

11441

7-11011/19

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1329838/19

H 910993

Certified that the document is admitted to registration. The signature sheet / sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

Additional District Sub-Registrar
Rajarhat New town, North 24-Pgs.

06 SEP 2019

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 6th day of September Two Thousand
And Nineteen of the Christian Era;

BETWEEN

1329838/19

2817 16-8-19 500/-

নং _____ তার _____

ক্রেতার নাম _____

M/S Trilok Vinimay Pvt Ltd

স্ট্যাম্প ভেডার স্বাক্ষর _____

AD-169 Saltlake city

বন্দান নগর (সল্টলেক সিটি) এ. ডি. এস. অফিস

Kat-64

মোট স্ট্যাম্প ক্রয় তাং _____

চালান নং _____ মোট কত টাকা খরচ _____

09 AUG 2019

টিকারী ব্যবাকপের ভেডার-মিতা দত্ত

998000

of notarial in testimony and the holder
of the seal of the notary public shall be
held liable for the validity of the
document and the notary public shall
be held liable for the validity of the
document.

Additional District Sub-Registrar
Kolkata



BETWEEN

Additional District Sub-Registrar
Kolkata, New Town, North 24-Pgs

06 SEP 2019

MRS. KRISHNA KHAN (having PAN – AFLPK3752P, UNIQUE IDENTIFICATION / AADHAAR CARD No. 4413 5739 6002) w/o Dr. Achintya Mohan Khan and married Daughter of Probodh Chandra Mondal, Occupation: Housewife, by Nationality: Indian, by faith Hindu, residing at Asha Villa, Lower Chelidanga, G.T Road, Asansol (m Corp), District: Bardhaman, West Bengal, Pin-713304, hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal successors, executors, administrators, representatives, nominees and assigns) of the **FIRST PART**;

A N D

M/S. TRILOK VINIMAY PVT. LTD. (having PAN – AADCT0988J), a registered Private Limited Company within the meaning of the Companies Act, 1956, having principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include it's Successor or Successors-In-office, Administrators and Assigns) of the **SECOND PART** being represented by it's authorized Director **SRI SANJAY GUPTA** (having PAN No – ADRPG6327Q, UNIQUE IDENTIFICATION / AADHAAR CARD No. 7089 5093 7284) son of Sri. Gopal Prasad Gupta, by Nationality Indian, by Faith Hindu, by occupation Business residing at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064;

A N D

MR. PROLAY KUMAR SAHA alias **PROLAYN KUMAR SAHA** (having PAN – AVLPS4993C, UNIQUE IDENTIFICATION / AADHAAR CARD No. 8583 2074 4144) s/o Late Subodh Kumar Saha, Occupation: Business by Nationality: Indians, by faith Hindu, residing at 32, Goabagan Lane, P.O. : Beadon Street, Police Station: Burtola, Kolkata -700 006, hereinafter jointly called and referred to as the **ASSIGNOR / CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal successors, executors, administrators, representatives, nominees and assigns) of the **THIRD PART**;



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Haorah, New Town, North 24-Pgar

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WHEREAS THE VENDOR AND THE CONFIRMING PARTY HEREIN HAVE REPRESENTED TO THE PURCHASER THAT:

A. By a registered Deed of Conveyance dated 09.03.1956 duly registered at Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 35, Pages 261 to 270, Being No. 2115 for the year 1956, the erstwhile Principal Landlord Roy Bahadur Kanai Lal Nandi sold, transferred and conveyed several Sali/Agriculture landed properties total admeasuring more or less 30.41 acres under several Khatians, all at Mauza: Sulangari, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, to Makhan Lal Seal being Benamder of Kartick Chandra Seal and to Renuka Bala Seal being Benamder of Anil Chandra Seal free from all encumbrances whatsoever.

