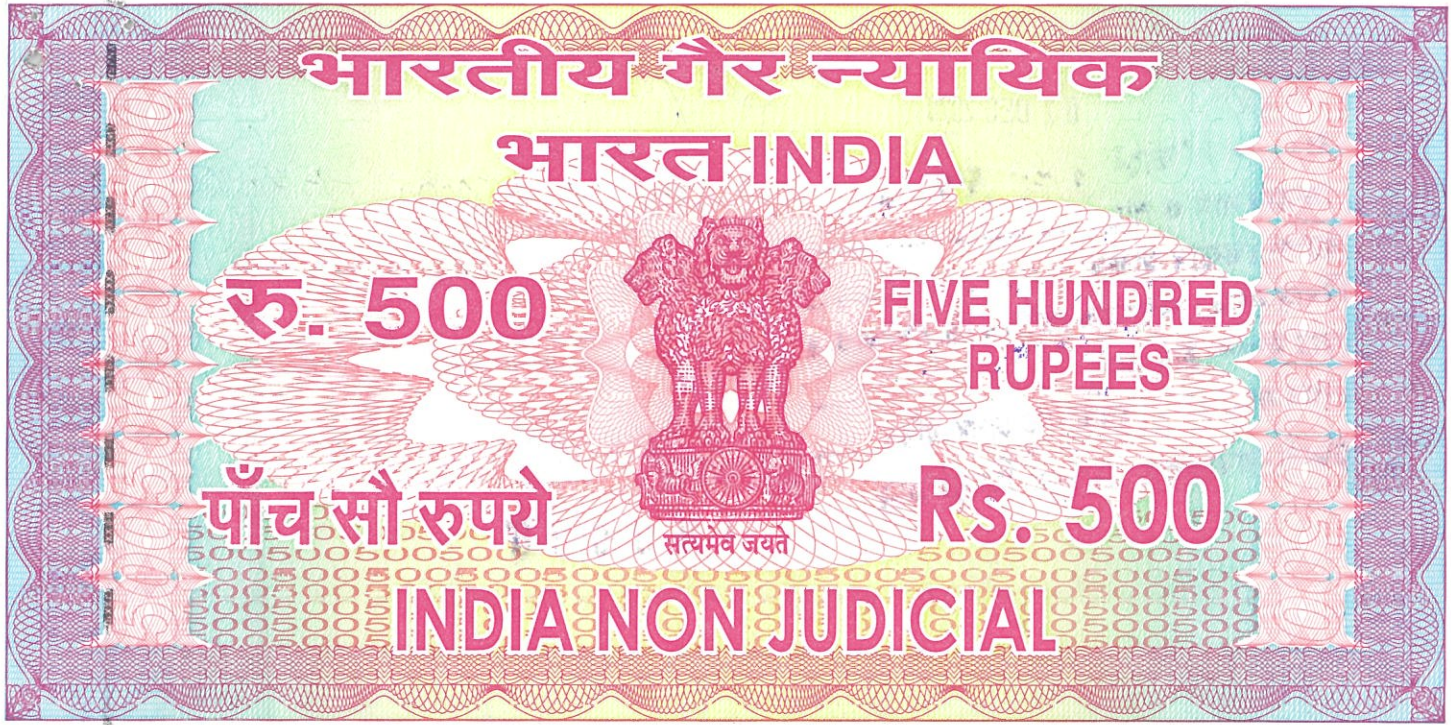




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL.

H 917187

2-15/1869/20

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.

