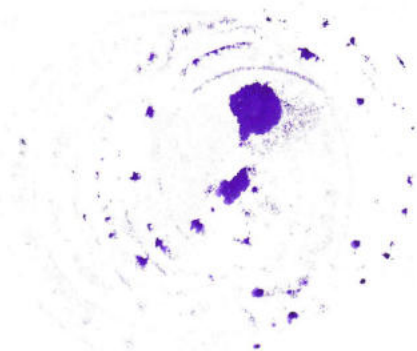
Name	Photo	Finger Print	Signature
Mr Chitra Bhanu Gupta Son of Mr Milan Kanti Gupta F/1 Cluster 10 Purbachal Saltlake Sector-3 Purbach, City:- , P.O:- Purbachal, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700097	 05/05/2022	 05/05/2022	 05/05/2022
Identifier Of Shri SRIKUMAR GUPTA, Shri MILAN KANTI GUPTA, Shri SOVAN LAL GUPTA, Smt SEULI SENGUPTA			

Transfer of property for L1

No	From	To. with area (Name-Area)
	Shri SRIKUMAR GUPTA	ANAND REAL DEV PVT LTD-2.0625 Dec
	Shri MILAN KANTI GUPTA	ANAND REAL DEV PVT LTD-2.0625 Dec
3	Shri SOVAN LAL GUPTA	ANAND REAL DEV PVT LTD-2.0625 Dec
4	Smt SEULI SENGUPTA	ANAND REAL DEV PVT LTD-2.0625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SRIKUMAR GUPTA	ANAND REAL DEV PVT LTD-750.00000000 Sq Ft
2	Shri MILAN KANTI GUPTA	ANAND REAL DEV PVT LTD-750.00000000 Sq Ft
3	Shri SOVAN LAL GUPTA	ANAND REAL DEV PVT LTD-750.00000000 Sq Ft
4	Smt SEULI SENGUPTA	ANAND REAL DEV PVT LTD-750.00000000 Sq Ft



05-05-2022

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

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

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

Presented for registration at 11:17 hrs on 05-05-2022, at the Office of the A.D.S.R. ASANSOL by Shri SRIKUMAR GUPTA, 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 75,00,000/-

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

Execution is admitted on 05/05/2022 by 1. Shri SRIKUMAR GUPTA, Son of Late NIRANJAN GUPTA, CD 19 AURELIA HOUSING CO-OP ACTION AREA-1 NEW TOWN NORTH 24 PARAGANAS, P.O: NEW TOWN, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Retired Person, 2. Shri MILAN KANTI GUPTA, Son of Late NIRAJAN GUPTA, F/1 CLISTER 10 PURBANCHAL SALTAK SECTOR 3, P.O: PURBANCHAL, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700097, by caste Hindu, by Profession Retired Person, 3. Shri SOVAN LAL GUPTA, Son of Late NIRANJAN GUPTA, SUBHASPALLY RAJKUMARI BHABAN MAIN ROAD BURNPUR, P.O: BURNPUR, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Retired Person, 4. Smt SEULI SENGUPTA, Wife of Shri TIRTHAKAR SENGUPTA, FLAT A2,E 27,SAMMILANI PARK SANTOSH PUR, P.O: SANTOSH PUR, Thana: Regent Park, , Kolkata, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person Indetified by Mr Chitra Bhanu Gupta, , , Son of Mr Milan Kanti Gupta, F/1 Cluster 10 Purbachal Saltlake Sector-3 Purbach, P.O: Purbanchal, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700097, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 75,007/- (A(1) = Rs 75,000/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 75,007/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/04/2022 12:00AM with Govt. Ref. No: 192022230017895772 on 30-04-2022, Amount Rs: 75,007/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 710706607 on 30-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,00,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,95,010/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 959, Amount: Rs.5,000/-, Date of Purchase: 27/04/2022, Vendor name: P K Das
 2. Stamp: Type: Court Fees, Amount: Rs.10/-
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/04/2022 12:00AM with Govt. Ref. No: 192022230017895772 on 30-04-2022, Amount Rs: 2,95,010/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 710706607 on 30-04-2022, Head of Account 0030-02-103-003-02

Hillol

Hillol Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

Date of Registration under section 60 and Rule 69.
Registered in Book - I
Serial number 2305-2022, Page from 101480 to 101506
S.No 230504290 for the year 2022.



Digitally signed by Manoj Kumar Mandal
Date: 2022.05.13 16:27:17 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2022/05/13 04:27:17 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)