B. Since after the aforesaid purchase the said Kartick Chandra Seal, Makhan Lal Seal and Renuka Bala Seal thus became seized and possessed the aforesaid properties and subsequently during Revisional Survey Settlement their names had been duly recorded under R.S. Khatian Nos. 228 & 201 and; while in enjoyment thereof, on or about 1967 and 1969 the said Kartick Chandra Seal and Sri Anil Chandra Seal respectively filed Declaratory Suits being Title Suit No. 491 of 1967 and Title Suit No. 8 of 1969, in the 3rd Court of Munsiff at Sealdah against the aforesaid Benamders Makhan Lal Seal and Renuka Bala Seal in respect of the aforesaid property AND finally obtained necessary decree against the aforesaid Benamders in respect of the aforesaid properties; and in consequences thereof, the said Kartick Chandra Seal and Sri Anil Chandra Seal thus became absolute owners in a proportions that the said Kartick Chandra Seal entitled to 2/3rd share and Anil Chandra Seal entitled to 1/3rd share of all the aforesaid properties and subsequently for better enjoyment thereof by mutual arrangement at Mauza: Sulangari, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas and seized and possessed of and well and sufficiently entitle thereto free from all encumbrances whatsoever.

C. Subsequently the said Kartick Chandra Seal and Anil Chandra Seal sold out the major part or portions of their aforesaid landed properties to the different purchasers time to time by several registered deed of conveyances and subsequently



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for better enjoyment of the residuary properties they mutually divided amongst themselves and as per such mutual arrangement some of the properties along with a part of Sali Land measuring 0.25 acre comprised in part of R.S. Dag No. 595 at Mouza: Sulanguri had been duly recorded in the name of said Kartick Chandra Seal who had been all along seized and possessed and in well enjoyment thereof as the absolute rayoti owner under the State Government without being interrupted by any person whosoever and or from any corner whatsoever and his name is till yet recorded under L.R. Khatian No. 86.

D. By a Deed of Conveyance dated 13.07.1992 duly registered at the Office of the Additional District Sub- Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 153, Pages: 275 to 284, Being (Deed) No. 7002 for the year 1992, the said Kartick Chandra Seal therein as the Vendor sold, conveyed and transferred free from all encumbrances out of his aforesaid Sali Land measuring 0.25 acre, a demarcated portion thereof therein marked as Scheme Plan Plot No. 12, measuring 03 Cottahs, 05 Chittaks be the same a little more or less comprised in Part of R.S. as well L.R. Dag No. 595 under and part of R.S. Khatian No. 228 corresponding to L.R. Khatian No. 86, alongwith common rights on and over **common passages** in connection to the said plot of land, at Mauza: Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the schedule therein and also **Schedule** hereunder written and also delineated in map or plan showing the said Plot No. 12 bordered in Red colour and annexed thereto unto and in favour of Smt Krishna Khan the Vendor herein therein called as the Purchaser free from all encumbrances whatsoever.

E. Since after the said purchase by diyat of the aforesaid Deed of Conveyance Being No. 7002 for the year 1992, the Vendor is seized and possessed of the entire said plot of land bearing Plot No. 12 under the said Master Plan total measuring 3 Cottahs 5 Chitacks be the same a little more or less comprised in part of R.S/L.R Dag No. 595, alongwith common easement right on and over the common passage touching the said Plot with all others rights and benefits in connection thereto, under and Part of R.S. Khatian No. 228, subsequently recorded under and part of L.R. Khatian No. 86, lying and situated at Mauza Sulangari, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station- Rajarhat now New Town P.S., District: 24 Parganas now North 24 Parganas **morefully and particularly described in the Schedule**



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hereunder written and hereinafter for the sake of brevity referred to as the "SAID LAND" and the Vendor herein is in well enjoyment thereof without being interrupted by any person whomsoever and or from any corner whatsoever and free from any charge, claim, demand, lien, attachment, suit, injunction and of and from all sorts of encumbrances of whatsoever nature as the absolute owner thereof;

F. The Vendor herein is seized and possessed of and or well and sufficiently entitle to the 'Said Land' under the Schedule hereto as the absolute Owner thereof under the State Government without being interrupted and or obstructed by or from any person whomsoever and or of and from any corner whatever and has a clear marketable title on and over the Said Property under the Schedule hereto and every part or portion thereof free from any claim, demand, charge, mortgage, attachment, lien, lispenses and also free from any other sorts of encumbrances whatsoever; AND the Vendor herein has never dealt with the Said Property and or any portion thereof in any such manner so that the Vendor is or may be restrained to deal with the said plot of land or the Said Property hereunder the Schedule in any way at her own choice and absolute discretion, AND save and except what is hereunder contained the Vendor herein is free and absolutely entitled to deal with her 'Said Land' or any portion thereof under the Schedule as she deem fit and proper;

G. For her personal necessity having being decided to sale her aforesaid property by the vendor by a Bengali Agreement Dated 20.04.2019 made between the Vendor and the Confirming Party and whereby and wherein the vendor had agreed to sale and the confirming party had agreed to purchase the aforesaid plot of land of the vendor at a total or lump-sum price of Rs. 13,25,000/- and in pursuance thereof the confirming party has paid a sum of Rs. 8,25,000/- to the vendor and a sum of Rs. 5,00,000/- is till yet due and receivable by the vendor.

