

2243

D-1983/2020

16



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Q. NO. 2000650 727/2020
F 241655

F 241655

Certified that the document is admitted to registration. The Signature sheet and the endorsement stamp attached with this document are the part of this document.

Addl. District Sub-Registrar
General, South 24 Parganas

[Handwritten Signature]
03/07/2020

03 JUL 2020

[Handwritten mark]

[Handwritten mark]

THIS INDENTURE made this 3rd day of July, TWO THOUSAND TWENTY (2020) BETWEEN-PROBAL GUPTA (PAN NO.ADQPG7040K), (AADHAR NO.404363279337) (MOBILE NO.9874437722), son of Late Durga Mohan Gupta, a Citizen of India, by faith-Hindu, by occupation- **Retired** and at present residing at 373/2, Block-G, Nalini Ranjan Avenue, P.O. & P.S -New Allpore, Kolkata-700053,

Narayan Chandra Maitra

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

No. 1277

Date 16-03-2020

Name:

Address:

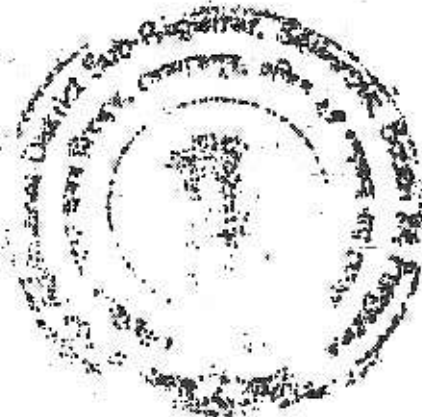
T. K. Chakrabarti
Advocate
Baripour Court



SANKAR SARKAR
STAMP VENDOR
SONARPUR A.D.S.R OFFICE
24 PARGANAS (SOUTH)

[Handwritten mark]

2020



Add. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

03 JUL 2020

[Handwritten signature]
S/O Late Pankaj Kumar Ray
119 Rail Park
Manepur P.S.O. - Kishin
Hooghly - 712250

hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, legal representatives, successors and assigns) of the ONE PART AND (1) Mr. AMIT DAS son of Ajit Das, (PAN NO. AGAPD2886M),(AADHAR NO: 882616453846) (2) Mr. AJIT DAS son of Late Surya Kr.Das (PAN NO. ADTPD3488R),(AADHAR NO:960329312887) both by faith- Hindu by occupation - business and at present residing at No. 167, "ASHA -LATA" , Garia Main Road, (Tentultala), P. O.-Garia & P. S. - Narendrapur, Kolkata- 700 084 (3) Mr. NARAYAN CHANDRA MODAK son of Late Kartick Chandra Modak (PAN NO. AEUPM8506K),(AADHAR NO: 986719897763) (4) Mr. AVIJIT MODAK son of Narayan Chandra Modak (PAN NO. AFUPM5096H),(AADHAR NO: 600746212231) both by faith- Hindu , by occupation - business and at present residing at No. 37, Garia Place, P. O. -Garia & P. S. Narendrapur, Kolkata-700084 hereinafter collectively referred to as the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, legal representatives, successors and assigns) of the OTHER PART.

W H E R E A S:

- A. By a final decree passed by the Learned 9th Sub-Judge at Allipore on 25th September, 1969 in Title Suit No. 13 of 1963 All That piece and parcel of land, hereditament and premises-

containing by estimation an area of 6 Satak out of 22 Satak of land and a portion of bamboo clamp situate and lying at in the Western part of land comprised in R.S. Dag No. 3013 in Mouza-Jagaddal, J. L. No. 71, P. S. Sonarpur under Ward No. 26 (presently) under Rajpur Sonarpur Municipality were allotted to Blbhabati Dey, Mani Mohan Dey, Manik Lal Dey and Motilal Dey being the plaintiffs in the above suit in their share and the remaining portion of bamboo clamp were allotted to Pasupati Dey, Kall Krishna Dey, Ajit Kumar Dey, Smt. Mira Bala Dey being the defendants in the said suit in their share.

- B. Thus, the said Pasupati Dey and others being the defendants in Title Suit No. 13 of 1963 became seized and possessed of or otherwise well and sufficiently entitled to as joint and absolute owners of All That piece and parcel of land, hereditament and premises containing by estimation an area of 16 Satak (Decimals) equivalent to 10 Cottahs more or less out of 22 Satak being the demarcated Northern part of the land comprised in R.S. Dag Nos.3013 appertaining to R. S. Khatian No.1092 being Municipal Holding No. 13 under Rajpur Sonarpur Municipality, Together With the land comprised in R.S. Khatian No. 1092 in Mouza-Jagadal, P. S. Sonarpur, 24 Parganas (South)
- C. By a Deed of Conveyance dated 12th June, 1972 and made between Pasupati Dey and others (therein described as the Vendors) of the One Part and Smt. Sucharu Gupta, wife of-

Durga Mohan Gupta (therein described as the Purchaser) of the Other Part and registered in the Office of District Sub-Registrar, Alipore and recorded in Book No.I, volume no: 64, pages-63 to 69, being Deed No. 2223 for the year 1972 the said Pasupati Dey and others for valuable consideration therein mentioned sold, conveyed, transferred and assigned unto and in favour of the purchaser named above All That the land measuring 16 decimal equivalent to 10 Cottahs be the same a little more or less comprised in R.S. Dag No. 3013, Mouza Old Mahadebnagar, at present Jagaddal, being Municipal Holding No. 13 within Rajpur Sonapur Municipality, Together with bamboo structures and clamps standing thereon and/or on part thereof, hereinafter referred to as the **"FIRST PLOT OF LAND"**.