[Signature]

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

04 DEC 2020

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 11th day of December Two Thousand And Twenty of the Christian Era;

BETWEEN

682

02 DEC 2020

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নং- ১২/১২/১২

ক্রেতার নাম ও পিতা

ডায়াল ডেভার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ ডি.এস.আর. ৪

মোট টাকার ক্রয় তাঃ

চালান নং- মোট কট টাকা খরিদ

উকালী-বারাকপুর, ডেভার-মিতা দত্ত

Rakhee Rami Palan

D-67, Laxmi Nagar

Farid Delhi-092

26 NOV 2020

480000



Additional District
Rajarhat New Town

04 DEC 2020

MRS. REKHA RANI BISWAS (having PAN – BBJPB7188R & Aadhaar No. 9395 4159 6125) w/o Sri Provash Chandra Biswas, Occupation: Housewife, by Nationality: Indian, by faith Hindu, residing at D-67, Block-D, P.O. Pandav Nagar, Police Station: Laxmi Nagar, East Delhi, Pin - 110092, hereinafter called the **OWNER-VENDOR** (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) being represented by her **Constituted Attorney Sri Sankar Chandra Howlader (having PAN: ACHPH5221P & Aadhaar No. 2379 1570 6638)**, s/o Late Sachiddananda Howlader Occupation: Business, by Nationality: Indian, by faith Hindu, residing at Vill- Sulanguri Colony, P.O.: Gourangangar, Police Station: New Town, Pin - 700159, North 24 Parganas, by dint of a General Power of Attorney Dated: 12.12.2019, duly registered at the Office of the A.D.S.R. Rajarhat, New Town, North 24 Parganas, recorded in Book No. IV, Volume No. 1523-2019, Pages from 16296 to 16315, being No. 152300834 for the year 2019 of the **FIRST PART**;

A N D

MR. SANJAY GUPTA (having PAN – ADRPG6327Q & Aadhaar No. 7089 5093 7284), son of Sri Gopal Prasad Gupta, by faith Hindu, by occupation Business, by nationality: Indian, residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, P.O. Bidhannagar, P.S. Bidhannagar North, Dist. 24 parganas North, Kolkata -700 064, hereinafter called and referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/its/their successors, legal representatives, executors, administrators and assigns) of the **SECOND PART**;

WHEREAS THE VENDOR HAS 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,



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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 $\frac{2}{3}$ rd share and Anil Chandra Seal entitled to $\frac{1}{3}$ rd 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. By a Deed of Conveyance dated 18.03.1972 duly registered at the Sub Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 30, Pages 117 to 120, Being (Deed) No: 1591 for the year 1972, the said Sri Kartick Chandra Seal and Sri Anil Chandra Seal therein as the owners vendors sold, conveyed and transferred free from all encumbrances out of their aforesaid properties, All That piece or parcel of Sali Land admeasuring about 0.99 acre out of which 0.06 acre comprised in part of R.S. Dag Nos 617 and 0.08 acre in part of R.S. Dag No. 618, and 0.36 acre in part of R.S. Dag No. 620 and 0.33 acre in part of R.S. Dag No. 591, and 0.06 acre comprised in part of R.S. Dag No. 592 and 0.07 acre comprised in part of R.S. Dag No. 593 and 0.03 acre in part of R.S. Dag No.



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646 under R.S. Khatian No. 5 and subsequently out of R.S. Khatian No. 84, part of Khanda Khatian No. 197 and part thereof being Khanda Khatian No. 228, all at Mauza Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of Mira Rani Nandi wife of Sachindra Nath Nandi free from all encumbrances whatsoever.

D. By another Deed of Conveyance dated 20.06.1973 duly registered at District Sub-Registration Office at Alipore, 24 Pargans and recorded in Book No. 1, Volume No. 104, Deed No. 3300, Pages 31 to 33 for the year 1973 the aforesaid Anil Chandra Seal and Kartick Chandra Seal sold, conveyed and transferred ALL THAT "Sali Land" measuring about 0.33 acre comprised in part of R.S. Dag No. 645 under R.S. Khatian No. 228 and Khatian No. 5, all at Mauza Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of Sachindra Nath Nandi son of Late Hiriday Nath Nandi free from all encumbrances whatsoever.