AND WHEREAS subsequently due to paucity of fund and for other personal difficulty the confirming party is unable to complete the transaction by paying the vendor the balance amount Rs. 5,00,000/- and also by incurring the necessary stamp duty and registration fees and as such upon mutual discussion by and between the confirming party and the vendor, the confirming party has agreed to release and relinquish all his rights whatsoever acquired by him arising and deriving out of the said agreement dated 20.04.2019 in favour of the vendor and or any other intending purchaser of the



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said plot of land upon receiving of the said sum of Rs. 8,25,000/- by the confirming party the amount which has been already paid by him to the vendor.

AND WHEREAS after having knowledge of the same and relying on the above representation made by the vendor and the confirming party to be true, the purchaser herein being interested to purchase the said plot of land marked as "P-12", described under the Schedule hereto written (hereinafter for the sake of brevity referred to as the "SAID LAND"/"SAID PROPERTY") approached and offered to the Vendor and the confirming party to purchase the Said Land/Said Property under the schedule hereto at a sum of Rs. 13,25,000/- (Rupees Thirteen Lakh Twenty Five Thousand) only as a whole or lump-sum price which offer has been accepted by the Vendor.

AND WHEREAS the Vendor herein has agreed to sell and the purchaser has agreed to purchase the 'Said Property' described in the Schedule written hereto absolutely with all easement rights and other facilities connected thereto free from all encumbrances whatsoever at or for the total consideration price of Rs. 13,25,000/- (Rupees Thirteen Lakh Twenty Five Thousand) only out of which the purchaser herein shall pay to the confirming party Rs. 8,25,000/- (Rupees Eight Lac Twenty Five Thousand) only on and behalf of the vendor towards refund of the said amount which was earlier paid by the confirming party to the Vendor and the sum of Rs. 5,00,000/- (Rupees Five Lac) only shall paid by the purchaser herein to the Vendor towards the balance of the agreed amount of Rs. 13,25,000/- only and upon receiving of the same in full the vendor has agreed to execute this Deed of Conveyance and the Confirming party has agreed to release all his rights whatsoever in the said property under the Schedule hereto by participating in these presents as the necessary Confirming Party.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 13,25,000/- (Rupees Thirteen Lakh Twenty Five Thousand) only paid to the Vendor and the Confirming Party respectively by the Purchaser as described in the memo below on/or before execution of these presents (the receipt whereof the Vendor and the Confirming Party herein doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit, release and relinquish and forever discharge the purchaser herein as well as the said property (particularly described in the schedule hereunder written), the Vendor as beneficial owner hereby sell, grant, transfer, convey, assure and assign unto the purchasers free from all encumbrances, attachments,



Additional District Sub-Registrar
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charges, liens, lispensens, acquisitions and or requisitions ALL THAT piece and parcel of the 'Said Property' described in the Schedule hereunder and all rights and properties, easements and appurtenances whatsoever belonging and in connection to the Said Property as particularly mentioned and described in the Schedule hereunder written TO HAVE AND TO HOLD the 'Said Property' (Plot No.P-12) and all its appurtenances hereby granted, conveyed, transferred, assigned and assured or expressed and intended so to be and every part thereof unto and to the use of the purchaser herein absolutely and forever free from all encumbrances, charges, liens, etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession; and