- D. By a Bengali Deed of Conveyance dated 27th June, 1966 and made between Shibdas Naskar (therein described as Vendor) of the One Part and Smt. Sucharu Gupta (therein described as Purchaser) of the Other Part and registered in the Office of District Registrar, Barulpur and recorded in Book No. I, volume no: 102, pages - 223 to 227, being Deed No. 8657 for the year 1966 the said Shibdas Naskar as such Vendor sold, conveyed and transferred unto and in favour of Smt. Sucharu Gupta All That piece and parcel of land comprised in R.S.Dag No. 3014 appertaining to R.S. Khatian Nos. 1051 and 1052 situate within Mouza-Jagaddal, J. L. No.71, Ward No. 26, under Rajpur Sonarpur Municipality containing by estimation an area of 20

Satak (decimals) be the same a little more or less and hereinafter referred to as the "SECOND PLOT OF LAND".

- E. Thus, Smt. Sucharu Gupta became seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute owner of All That First and Second Plot of land containing by estimation an aggregate area of 36 decimals equivalent to 21 Cottahs 12 Chittacks 22 Sq. ft. be the same a little more or less comprised in R.S. Dag Nos. 3013 and 3014 appertaining R.S. Khatian No. 1092 and 1052 respectively within Mouza- Jagaddal, P.S. Sonarpur, Ward No. 26 under Rajpur Sonarpur Municipality, District 24 Parganas South, Kolkata-700151 and more fully described and mentioned in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the "**SAID PREMISES**".
- F. The said Smt. Sucharu Gupta who during her life time was a Hindu governed by Dayabhaga School of Law died Intestate sometime in or about 24th September, 1998 whereby and whereunder the Vendor herein being her only son along with her husband Durga Mohan Gupta jointly and in equal share became entitled to inherit the Said Premises as her only legal heirs under the Hindu Law of Succession.
- G. Durga Mohan Gupta who during his life time was a Hindu governed by Dayabhaga School of Law died Intestate sometime in or about 17th April, 2000 leaving behind him the Vendor

herein as his only legal heir under the Hindu Law of Succession whereby he acquired by inheritance the said undivided half share of his father Durga Mohan Gupta in or upon the SAID PREMISES absolutely and forever.

- H. The Vendor herein as such owner of the SAID PREMISES duly applied for and got his name mutated and recorded with the concerned Block Land & Land Revenue Authorities whereupon with the passage of time, the SAID PREMISES has been recorded being comprised in L. R. Dag Nos.3030 and 3031 appertaining to L.R. Khatian No. 2801 in place and stead of R. S. Dag No. 3013 and 3014.
- I. The Vendor in course of time hath evinced an intention to sell the **SAID PREMISES** to any intending buyer offering to pay the best market price on "**AS IT IS WHERE IT IS BASIS**" freed and discharged of all encumbrances and subject to delivery of full vacant and khas possession thereof.
- J. Coming to know of such intention of the Vendor the Purchasers hath expressed their desire to purchase and acquire the **SAID PREMISES and the Rights Appurtenant Thereto on AS IT IS WHERE IT IS BASIS** and offered to pay a sum of Rs. 1,85,00,000/- (Rupess : One Crore Eighty Five lakh) only as and by way of consideration subject to the Vendor making out a marketable title on the considerations and stipulations specified as aforesaid.

K. The Vendor represented and assured the Purchaser as follows:-

- a) That the Vendor is the absolute owner of the SAID PREMISES and the rights appurtenant thereto and shall simultaneously with the completion of the transaction hand over peaceful vacant and khas possession of the SAID PREMISES.
- b) That the SAID PREMISES is free from all encumbrances charges, liens, lispens, attachments, trusts, acquisition and requisitions whatsoever.
- c) That the SAID PREMISES is not subject to any notice of acquisition or requisition nor the same is subject to attachments under the Public Demands Recovery Act or under any other law for the time being in force.
- d) That the Vendor has assured the Purchasers that if any outstanding demand or claim concerning the Said Premises or any part thereof arises at anytime hereafter then the Vendor shall be solely responsible to settle such claim out of his own resources without any reservation and further agree to indemnify and/or keep indemnified and save harmless the Purchasers and/or any persons or persons claiming through or under them against any such demand and/or claim and further covenant to remove

and rectify such defects to the satisfaction of the Purchasers.

- L. Relying on the aforesaid representation and after causing necessary inspection of the original deeds, documents, mother deeds and other relevant papers and also effecting necessary searches in the records maintained with Land and Land Revenue Authorities the Purchasers are prima-facie satisfied as to the marketable title made out by the Vendor and hath agreed to purchase and acquire the SAID PREMISES including the Rights Appurtenant thereto on **AS IT IS WHERE IT IS BASIS** at or for an agreed consideration of Rs.1,85,00,000/- (Rupees One Crore Eighty-Five Lakh) only subject to the conditions and stipulations being observed and performed by the Vendor as mentioned in the preceding clauses above.