F Since after the aforesaid purchase while seized and possessed thereof by a Deed of conveyance dated 25.03.1975 duly registered at Cossipore Dum Dum Sub-Registration Office and recorded in Book No. 1, Volume No. 51, Pages 206 to 209, Being No. 3131 for the year 1975 the aforesaid Mira Rani Nandi wife of Sachindra Nath Nandi out of her aforesaid properties total admeasuring 0.99 acre, sold, conveyed and transferred a major part thereof being a Sali Land measuring 0.17 acre comprised in part of R.S. Dag No. 620 and 0.06 acre comprised in part of R.S. Dag No. 592 and 0.07 acre comprised in part of R.S. Dag No. 593 and 0.03 acre in part of R.S. Dag No. 646 and 0.33 acre in part of R.S. Dag No. 591, total admeasuring Sali Land about 0.66 acre (66 decimal), all at Mauza Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas morefully described in the Schedule thereunder unto and in favour of Smt. Lila Rani Ghosh wife of Sri Dulal Chandra Ghosh free from all encumbrances whatsoever.



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F. Since after the aforesaid purchase while seized and possessed thereof by a Deed of conveyance dated 25.03.1975 duly registered at Cossipore Dum Dum Sub- Registration Office and recorded in Book No. 1, Volume No. 60, Pages 63 to 65, Being No. 3133 for the year 1975, the aforesaid Sachindra Nath Nandi son of Late Hriday Nath Nandi out of his aforesaid purchased Sali Land total measuring 0.33 acre, sold, conveyed and transferred a major part thereof being All That Sali Land measuring about 0.16 acre (16 decimal) comprised in part of R.S. Dag No. 645, at Mauza Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas morefully described in the Schedule thereunder unto and in favour of said Lila Rani Ghosh wife of Sri Dulal Chandra Ghosh free from all encumbrances whatsoever.

G. Since after the aforesaid purchase by dint of the aforesaid two Deed of Conveyances both dated 25.03.1975 the said Lila Rani Ghosh thus became seized and possessed of and or well and sufficiently entitle to All That Piece or Parcel of Sali Land total admeasuring 0.83 acre out of which 0.33 (33 decimal) acre comprised in part of R.S. Dag No. 591, 0.06 acre in R.S. Dag No. 592, 0.07 acre in R.S. Dag No. 593, 0.18 acre in part of R.S. Dag No. 620, 0.16 acre (16 decimal) in part of R.S. Dag No. 645, and 0.03 acre in R.S. Dag No. 646 all at Mauza Sulanguri, 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 as the absolute owner thereof and subsequently her name had been duly recorded under Kri Khatian No. 420 with the District Land Revisional Settlement Record 24 Parganas under the Government of West Bengal in respect of the aforesaid properties and thereafter had been paying rent or taxes to the collectorate 24 Parganas in her name.

H. Subsequently while in absolutely seized and possessed thereof by a Bengali Deed of Conveyance dated 07.05.1985 duly registered at Additional District Sub- Registration Office Bidhannagar, Salt Lake City, and recorded in Book No. 1, Being No. 3235 for the year 1985, the said Lila Rani Ghosh therein as the Vendor sold, conveyed and transferred the entire aforesaid property consist of a Sali Land admeasuring 0.83 acre comprised in aforesaid Dags recorded under Kri Khatian No. 420 all at Mauza Sulanguri, J.L. No. 22, R.S. No. 196, Touji No. 178,



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Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas morefully described in the Schedule written therein to one Fatick Chandra Mondal son of Late Sarat Chandra Mondal the purchaser therein at the valuable consideration thereunder absolutely free from all encumbrances whatsoever.