**THE VENDOR AS WELL THE CONFIRMING PARTY HEREIN DOTH HEREBY
COVENANT WITH THE PURCHASER:-**

1. THAT notwithstanding any acts, deed, matter or things whatsoever by the Vendor has at all material time heretofore and is fully and absolutely seized and possessed thereof and or well and sufficiently entitled to the 'Said Property' (Plot No. P-12) hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate of inheritance without any manner or condition of use, trust or other thing whatsoever to alter or make void the same; and
2. THAT notwithstanding any acts, deed, matter or things whatsoever aforesaid, the Vendor has good right, lawful absolute authority and indefeasible title to grant, convey, transfer and assign the 'Said Property' under the Schedule and every part thereof hereby granted, transferred and assigned or expressed or intended so to be and every part thereof with the rights, properties, benefits and appurtenances in connection therewith unto and to the use of the purchaser herein and according to the true intent and meaning of these presents; and
3. THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly enter into hold, occupy, possess and enjoy the 'Said Property' (Plot No.P-12) hereby granted, transferred and assigned and shall be fully entitled to the rents, issues and profits thereof for the absolute and beneficiary use and enjoyment thereof without any lawful hinder and interruption, suit, eviction, disturbance, claim or demand whatsoever from or by the Vendor or any person or



Additional District Sub Registrar,
Baharhat, New Town, North 24 Parganas

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persons lawfully or equitably claiming any right or estate thereof from under or in trust for her; and

4. THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the purchaser well and sufficiently saved defended kept harmless, indemnified and other estate rights, title, claim, mortgages, charges, liens, lispendens, attachments and encumbrances whatsoever; and

5. FURTHER that the Vendor the Confirming Party herein and all persons having or lawfully or equitably claiming any estate right, title or interest whatsoever in the 'Said Land' (Plot No. P-12) or any part thereof from under or in trust for the Vendor her legal successor and/or erstwhile owner his legal successor shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute all such lawful acts, deeds and things whatsoever for further better and more perfectly conveying and assigned or expressed or intended to be transferred and assigned and every part thereof unto and to the use of the Purchaser in the manners aforesaid as may be reasonably required; and

6. THAT to the best of the Vendor's knowledge, the 'Said Property' (Plot No.P-12) hereunder sale and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps has yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or estate duty authorities; and

7. THAT no notice issued under the Public Demand Recovery Act has been served on the Vendor nor any such notice has been published; and

8. THAT the Vendor has not yet received any notice of Requisition or Acquisition of the property described in the Schedule below; and

9. THAT the Purchaser and all person or persons claiming through under it shall has/have undisputed rights, title and interest in all lawful manners on and over the



Additional District Sub-Reg.
Haldighat, New Town, North 24-Pgs

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"Said Plot No. P-12" and all rights, properties, benefits and appurtenances togetherwith all common easement right on and over the common passage and others whatsoever existing in connection thereto; and

IT IS HEREBY declared that the land described in the Schedule below is the self-acquired property of the Vendor and it is not the benamdar of any one.

AND THE Vendor delivers this day the peaceful possession of the 'Said Property' (Plot No. P-12) under the Schedule hereto unto and to the Purchaser.

THE SHCEDULE REFERRED TO ABOVE: -

(Plan Plot No. P-12 Hereunder Sale)

ALL THAT piece of parcel of Land including share of common passage attached thereto total measuring 3 Cottahs, 05 Chhitacks comprised in part of R.S / L.R. Dag No. 595, be the same a little more or less marked as Plot No. P-12, alongwith common right on and over the common passage touching the said Demarcated Plot of Land with all others rights and benefits in connection thereto, lying and situated at Mouza - Salunguri, J.L. No. 22, Touzi No. 178, R.S. Khatian No. 228, under R.S. No. 196, subsequently recorded under and part of L.R. Khatian No. 86 within the ambit of the B.L. & L.R.O. Rajarhat, Police Station: New Town formerly Rajarhat P.S., under the Jayangra Hatiyara Gram Panchyot - II, Sub- Ragistration Office: Additional District Sub- Registrar Bidhannagar (Salt Lake City) at present under A.D.S.R, New Town - Rajarhat, District: North 24 Parganas. The said Plot of Land marked as Plan Plot No. P-12 is butted and bounded as follows:

ON THE NORTH : By 6' feet Wide Common Passage (Kancha Road);
ON THE SOUTH : By R.S as well L.R Dag No. 580;
ON THE EAST : By R.S as well L.R Dag No. 601;
ON THE WEST : By the demarcated portion of land marked as Plan Plot No.P-11A in Part of R.S./L.R. Dag No. 597.