NOW THIS INDENTURE WITNESSETH as follows :

1. In consideration of payment of a sum of Rs. 1,85,00,000/- (Rupees: One Crore Elghty Five Lakh Only) to be paid by the Purchasers to the Vendor (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have received and of and form the payment of the same and every part thereof the Vendor doth hereby acquit, release and discharge the Purchasers and each of them as also the SAID PREMISES and the Rights Appurtenant Thereto hereby intended to be sold and transferred), the-

Vendor doth hereby sell, transfer, convey, assure and assign unto and in favour of the Purchasers herein **ALL THAT** the SAID PREMISES, more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and delineated and shown in the map or plan hereto annexed and thereon enclosed in red border line **Together With** the reversion or reversions, remainder or remainders and the rents, issues and profits of and in connection with the SAID PREMISES **AND** all the estate right, title, interest appurtenant to the SAID PREMISES **AND** all claims and demands whatsoever of the Vendor into or upon the SAID PREMISES and all other benefits and rights appurtenant to the SAID PREMISES granted sold conveyed transferred assigned and assured or expressed or intended so to be and every part or parts thereof **TO HAVE AND TO HOLD** the SAID PREMISES and all other benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured and every part or parts thereof absolutely and forever **SUBJECT TO** the stipulations, covenants and conditions contained and recorded and also mentioned and described in this Deed of Conveyance and **ALSO SUBJECT TO** various other stipulations and conditions mentioned and described in this Deed of Conveyance **AND** boundary walls, passages, lights, water courses, sewers, drains, ditches, pipes, fixtures, trees, shrubs, shade and all manner of rights, liberties, easements, privileges, advantages, emoluments, appendages and appurtenances whatsoever appertaining to the said premises and every part thereof or which with the same-

now are or is or at any time or times heretofore were or was held, used, occupied or enjoyed or accepted, reputed to belong, deemed, taken or known as part and parcel or member or members thereof or appurtenant thereto **AND** all the estate, right, title, interest, property, claims and demands whatsoever of the vendor into or upon the same or any part thereof **AND** all the deeds, pattas, muniments, writings and evidences of title, which relate the Said premises or any part or parts thereof in the custody or possession of the Vendor which the Vendor can procure or obtain from any person or persons without any action or suit in law or in equity **AND** the Vendor do hereby transfer release relinquish and disclaim all his right title and interest into or upon the **SAID PREMISES TO HAVE AND TO HOLD** All That the **SAID PREMISES** including the rights appurtenant thereto hereby granted sold, transferred, assigned and conveyed or otherwise assured or intended so to be **UNTO AND TO THE USE** of the Purchasers absolutely and forever.

2. **AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :**

- 1) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor done or executed or knowingly suffered to the contrary the Vendor now are lawfully rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said premises hereby sold-

transferred assigned, assured and intended so to be and every part thereof for a perfect and Indefeasible estate of Inheritance without any manner or conditions of use, trust, encumbrances or otherwise whatsoever to alter, defeat, encumber or make void the same.

- ii) **AND** that notwithstanding any act deed or thing whatsoever as aforesaid the Vendor now has in himself good right full power and absolute authority to grant, sell, transfer and assign all and singular the said premises and every part thereof hereby sold conveyed transferred or expressed so to be **UNTO AND TO THE USE OF** the Purchaser in the manner as aforesaid.
- iii) **AND** that the SAID PREMISES hereby sold, granted and conveyed or expressed so to be is now free from all claims, demands, encumbrances, liens, attachments, leases, lispensens, debottar or trust made or suffered by the Vendor or any person or persons having lawfully or equitably claiming any estate or interest into or upon the SAID PREMISES.
- iv) **AND** the Purchaser in respect of the Said Premises shall remain forever freed, cleared and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances, liens, attachments lispensens debottar or trust, claims and demands whatsoever

created, occasioned or made by the Vendor or any person or persons lawfully claiming through or under him as aforesaid.

- v) **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the SAID PREMISES and receive, realize and collect all rents, issues and profits of the Said Premises without any eviction, interruption, claims or demands whatsoever by the Vendor or any person or persons having or lawfully or equitably claiming through or under him as aforesaid.
- vi) **AND** also the Vendor has not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and whereunder the said Premises hereby sold, granted, transferred and conveyed or expressed so to be or any part thereof can or may be impeached or encumbered or affected in title or otherwise assigned and intended so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition, use, trust, encumbrances, attachment or otherwise whatsoever to alter, defeat, encumber or make void the same exercising unfettered right, full power and absolute authority to grant sell transfer and assign all and singular the said premises and every part thereof hereby sold, conveyed, transferred or expressed so to be **UNTO AND**

TO THE USE OF the Purchaser in the manner as aforesaid.

- vii) **AND** that the SAID PREMISES hereby sold granted and conveyed or expressed so to be is now free from all claims, demands, encumbrances, attachment, lispensens and liens etc.
3. Simultaneously with the execution and registration of the instant deed of conveyance the Vendor shall hand over peaceful, vacant and khas possession of the said premises identified and demarcated on four sides and shall also deliver unto the Purchasers all original deeds and all documents concerning or relating to the title of the said premises **AND FURTHER** agree to cooperate with the Purchasers and each of them in their uninterrupted right and enjoyment concerning or relating to the said premises.

SCHEDULE ABOVE REFERRED TO :**(The said Property)**

ALL THAT pieces and parcels of land containing by estimation an area of 36 satak (Decimals) equivalent to 21 cottahs 12 chittacks and 22 sq. ft. (the split up of the land being :- 20 satak (decimals) of Danga Land of R.S. Dag No: 3014, L.R. Dag No: 3031, R.S. Khatian No: 1052 AND 16 satak (decimals) of Danga Land out of 22 decimals of R.S. Dag No: 3013, L.R. Dag No. 3030, R.S. Khatian No.1092) be the same a little more or less situated and lying at Holding No. 30, Daspara Road, Mouza- Jagaddal, J. L. No. 71 and comprised in L. R. Dag No. 3030 and 3031, L. R. Khatian No. 2801 R. S. Dag No. 3014 and 3013, R. S. Khatian No. 1052 and 1092, P. S. Sonarpur and A.D.Sub-registry Office Sonarpur, Ward No. 26, measuring 36 satak (Decimals) within Rajpur Sonarpur Municipality, P.O- Dakshin Jagaddal, District 24 Parganas (South),Kolkata- 700151.