I By virtue of the aforesaid conveyances Fatick Chandra Mondal became the absolute owner and in possession of ALL THAT piece or parcel of "Sali" land measuring 0.33 (33 decimal) acre comprised in part of R.S. Dag No. 591, 0.06 acre in R.S. Dag No. 592, 0.07 acre in R.S. Dag No. 593, 0.18 acre in part of R.S. Dag No. 620, 0.16 acre (16 decimal) in part of R.S. Dag No. 645, and 0.03 acre in R.S. Dag No. 646, total admeasuring more or less 0.83 decimal under R.S. Khatian No. 228, comprised in said Dag Nos. 591, 592, 593, 620, 645 and 646 within Mouza- Sulanguri, J.L. No. 22, R.S. No. 176, Touzi No. 178, Police Station- Rajarhat, Sub- Registration Office at Cossipore, Dum Dum at persent A D S R Bidhan Nagar Salt Lake City, District 24 Parganas now North 24 Parganas; and while seized and possessed thereof, the said Fatick Chandra Mondal sub-divided the same into some small demarcated plots under a scheme plan for the purpose of selling the plots to the prospective buyers intending to purchase the plot/s;

J. By an Indenture of sale dated 15 03 2011, registered at the Office of the Addl. District Sub-Registrar, Bidhan Nagar, Salt Lake City, and recorded in Book No. 1, CD Volume No. 6, Pages 2623 to 2651, Being No. 03209 for the year 2011 the said Fatick Chandra Mondal therein as the Vendor at the valuable consideration mention therein sold, conveyed and transferred free from all encumbrances ALL THAT piece or parcel of "Sali" land measuring an area of 0.18 acre little more or less, comprised in part of R.S. Dag No. 620 and also 0.03 acre comprised in part of R.S. Dag No. 593, with common easement rights on and over Common Passage in connection thereto under and part of R.S. Khatian No. 228, at Mauza Sulanguri, J.L. No. 22, R.S. No. 176, 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 written therein unto and in favour of Keya Roy w/o Shyamal Kanti Roy therein called as the purchaser absolutely and forever.



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K. By a Bengali Deed of Conveyance dated 14.11.2011 duly registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, CD Volume No. 21, Pages from 5409 to 5420, Being (Deed) No. 12757 for the year 2011, the said Smt Keya Roy as the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, out of her aforesaid properties a demarcated portion thereof consisting of a piece or parcel of Sali Land measuring 04 Cottahs a little more or less comprised in Part of R.S. as well L.R. Dag No. 620 under and part of R.S. Khatian No. 228 corresponding to L.R. Khatian No. 420 alongwith common rights on and over **common passage** abutting thereto, at Mauza. Sulangari, Police Station. Rajarhat at present P.S. New Town, North 24 Parganas, morefully described in the schedule written therein unto and in favour of Sri Sankar Chandra Howlader therein called as the Purchaser free from all encumbrances whatsoever.

L. Since after the said purchase by dint of the aforesaid Deed of Conveyance Being No. 12757 for the year 2011, the said Sankar Chandra Howlader became seized and possessed of the aforesaid plot of land measuring 04 Cottahs little more or less and while in seized and possessed thereof, by a Bengali Sale Deed Dated 14.03.2018, duly registered at the Office of the A.D.S.R. Rajarhat, New Town, in Book No. 1, Volume No. 1523-2018, Pages from 111539 to 111559, being No. 03068 for the year 2018, the said Sri Sankar Chandra Howlader therein as the Vendor sold, conveyed and transferred free from all encumbrances, aforesaid Sali Land measuring 04 Cottahs a little more or less comprised in Part of R.S. as well L.R. Dag No. 620 under and part of R.S. Khatian No. 228 corresponding to L.R. Khatian No. 420 alongwith common rights on and over **common passage** abutting thereto, at Mauza. Sulangari, Police Station. Rajarhat at present P.S. New Town, North 24 Parganas, morefully described in the schedule written therein unto and in favour of Smt. Rekha Rani Biswas the vendor herein therein called as the Purchaser free from all encumbrances whatsoever.

M. Since after the said purchase by dint of the aforesaid Deed of Conveyance Being No. 03068 for the year 2018, the said Smt. Rekha Rani Biswas became seized and possessed of the said plot of land measuring 04 Cottahs little more or less comprised in Part of R.S. as well L.R. Dag No. 620 under and part of R.S.