The said Plot No. P-12 is delineated in a Map or Plan annexed hereto and bordered in 'Red' colour forming part of this Deed.



Additional District Sub-Registrar
Hajrat, New Town, North 24-Pgs

06 SEP 2019

IN WITNESSES WHEREOF the Vendor and the Confirming Party hereto have hereunto set and subscribed his hands on the day, month and year first above written.

WITNESSES:

1. Sumit Singh
S/o. Late Sandip Sinha
171/B, A.P.C Road,
P.O.- Shyambazar,
P.S. – Shyampukur,
Kolkata – 700 004.

2. SUDIPTA SAHA
32, Gora Bagan Lane
KOL - 6

Krishna Khan

VENDOR

Pradyumn Kumar Saha
also
Pradyumn Kumar Saha

CONFIRMING PARTY

Drafted By:

Kishor Kumar
Advocate
(Bar No. WB/713/78)



Additional District Sub-Registrar
Hajmohar, New Town, North 24-Pgs

10 6 SEP 2019

MEMO OF CONSIDERATION

RECEIVED from the within named purchaser M/s. Trilok Vinimay Pvt. Ltd., the withinmentioned sum of Rs. 13,25,000/- (Rupees Thirteen Lakh Twenty Five Thousand) only being the full consideration money of the 'Property' described in the Schedule hereinabove as per memo below: -

MEMO

Paid by Manager's Cheque No. <u>063905</u> , drawn on HDFC Bank Ltd. in favour of Krishna Khan	Rs. 5,00,000/-
Paid by Manager's Cheque No. <u>063906</u> , drawn on HDFC Bank Ltd. in favour of Prolay Kumar Saha	Rs. 8,25,000/-
(Rupees Thirteen Lakh Twenty Five Thousand)	Rs. 13,25,000/-

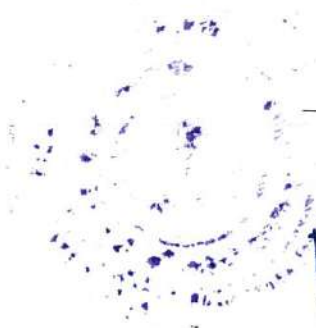
Krishna Khan

Prolay K. S.

WITNESSES :

1. Sumit Sinha

2. Sudhakar Saha



Krishna Khan

VENDOR

Prolay K. Saha i/s/o
Prolay K. Saha

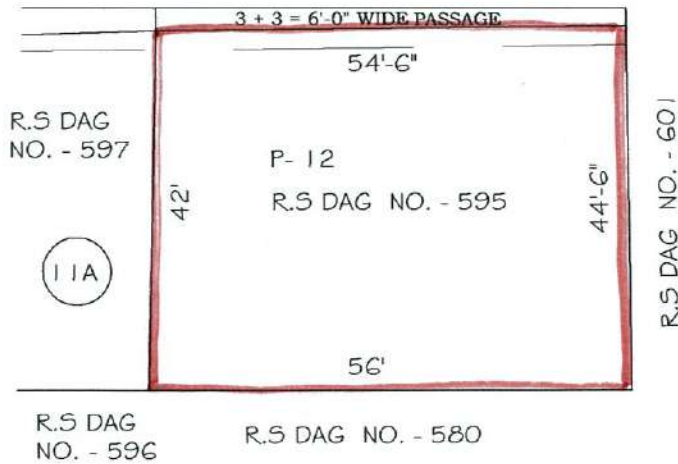
CONFIRMING PARTY



Additional District Sub-Registrar
Barisal, New Town, North 24-Pgs

06 SEP 2018

SITE PLAN OF R.S. DAG NO. -595, R.S. KHATIAN NO . 228, L.R. KHATIAN NO. 86, AT MOUZA - SULANNGARI , J.L NO. - 22, IN P.S . NEW TOWN ,DIST. - 24 PARGANAS (N), WITHIN THE LOCAL LIMIT OF JYANGRA HATIARA 2 NO. GRAM PANCHAYET.



AREA STATEMENT		
R.S DAG NO.	PLOT NO.	AREA
595	12	3 K-5 CH.- 0 SFT.