AND the said **PREMISES** is Butted and Bounded BY: -

ON THE NORTH : Public Road Known As " DAS PARA ROAD".
 ON THE SOUTH : C.S & R.S dag No: 3013 (Part) & 3012.
 ON THE EAST : Public Road Known As " SCHOOL ROAD".
 ON THE WEST : C.S. & R.S Dag No: 3015.

AND delineated and shown in the map or plan annexed hereto and thereon enclosed within red border line.

IN WITNESS WHEREOF the parties hereto hath hereunto set and subscribed their respective hands and seals this the 3rd day of July, 2020 (Two Thousand & Twenty).

SIGNED SEALED AND DELIVERED
BY THE VENDOR at Kolkata in
the presence of :

1. Sathie Dasgupta,
Company Civil eng

Probal Gupta
(PROBAL GUPTA)

MR. PROBAL GUPTA
(VENDOR)

SIGNED SEALED AND DELIVERED
BY THE PURCHASERS at Kolkata
in the presence of :

1. Amit Das
110 Rail Park
Morepuran Rishm.
Hooghly Pin-712250

Amit Das
MR. AMIT DAS (Purchaser)

Ajit Das
MR. AJIT DAS (Purchaser)

2. Sathie Dasgupta,
Company Civil eng

Narayan Chandra Modak
MR. NARAYAN CH. MODAK (Purchaser)

Avijit Modak
MR. AVIJIT MODAK (Purchaser)

RECEIVED from within-mentioned Purchasers (1) Mr. Amit Das, (2) Mr. Ajit Das, (3) Mr. Narayan Ch. Modak, (4) Mr. Avijit Modak, the within-mentioned sum of **Rs. 1,85,00,000/-** (Rupees : One Crore Eighty Five Lakh only) on account of Consideration in full and final settlement as Per memo below :

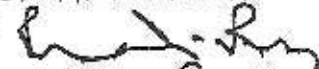
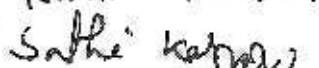
MEMO OF CONSIDERATION


1. By D/D No: 641917, Dated: 02-07-2020
CANARA BANK → Rs. 46,25,000 = 00
2. By D/D No: 641916, Dated: 02-07-2020
CANARA BANK → Rs. 44,40,000 = 00
3. By D/D No: 000527, Dated: 02-07-2020
AXIS BANK → Rs. 11,25,000 = 00
4. By D/D No: 019469, Dated: 01-07-2020
BANDHAN BANK → Rs. 25,00,000 = 00
5. By D/D No: 000528, Dated: 02-07-2020
AXIS BANK → Rs. 31,25,000 = 00
6. By D/D No: 500573, Dated: 02-07-2020
ICICI BANK → Rs. 15,00,000 = 00
7. TDS-----→ Rs. 1,85,000 = 00

TOTAL RS. 1,85,00,000/-
(PROBAL GUPTA)

(Rupees: One Crore Eighty Five Lakh Only)

WITNESSES

1. 
119 Buz Park Manjpur
Rishon Hoogh Ph - 312250
2. 
Sathe Kapra
Gampur civil court


Drafted By me
Tarun Kanti Chakrabarti
Advocate(853/95)
Baruipur Civil Court

(PROBAL GUPTA)

SITE PLAN AT MOUZA - JAGADDAL, J. L. NO. - 71, C. S. & R. S. DAG NOS.- 3013 & 3014, L. R. DAG NOS.- 3030 & 3031, R. S. KHATIAN NOS.- 1052 & 1092, L. R. KHATIAN NO.- 2801, P. S. - SONARPUR, DIST.- SOUTH 24 PARGANAS, WARD NO.- 26, HOLDING NO.- 30, DAS PARA ROAD, UNDER RAJPUR - SONARPUR MUNICIPALITY.

SCALE 1 : 400

| L. R. DAG NO. | C. S. & R. S. DAG NO. | LAND AREA |
|-----------------|-----------------------|--|
| 3031 | 3014 | 20 DECIMAL [AS PER R. O. R.] |
| 3030 | 3013 | 16 DECIMAL [AS PER R. O. R.] |
| TOTAL LAND AREA | | 36 DECIMAL OR 21 KH. - 12 CH. - 22 SFT. [ML] |