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Khatian No. 228 corresponding to L.R. Khatian No. 420 alongwith common rights on and over **common passage** abutting thereto, at Mauza. Sulangari, Police Station: Rajarhat at present P.S. New Town, North 24 Parganas, morefully described in the schedule therein, 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: North 24 Parganas, 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 any encumbrances of whatsoever nature as the absolute owner thereof and subsequently name of the vendor has been duly recorded in the Land Settlement Record North 24 Parganas under L.R Khatian No. 2916 ;

The Vendor herein is seized and possessed of and or well and sufficiently entitle to the Said Plot of Land 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 and every part or portion thereof free from any claim, demand, charge, mortgage, attachment, lien, lispendenses 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 his own choice and absolute discretion, AND in other way the Vendor herein is freely and absolutely entitled to deal with her 'Said Land' or any portion thereof under the Schedules as he deem fit and proper;

AND WHEREAS the Vendor has for her personal necessities decided to sell, out of her Said Plot of Land measuring 4 Cottahs, a demarcated portion thereof measuring 1 Cottahs 12 Chittacks, 22 Sq.ft. comprised in part of R.S./L.R. Dag No. 620 recorded under and part of R.S. Khatian No. 228 corresponding to L.R Khatian No. 420 at present recorded under L R Khatian No. 2916 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: North 24 Parganas, **morefully and particularly described in the Schedule hereunder** free from all encumbrances of



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whatsoever nature to some prospective buyer or buyers intending to purchase the same and the purchaser having knowledge of the same and relying on the above representation made by the vendor to be true, being interested to purchase the said demarcated Plot of I and described in the Schedule hereto written (hereinafter for the sake of brevity referred to as the "Said Land"/"Said Property") approached and offered the Vendor a sum of **Rs. 10,68,329/- (Rupees Ten Lakh Sixty Eight Thousand Three Hundred Twenty Nine)** only as a whole or lump-sum price for the 'Said Property' described in the Schedule hereunder written which offer has been accepted by the Vendor

AND WHEREAS the Vendor herein has agreed to sell and the purchaser herein has agreed to purchase the 'Said Property' described in the Schedule written hereunder absolutely with all easement rights and other facilities connected thereto free from all encumbrances whatsoever at or for the total consideration price of **Rs.10,68,329/- (Rupees Ten Lakh Sixty Eight Thousand Three Hundred Twenty Nine)** only;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 10,68,329/- (Rupees Ten Lakh Sixty Eight Thousand Three Hundred Twenty Nine)** only paid to the Vendor by the Purchaser as per memo below on/or before execution of these presents (the receipt whereof the Vendor 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 forever discharge the said purchaser 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 purchaser free from all encumbrances, attachments, charges, liens, lispendens, 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' 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



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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 DO 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' 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' under the Schedule hereto 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 persons lawfully or equitably claiming any right or estate thereof from under or in trust for him; 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



Additional District Sub-Registrar
Rajarhat New Town, North 24 Parganas

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5. FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate right, title or interest whatsoever in the 'Said Land'/'Said Property' under the Schedule hereto 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 manner aforesaid as may be reasonably required; and

6. THAT to the best of the Vendor's knowledge, the 'Said Property' under the Schedule hereto and 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 'Said Property' under the Schedule hereto and all rights, properties, benefits and appurtenances togetherwith all common easementary 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.



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Rajarhat New Town, North 24 Parganas

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AND THE Vendor delivers this day the peaceful possession of the 'Said Property' / 'Said Land' under the Schedule hereto unto and to the Purchaser

THE SCHEDULE REFERRED TO ABOVE:
(The Plot of Sali Land Hereunder Sale)