NAME OF PURCHASER'S	TRILOK VINIMAY PVT. LTD
NAME OF SELLER'S	KRISHNA KHAN

Krishna Khan

VENDOR

Poolay kr Saha
Alias
Poolayon kv Saha


































CONFIRMING PARTY



Additional District Sub-Registrar
Hyderabad, New Town, North 24-Parg.

06 SEP 2019

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Executants/Presentant	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
	 <i>Krishna Khan.</i>					
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
						
	 <i>[Signature]</i>	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
						
	 <i>Pradyumn Kumar Sahas also Pradyumn Kumar Sahas</i>	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
						
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little

• ১৯৯৯ সালের



১৯৯৯ সালের
১০ নভেম্বর

Additional District Sub-Registrar
Rajshahi, New Town, North 24-Pgs

10 6 SEP 2019

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

GRN: 19-201920-006985751-1 Payment Mode Online Payment
GRN Date: 06/09/2019 11:54:10 Bank : HDFC Bank
BRN : 892160564 BRN Date: 06/09/2019 11:55:26

DEPOSITOR'S DETAILS

Id No. : 15230001329838/6/2019

[Query No./Query Year]

Name : Sanjay Gupta
Contact No. : Mobile No. : +91 9331018602
E-mail :
Address : ad169 saltlake sec1 kol64
Applicant Name : Mr Sanjay Gupta
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001329838/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	136162
2	15230001329838/6/2019	Property Registration-Registration Fees	0030-03-104-001-16	35592

Total

171754

In Words : Rupees One Lakh Seventy One Thousand Seven Hundred Fifty Four only



Major Information of the Deed



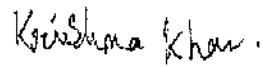
Deed No :	I-1523-11011/2019	Date of Registration	06/09/2019
Query No / Year	1523-0001329838/2019	Office where deed is registered	
Query Date	16/08/2019 11:02:42 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sanjay Gupta AD-169, Sector-1, Salt Lake City, Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9331018602, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 8,25,000/-]		
Set Forth value	Market Value		
Rs. 13,25,000/-	Rs. 27,32,813/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,36,662/- (Article:23)	Rs. 35,592/- (Article:A(1), E, B)		
Remarks			



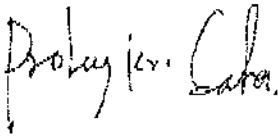
Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Suianguri, JI No: 22, Touzi No: 178 Pin Code : 700159

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-595	LR-86	Bastu	Shali	3 Katha 5 Chatak	13,25,000/-	27,32,813/-	Width of Approach Road: 6 Ft,
Grand Total :					5.4656Dec	13,25,000 /-	27,32,813 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Krishna Khan Wife of Dr Achintya Mohan Khan Executed by: Self, Date of Execution: 06/09/2019 , Admitted by: Self, Date of Admission: 06/09/2019 ,Place : Office	 <small>06/09/2019</small>	 <small>LTI 06/09/2019</small>	 <small>06/09/2019</small>
Asha Villa, Lower Chelidanga, G.T Road, P.O:- Asansol Court, P.S:- Asansol (S), District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFLPK3752P, Aadhaar No: 44xxxxxxxx6002, Status :Individual, Executed by: Self, Date of Execution: 06/09/2019 , Admitted by: Self, Date of Admission: 06/09/2019 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Mr Prolay Kumar Saha, (Alias: Mr Prolayn Kumar Saha) (Presentant) Son of Late Subodh Kumar Saha Executed by: Self, Date of Execution: 06/09/2019 , Admitted by: Self, Date of Admission: 06/09/2019 ,Place : Office			
		06/09/2019	LTI 06/09/2019	06/09/2019
32 Gorabagan Lane, P.O:- Beadon Street, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVLPS4993C, Aadhaar No: 85xxxxxxxx4144, Status :Confirming Party, Executed by: Self, Date of Execution: 06/09/2019 , Admitted by: Self, Date of Admission: 06/09/2019 ,Place : Office				