Narayan Chandra Mukherjee

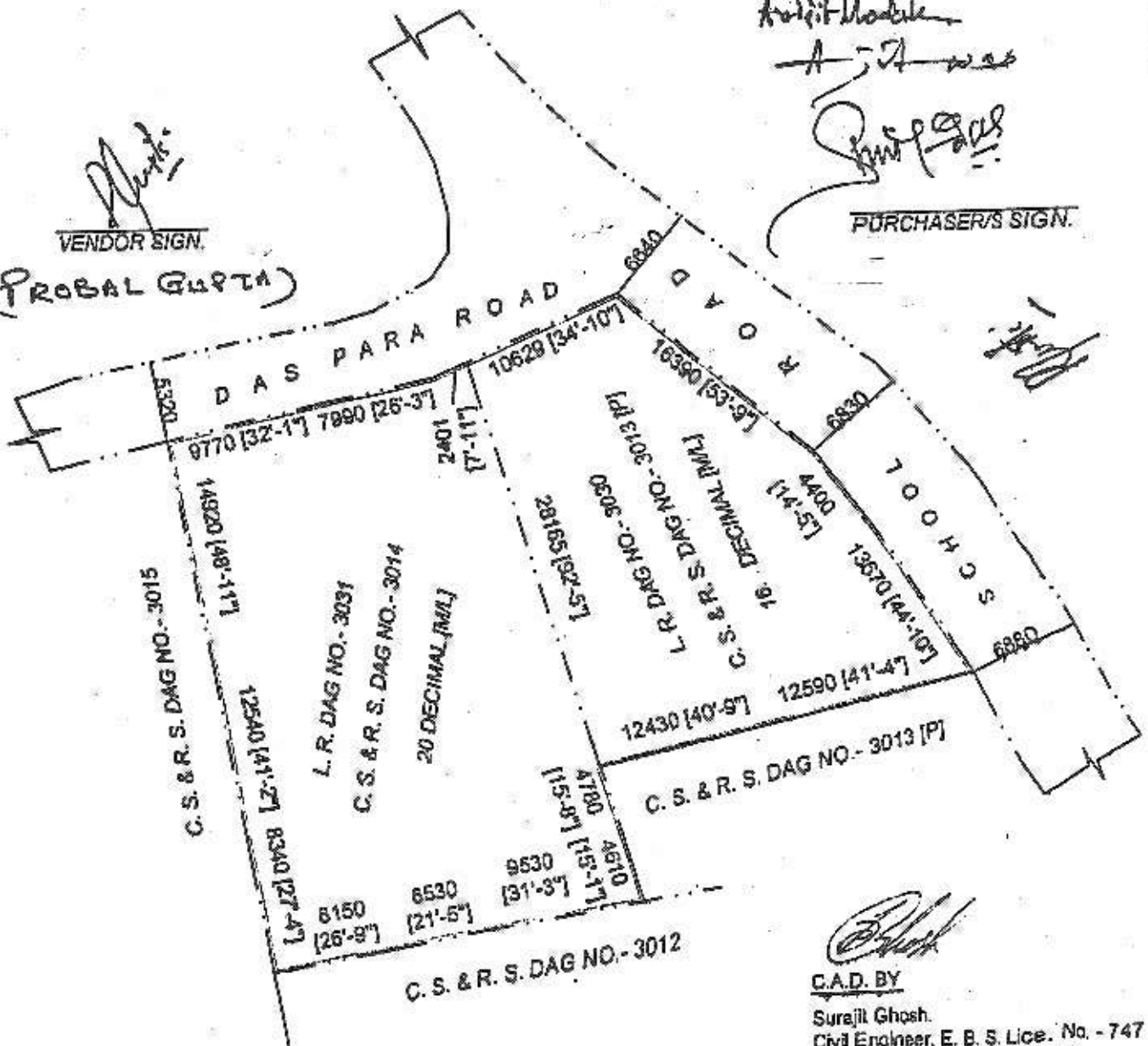
Kuljit Malhotra

A-1-1 was

PURCHASER'S SIGN.


VENDOR SIGN.

(PROBAL GUPTA)

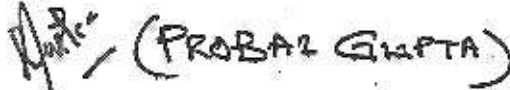



C.A.D. BY

Surell Ghosh.
Civil Engineer, E. B. S. Lice. No. - 747
Rajpur - Sonarpur Municipality

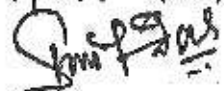
| | | | | | | |
|---|-------|-------|-------------|---------------|-------------|--------------|
|  | Left | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |
| | Right | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |


Name MR. PROBAL GUPTA

Signature  (PROBAL GUPTA)

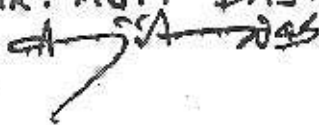
| | | | | | | |
|---|-------|-------|-------------|---------------|-------------|--------------|
|  | Left | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |
| | Right | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |


Name MR. AMIT DAS.

Signature 

| | | | | | | |
|---|-------|-------|-------------|---------------|-------------|--------------|
|  | Left | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |
| | Right | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |

Name MR. AJIT DAS.

Signature 

| | | | | | | |
|---|-------|-------|-------------|---------------|-------------|--------------|
|  | Left | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |
| | Right | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |

Name MR. NARAYAN CH. MODAK

Signature Narayan Chandra Modak



Avijit M. Modak

| | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |
|-------|-------|-------------|---------------|-------------|--------------|
| Left | | | | | |
| Right | | | | | |

Name MR. AVIJIT MODAK

Signature *Avijit M. Modak*

| Photo | Left | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |
|-------|-------|-------|-------------|---------------|-------------|--------------|
| | Right | | | | | |

Name

Signature

| Photo | Left | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |
|-------|-------|-------|-------------|---------------|-------------|--------------|
| | Right | | | | | |

Name

Signature

| Photo | Left | Thumb | 1st. Finger | Middle Finger | Ring Finger | Small finger |
|-------|-------|-------|-------------|---------------|-------------|--------------|
| | Right | | | | | |

Name

Signature



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

GRN: 19-202021-002230288-2

Payment Mode Counter Payment

GRN Date: 26/06/2020 13:31:15

Bank : State Bank of India

BRN : 90041124

BRN Date: 26/06/2020 00:00:00

DEPOSITOR'S DETAILS

Id No. : 2000650727/5/2020

[Tender Number]