ALL THAT A DEMARCATED PIECE OR PARCEL OF Sali Land measuring an area of **01 Cottahs 12 Chhitacaks 22 Sq.ft.** be the same a little more or less out of the Vendor's said total Sali Land measuring 04 Cottahs a little more or less comprised in Part of **R.S. as well L.R. Dag No. 620** togetherwith common easement rights on and over the Common Passage abutting the said Sali Land and also all others passages and rights, properties, benefits, easements, appendages and appurtenances in connection to the Said Land, lying and situated at **Mouza - Salunguri, J.L. No. 22, Touzi No. 178, R.S. Khatian No. 228**, under and part of **L.R. Khatian No. 420**, at present recorded under **L.R Khatian No.2916**, within the ambit of the B.L. & L.R.O. Rajarhat, under Jyangra Hatiyara Garam Panchayet II, Police Station: New Town formerly Rajarhat, Sub Registration Office: Additional District Sub- Registrar: **Rajarhat**, New Town formerly **A.D.S.R Bldhannagar (Salt Lake City)**, North 24 Parganas The Said Land is butted and bounded as follows;

ON THE NORTH	: By part of L.R Dag No. 620;
ON THE SOUTH	: By 10' (5'+5') feet wide kuncha common passage;
ON THE EAST	: By part of L.R Dag No. 620;
ON THE WEST	: By L.R Dag No. 619.

The Said Land is delineated in a Map or Plan annexed hereto and bordered in 'Red' colour forming part of this Deed.



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

SIGNED, SEALED AND

DELIVERED By the VENDOR

at Kolkata in the presence of: -

1. Sumit Sinha
S/o. Late. Sandip Sinha
171/B, A.P.C. Road
P.O. - Shyambazar
P.S. - Shyampukur
Pincode - 700004

2. Chandrasekhar Howlader
S/o Sankar Ch. Howlader
Sulangaeri colony, P.O. - Gouranganagar
KOL-59

Mrs. Rekha Rani Biswas
Represented by her constituted
Attorney

Sankar Chandra Howlader
(S/o Sankar Ch. Howlader)

VENDOR

Drafted By:

Rajib Howlader
Advocate
Baraset Indus Court
BER. NO - WB/1412/03



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

04 DEC 2020

MEMO OF CONSIDERATION

RECEIVED from the within named purchaser **MR. SANJAY GUPTA** the within mentioned sum of **Rs.10,68,329/- (Rupees Ten Lakh Sixty Eight Thousand Three Hundred Twenty Nine)** only being the full consideration money of the 'Said Land' described in the Schedule hereinabove as per memo below: -

MEMO

Paid by RTGS (Cheque No. 000170), Date: 19.10.2020 through HDFC Bank Ltd. in favour of Sankar Chandra Howlader	Rs. 4,00,000/-
Paid by Cheque No.000176, Date: 04.12.2020 through HDFC Bank Ltd. In favour of Sankar Chandra Howlader	Rs. 6,68,329/-
(Rupees Ten Lakh Sixty Eight Thousand Three Hundred Twenty Nine) Only	Rs. 10,68,329/-

WITNESSES :