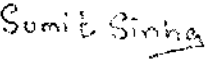
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	TRILOK VINIMAY PRIVATE LIMITED AD-169, Sector - 1, Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AADCT0988J,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Sanjay Gupta Son of Mr Gopal Prasad Gupta A D -169 Sec I Salt Lake City, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADRPG6327Q, Aadhaar No: 70xxxxxxxx7284 Status : Representative, Representative of : TRILOK VINIMAY PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sumit Sinha Son of Late Sandip Sinha 171/B, A.P.C Road, P.O:- Shyambazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004			
	06/09/2019	06/09/2019	06/09/2019
Identifier Of Mrs Krishna Khan, Mr Sanjay Gupta, Mr Prolay Kumar Saha			



Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Krishna Khan	TRILOK VINIMAY PRIVATE LIMITED-5.46562 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Touzi No: 178 Pin Code : 700159

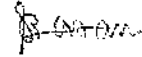
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 595, LR Khatian No:- 86	Owner: কার্তিক চন্দ্র শীল, Gurdian: স্বপ্নী চর শী, Address: নিজ, Classification: শালি, Area: 0.16000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152311011 / 2019

On 19-08-2019

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 27,32,813/-



Sanjoy Basak

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal**

On 06-09-2019

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

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

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

Presented for registration at 12:53 hrs on 06-09-2019, at the Office of the A.D.S.R. RAJARHAT by Mr Prolay Kumar Saha Alias Mr Prolayn Kumar Saha, one of the Executants.

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

Execution is admitted on 06/09/2019 by 1: Mrs Krishna Khan, Wife of Dr Achintya Mohan Khan, Asha Villa, Lower Chelidanga, G.T Road, P.O: Asansol Court, Thana: Asansol (S), , Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession House wife, 2. Mr Prolay Kumar Saha, Alias Mr Prolayn Kumar Saha, Son of Late Subodh Kumar Saha, 32 Gorabagan Lane, P.O: Beadon Street, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Indetified by Mr Sumit Sinha, , Son of Late Sandip Sinha, 171/B, A.P.C Road, P.O: Shyambazar, Thana: Shyampukur, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,592/- (A(1) = Rs 27,328/- ,B = Rs 8,250/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 35,592/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/09/2019 11:55AM with Govt. Ref. No: 192019200069857511 on 06-09-2019, Amount Rs: 35,592/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 892160564 on 06-09-2019, Head of Account 0030-03-104-001-16

Land Details as per Land Record

Serial No. 1000, Block No. 10, Revenue Village No. 10, Taluk No. 10, District No. 10

Sl. No.	Area (Acres)	Category	Remarks
1	10.00	1000	1000

Reference No. of Land Record: 10-1000-1000-1000

Date: 10/10/2010

Signature of the Officer in Charge

Signature of the Applicant

2010/10/10

OFFICE OF THE A.S.R. RAJAHAT
RAJAHAT, WEST BENGAL

10-1000-1000-1000

10-1000-1000-1000

10-1000-1000-1000

10-1000-1000-1000

10-1000-1000-1000



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10-1000-1000-1000

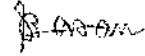
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,36,662/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 1,36,162/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2817, Amount: Rs.500/-, Date of Purchase: 16/08/2019, Vendor name: M Dutta
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 06/09/2019 11:55AM with Govt. Ref. No: 192019200069857511 on 06-09-2019, Amount Rs: 1,36,162/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 892160564 on 06-09-2019, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFLPK3752P



नाम /NAME

KRISHNA KHAN

पिता का नाम /FATHER'S NAME

PROBODH CHANDRA MONDAL

जन्म तिथि /DATE OF BIRTH

11-04-1947

हस्ताक्षर /SIGNATURE

Krishna Khan

K. Mondal

आयकर आयुक्त, प.सं.-XI

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

इस कार्ड के रद्द / गिन जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें।
संयुक्त आयकर आयुक्त(पत्रादि एवं तकनीकी),
पी-7,
चीरंगी बक्सागर,
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.