Name : AVIJIT MODAK

Contact No. :

Mobile No. : +91 9830624808

E-mail :

Address : 37 GARIA PLACEKOL 84

Applicant Name : Mr Tarun Kanti Chakrabarti

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount [₹] |
|--------------|--------------------|--|--------------------|----------------|
| 1 | 2000650727/5/2020 | Property Registration- Stamp duty | 0030-02-103-003-02 | 1290000 |
| 2 | 2000650727/5/2020 | Property Registration- Registration Fees | 0030-03-104-001-15 | 165000 |
| Total | | | | 1475000 |

In Words : Rupees Fourteen Lakh Seventy Five Thousand only

धार्मिक लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADQPG7040K



नाम /NAME
PROBAL GUPTA

पिता का नाम /FATHER'S NAME
DURGA MOHAN GUPTA

जन्म तिथि /DATE OF BIRTH
31-10-1951

हस्ताक्षर /SIGNATURE



आयकर आयुक्त, व.स.११

COMMISSIONER OF INCOME-TAX, W.S. - XI

Probal Gupta

इस कार्ड के लो / चिल जाने पर नुप्या जारी करने वाले अधिकारी को सूचित / धारणा कर ई संयुक्त आयकर आयुक्त(प्रणाली एवं तकनीकी), पी-7, चौकी बंगलाघर, 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.

Probal Gupta



নাম / Name
 Probal Gupta
 পিতা : দুর্গা মোহন গুপ্তা
 Father : Durga Mohan Gupta

জন্মতারিখ / DOB: 31/10/1951
 লিঙ্গ / Male



4043 6327 9337

আধার - সাধারণ মানুষের অধিকার

Probal Gupta



ঠিকানা: / Address
 বি এম রোড, নিউ অলপোর, পশ্চিম বঙ্গ
 কোলকাতা, ৭০০০৫৩

ভারত সরকার / Government of India

Address: 373/2 BLOCK-G, D
 H ROAD, New Alipore,
 Kolkata, New Alipore, West
 Bengal, 700053

4043 6327 9337

1947
 1202 200 1947

help@uidai.gov.in

www.uidai.gov.in

Probal Gupta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMIT DAS
AMIT DAS
12/10/1979
Government Account
AGAR 2886M

Signature

Amit Das

Income Tax PAF Service
Plot No. 2, Sector 11, Gurgaon
New Mumbai - 400 614
www.iti.gov.in
प्राथमिक आयकर सेवा केंद्र
प्लॉट नं. 2, सेक्टर 11, गुर्गाँव
नया मुंबई - 400 614
www.iti.gov.in



भारत सरकार
भारतीय जनता पार्टी



নামিত নাম
AMIT DAS

জন্ম তারিখ/DOB: 13/07/1978
পুলক / Male

8826 1645 3846



আধার - সাধারণ মানুষের অধিকার

Handwritten signature: Amit Das



ক্রমিক: A
নামিত নাম,
আশালতা গারিয়া মেন রোড
রাজপুর সোনারপুর (এস), পশ্চিমা
বঙ্গ ৯৪ পর্গনা, পশ্চিম বঙ্গ,

भारत सरकार
भारतीय जनता पार्टी

Address: S/O: Amit Das,
ASHALATA 167 GARIA
MAIN ROAD, Rajpur
Sonarpur (M), South 24
Parganas, Garia, West
Bengal, 700084

8826 1645 3846

1847
1800 200 1847

help@uidai.gov.in

www.uidai.gov.in



Government of India

নাম
AJIT DAS



সংখ্যা/DOB: 31/10/1948
পুল / Male



9603 2931 2887

আধার - সাধারণ মানুষের অধিকার

Ajit Das



Unique Identification Authority of India

বিতরণ: A. কুমার দাস,
পশ্চিমবঙ্গ সরকারের
সংস্করণ সোলভপুর (সি), পশ্চিম
বঙ্গ ৭৪১০০৪

Address: S/O: Suya Kumar
Das, ASHALATA 167
GARIA MAIN ROAD, Raipur
Sonarpur (M), South 24
Parganas, Garis, West
Bengal, 700094

9603 2931 2887



Ajit Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

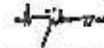
AOTPD3488R



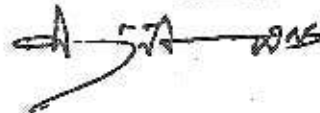
नाम / Name
Ajit Das

पिता/पति नाम / Father's Name
SURYA KUMAR DAS

जन्म की तारीख / Date of Birth
31/10/1948


Taxpayer's Signature

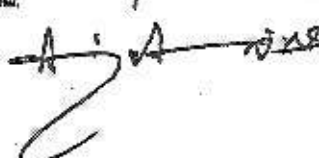




इस कार्ड को खोने / खाने से सुरक्षा सुनिश्चित करें / संभालें :
आयकर सेवा सेवा इकाई, एनएसयूएल
5 वीं मंजिल, पानी स्कॉलिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मंडल कुली, नया डीप बंगला चौक के पास,
पुणे - 411 016

*If this card is lost / someone's lost card is found,
Please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th Floor, Main Building,
Plot No. 341, Survey No. 997/8,
Mandl Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 0088, Fax: 91-20-2721 0081
e-mail: tininf@nsdl.co.in





ভারত সরকার

Government of India

ডাটাকার্ডের আই ডি / Enrollment No. 1215/89058/14419

To
শ্রীমান চন্দ্র মোদক
NARAYAN CHANDRA MODAK
S/O. Kanick Chandra Modak
17 GARIA PLACE
TANIYA APPARTMENT
Rajpur Sonarpur (M)
Gana
Sonarpur South 24 Parganas
West Bengal 700084
9433525551
MP62056557FT

04/06/2015
262056565



আপনার আইডি সংখ্যা / Your ID No. :

9867 1989 7763

- সাধারণ মানুষের অধিকার -



ভারত সরকার
Government of India

শ্রীমান চন্দ্র মোদক
NARAYAN CHANDRA MODAK
জন্ম তারিখ / DOB: 01/01/1947
লিঙ্গ / Male



9867 1989 7763

- সাধারণ মানুষের অধিকার -

Narayan Chandra Modak
Narayan Chandra Modak





ভারত সরকার

Government of India



অজিত মোদক
Avijit Modak
পিতা: নরায়ণ চন্দ্র মোদক
Father: Narayan Chandra Modak

জন্মতারিখ / DOB: 18/03/1981
লিঙ্গ / Male



6007 4621 2231

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বৈশিষ্ট্য পরিচয়-প্রমাণকরণ
Unique Identification Authority of India

বিশেষ: A নরায়ণ চন্দ্র মোদক
পত্নী: পদ্মিনী দেবী, পড়িয়া
রাজপুর সোমপুর (আ), পড়িয়া
দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: S/O: Narayan
Chandra Modak, - 37
GARIA PLACE, GARIA,
Rajpur Sonarpur (N), South
24 Parganas, Garia, West
Bengal, 700084

6007 4621 2231



1800 200 2847



enquiry@uidai.gov.in



www.uidai.gov.in

Avijit Modak

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFUPM5096H



नाम /NAME
AVIJIT MODAK

पिता का नाम /FATHER'S NAME
NARAYAN CHANDRA MODAK

जन्म तिथि /DATE OF BIRTH
18-03-1981

हस्ताक्षर /SIGNATURE

Avijit Modak

Handwritten signature of Avijit Modak

आयकर अधिनियम, 1961-111

COMMISSIONER OF INCOME-TAX, W.B. - III

Handwritten signature of Avijit Modak

Major Information of the Deed




| | | | |
|---|--|---------------------------------|-------------------------------|
| Deed No : | I-1608-01933/2020 | Date of Registration | 03/07/2020 |
| Query No / Year | 1608-2000650727/2020 | Office where deed is registered | 1608-2000650727/2020 |
| Query Date | 17/06/2020 4:34:29 PM | | |
| Applicant Name, Address & Other Details | Tanun Kanti Chakrabarti Baruipur Civil Court, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9831595331, Status : Advocate | | |
| Transaction | [0101] Sale, Sale Document | | |
| Set Forth value | Rs. 1,85,00,000/- | | |
| Stamp duty Paid(SD) | Rs. 12,95,000/- (Article:23) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area) | | |
| | Additional Transaction | Market Value | Registration Fee Paid |
| | | Rs. 1,85,00,000/- | Rs. 1,85,000/- (Article:A(1)) |

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: JAGADDAL SCHOOL ROAD, Mouza: Jagaddal, , Ward No: 26, Holding No:30 JI No: 71, Pin Code : 700151









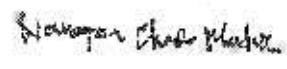
| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-----------------------|--------------------------|-----------------------|-------|--------------|-------------------------|-----------------------|--------------------------------|
| L1 | LR-3031 (RS:-3014) | LR-2801, (RS:-105210) | Bastu | Danga | 20 Dec | 1,00,00,000/- | 1,00,00,000/- | Width of Approach Road: 25 Ft. |
| L2 | LR-3030 (RS:-3013) | LR-2801, (RS:-109210) | Bastu | Danga | 16 Dec | 85,00,000/- | 85,00,000/- | Width of Approach Road: 25 Ft. |
| | TOTAL : | | | | 36Dec | 185,00,000 /- | 185,00,000 /- | |
| | Grand Total : | | | | 36Dec | 185,00,000 /- | 185,00,000 /- | |



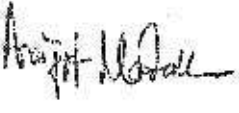
Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr Probal Gupta Son of Late Durga Mohan Gupta Executed by: Self, Date of Execution: 03/07/2020 , Admitted by: Self, Date of Admission: 03/07/2020 ,Place : Office |  |  |  |
| | | 03/07/2020 | L1 03/07/2020 | 03/07/2020 |



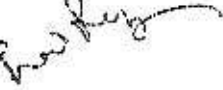
373/2,Block-G,Nalini Ranjan Avenue, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADQPG7040K, Aadhaar No: 40xxxxxxxx9337, Status :Individual, Executed by: Self, Date of Execution: 03/07/2020 , Admitted by: Self, Date of Admission: 03/07/2020 ,Place : Office