Krishna Khan





ভারত সরকার
Government of India



Krishna Khan
Krishna Khan
জন্মতারিখ/ DOB: 11/04/1947
মহিলা / FEMALE



4413 5739 6002

আমার আধার, আমার পরিচয়



ভারতীয় বিনমিত্ত পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
W/O: Achintya Mohan Khan,
Asha Villa, Lower Chelidanga,
Asansol (m Corp.), Barddhaman,
West Bengal - 713304

Address:
W/O: Achintya Mohan Khan,
Asha Villa, Lower Chelidanga,
Asansol (m Corp.), Barddhaman,
West Bengal - 713304

4413 5739 6002



1947



help@uidai.gov.in



www.uidai.gov.in

Krishna Khan







आयकर विभाग
INCOME TAX DEPARTMENT

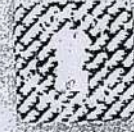


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADRPG6327Q



नाम/Name
SANJAY GUPTA

पिता का नाम/ Father's Name
GOPAL PRASAD GUPTA

जन्म की तारीख/ Date of Birth
12/01/1973

हस्ताक्षर/Signature



08062017

यस कार्ड को खोने / ग्राम पर कृपया सूचित करें। विवरण
आयकर पत्र सेवा इकाई, पत्र संख्या डीएस
5 वीं मंजिल, मन्त्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़द डीप बंगला चौक, पुणे,
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, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8039; Fax: 91-20-2721 8081
e-mail: unit@nsdl.co.in





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1111/60076/10366

To
Sanjay Gupta
সঞ্জয় গুপ্ত
S/O: Gopal Prasad Gupta
AD 169
SALT LAKE SECTOR 1
Bichannagar(M)
Bichannagar CC Block, North 24 Parganas
West Bengal - 700064
9331018602

07/05/2016



KH379301538FT
37930153



আপনার আধার সংখ্যা / Your Aadhaar No. :

7089 5093 7284

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সঞ্জয় গুপ্ত
Sanjay Gupta
পিতা : গোপাল প্রসাদ গুপ্ত
Father : GOPAL PRASAD GUPTA

জন্মতারিখ / DOB: 12/01/1973
পুরুষ / Male

7089 5093 7284



আধার - সাধারণ মানুষের অধিকার

[Handwritten signature]



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PROLAY KUMAR SAHA
SUBODH KUMAR SAHA

18/02/1945
Permanent Account Number

AVLPS4993C

Proloy kv Saha
Signature



Proloy kv Saha

Handwritten signature or text, possibly a name, in blue ink.





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19841/39437

To
প্রণয় কুমার সাহা
Prolayn Kumar Saha
32 GCABAGAN LANE
Beadon Street S.O
Beadon Street Kolkata
West Bengal 700006

21219023



MN212190231DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8583 2074 4144

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



প্রণয় কুমার সাহা
Prolayn Kumar Saha
পিতা : সুবোধ কুমার সাহা
Father : SUBODH KUMAR SAHA
জন্ম সাল / Year of Birth : 1945
মহিলা / Female



8583 2074 4144

আধার - সাধারণ মানুষের অধিকার

Prolayn kr Saha



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.

21219023



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৩২, পোয়াবাগান লেন, বিডনস্ট্রীট
৩স.ও, কোলকাতা, পশ্চিমবঙ্গ,
700006

Address:
32, POABAGAN LANE,
Beadon Street S.O. Beadon
Street, Kolkata, West
Bengal, 700006

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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



স্বাধীনতা নিশ্চিত অধিকার প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19858/32834

To
সুমিত সিনহা
Sumit Sinha
21/1/2012
171/B ACHARYA PRAFULLA CHANDRA ROAD
Shyambazar Mail S.O
Shyambazar Mail Kolkata
West Bengal 700004

19980251



MN199802515DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8321 1432 1920

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সুমিত সিনহা
Sumit Sinha
পিতা : সন্দীপ সিনহা
Father : SANDIP SINHA
জন্ম সাল / Year of Birth : 1982
পুরুষ / Male

8321 1432 1920



আধার - সাধারণ মানুষের অধিকার



তথ্য

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

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
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- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিসেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

1998/25

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: Address
১৭১/১, শ্যামবাজার মেল রোড, কলকাতা-৭০০০০৪
শ্যামবাজার মেল, কলকাতা-৭০০০০৪
পশ্চিমবঙ্গ, ৭০০০০৪
17/1, ACHARYA
BRAPULLA CHANDRA
ROAD, Shyambazar Mail
S.O, Shyambazar Mail,
Kolkata, West Bengal,
700004

1947
1800 180 1947

help@uidai.gov.in

www.
www.uidai.gov.in

P.O. Box No.1947
Bangaluru-560 001



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 436452 to 436480
being No 152311011 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.09.16 17:11:28 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 16-09-2019 5:11:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)