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr Amit Das Son of Mr Ajit Das Executed by: Self, Date of Execution: 03/07/2020 , Admitted by: Self, Date of Admission: 03/07/2020 ,Place : Office <small>03/07/2020</small> |  |  |  |
| Son of Mr Ajit Das Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGAPD2886M, Aadhaar No: 88xxxxxxxx3846, Status :Individual, Executed by: Self, Date of Execution: 03/07/2020 , Admitted by: Self, Date of Admission: 03/07/2020 ,Place : Office <small>03/07/2020</small> | | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Mr Ajit Das (Presentant) Son of Late Surya Kr Das Executed by: Self, Date of Execution: 03/07/2020 , Admitted by: Self, Date of Admission: 03/07/2020 ,Place : Office <small>03/07/2020</small> |  |  |  |
| Son of Late Surya Kr Das Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADTPD3488R, Aadhaar No: 96xxxxxxxx2887, Status :Individual, Executed by: Self, Date of Execution: 03/07/2020 , Admitted by: Self, Date of Admission: 03/07/2020 ,Place : Office <small>03/07/2020</small> | | | | |
| 3 | Name | Photo | Finger Print | Signature |
| | Mr Narayan Chandra Modak Son of Late Kartick Chandra Modak Executed by: Self, Date of Execution: 03/07/2020 , Admitted by: Self, Date of Admission: 03/07/2020 ,Place : Office <small>03/07/2020</small> |  |  |  |
| Son of Late Kartick Chandra Modak Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEUPM8506K, Aadhaar No: 98xxxxxxxx7763, Status :Individual, Executed by: Self, Date of Execution: 03/07/2020 , Admitted by: Self, Date of Admission: 03/07/2020 ,Place : Office <small>03/07/2020</small> | | | | |

| | | | | |
|---|--|---|---|---|
| 4 | Name | Photo | Finger Print | Signature |
| | Mr Avijit Modak Son of Mr Narayan Chandra Modak Executed by: Self, Date of Execution: 03/07/2020 Admitted by: Self, Date of Admission: 03/07/2020 ,Place : Office |  |  |  |
| | | 03/07/2020 | LTI 03/07/2020 | 03/07/2020 |
| Son of Mr Narayan Chandra Modak Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFUPM5096H, Aadhaar No: 60xxxxxxx2231, Status :Individual, Executed by: Self, Date of Execution: 03/07/2020 Admitted by: Self, Date of Admission: 03/07/2020 ,Place : Office | | | | |

Identifier Details :

| | | | |
|--|---|---|---|
| Name | Photo | Finger Print | Signature |
| Mr Pradip Ray Son of Late Pratap Ray 119 Rail Park, Morepukur, P.O:- Rishra, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN - 712250 |  |  |  |
| | 03/07/2020 | 03/07/2020 | 03/07/2020 |
| Identifier Of Mr Probal Gupta, Mr Amit Das, Mr Ajit Das, Mr Narayan Chandra-Modak, Mr Avijit Modak | | | |

| Transfer of property for L1 | | |
|-----------------------------|-----------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Probal Gupta | Mr Amit Das-5 Dec,Mr Ajit Das-5 Dec,Mr Narayan Chandra Modak-5 Dec, Mr Avijit Modak-5 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Probal Gupta | Mr Amit Das-4 Dec,Mr Ajit Das-4 Dec,Mr Narayan Chandra Modak-4 Dec, Mr Avijit Modak-4 Dec |

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: JAGADDAL SCHOOL ROAD, Mouza: Jagaddal, Ward No: 26, Holding No:30 JI No: 71, Pin Code : 700151

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|---|--|
| L1 | LR Plot No:- 3031, LR Khatian No:- 2801 | Owner:প্রবাল গুপ্ত, Gurdian:দুর্গা মোহ, Address:নিজ, Classification:ভাঙ্গা, Area:0.20000000 Acre, | Mr Probal Gupta |
| L2 | LR Plot No:- 3030, LR Khatian No:- 2801 | Owner:প্রবাল গুপ্ত, Gurdian:দুর্গা মোহ, Address:নিজ, Classification:ভাঙ্গা, Area:0.16000000 Acre, | Mr Probal Gupta |

Endorsement For Deed Number : I - 160801933 / 2020

On 03-07-2020

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 14:22 hrs on 03-07-2020, at the Office of the A.D.S.R. SONARPUR by Mr Ajit Das , one of the Claimants.

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 1,85,00,000/-

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

Execution is admitted on 03/07/2020 by 1. Mr Probal Gupta, Son of Late Durga Mohan Gupta, 373/2,Block-G,Nalini Ranjan Avenue, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Retired Person, 2. Mr Amit Das, Son of Mr Ajit Das, Asha Lata, 167 Garia Main Rd,Tentultala,P.S.Narend, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Mr Ajit Das, Son of Late Surya Kr Das, Asha Lata,167 Garia Main Rd,Tentultala,P.S.Narendr, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 4. Mr Narayan Chandra Modak, Son of Late Karick Chandra Modak, 37 Garia Place, P.S.Narendrapur, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 5. Mr Avijit Modak, Son of Mr Narayan Chandra Modak, 37 Garia Place, P.S.Narendrapur, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr Pradip Ray, . . Son of Late Pratap Ray, 119 Rail Park, Morepukur, P.O: Rishra, Thana: Rishra, . Hooghly, WEST BENGAL, India, PIN - 712260, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,85,000/- (A(1) = Rs 1,85,000/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,85,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/06/2020 12:00AM with Govt. Ref. No: 192020210022302882 on 26-06-2020, Amount Rs: 1,85,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. 80041124 on 26-06-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,90,000/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 12,90,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1277, Amount: Rs.5,000/-, Date of Purchase: 16/03/2020, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/06/2020 12:00AM with Govt. Ref. No: 192020210022302882 on 26-06-2020, Amount Rs: 12,90,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90041124 on 26-06-2020, Head of Account 0030-02-103-003-02

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I

Volume number 1608-2020, Page from 59144 to 59181

being No 160801933 for the year 2020.



Barun Kumar Bhunia

Digitally signed by BARUN KUMAR
BHUNIA
Date: 2020.07.03 15:42:11 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2020/07/03 03:42:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)