1. Sumit Singh

*Mrs. Rekha 'Rani' Biswas
Represented by her Constitutional
Attorney*

2. Chandra Sekhara Howlader

*Sankar Chandra Howlader,
(27/10/2020 to 27/11/2020)*

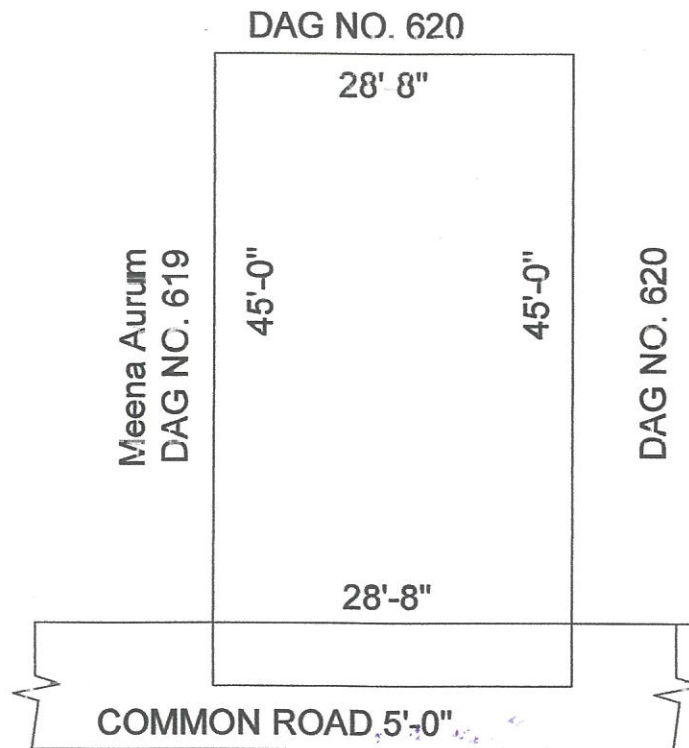
VENDOR



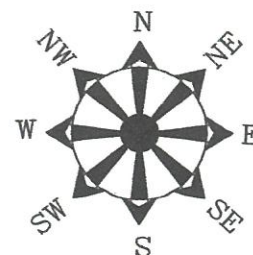
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Rajarhat New Town, North 24-Pgs.

8 DEC 2020

SITE PLAN OF R.S/L.R DAG NO. - 620, R.S. KHATIAN NO . - 228, UNDER AND PART OF L.R. KHATIAN NO. 420, AT PRESEST RECORED UNDER L.R KHATIAN NO.2916, MOUZA - SULANGURI , 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.	AREA
620	1 K-12 CH.- 22 SFT.



NAME OF PURCHASER'S	SANJAY GUPTA
NAME OF SELLER'S	REKHA RANI BISWAS

Mrs. Resha Rani Biswas
Represented by her constituted
attorney

Sankar Chandra Howlady,

(Signature)



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

04 DEC 2020

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Prosontants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 <i>9/1/22 6:52 PM</i> Sanjay Chandra Howale					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
		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



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

04 DEC 2024



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

GRN: 19-202021-015613644-1

Payment Mode

Online Payment

GRN Date: 04/12/2020 11:09:57

Bank : HDFC Bank

BRN : 1308345791

BRN Date: 04/12/2020 11:11:36

DEPOSITOR'S DETAILS

Id No. : 2001511869/4/2020

[Query No./Query Year]

Name : Sanjay Gupta

Contact No. : 9331018602

Mobile No. : +91 9331018602

E-mail : AD169JASS@GMAIL.COM

Address : AD 169 saltlake sec1 kol 64

Applicant Name : Mr Sanjay Gupta

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001511869/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	72968
2	2001511869/4/2020	Property Registration- Registration Fees	0030 03 104 001 16	14704

Total

87672

In Words : Rupees Eighty Seven Thousand Six Hundred Seventy Two only



Major Information of the Deed

Deed No :	I-1523-08597/2020	Date of Registration	04/12/2020
Query No / Year	1523-2001511869/2020	Office where deed is registered	
Query Date	20/11/2020 4:50:21 PM	1523 2001511869/2020	
Applicant Name, Address & Other Details	Sanjay Gupta AD-169, Salt Lake City, Sector I, Thana . North Bidhannagar, District : North 24-Parganas, WEST BENGAL , PIN - 700064, Mobile No. : 9932023029, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,68,329/-	Rs 14,68,958/-		
Stampduty Paid(SD)	Registration Fee Paid		
Its. 73,468/ (Article.23)	Rs 14,704/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set-forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-620 (RS -)	LR-2916	Bastu	Shali	1 Katha 12 Chatak 22 Sq Ft	10,68,329/-	14,68,958/-	Width of Approach Road: 10 Ft.,
Grand Total :					2.93/9Dec	10,68,329 /-	14,68,958 /-	

Seller Details .

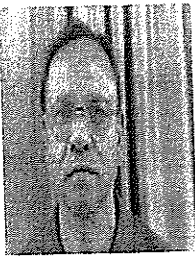
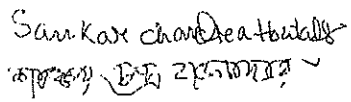
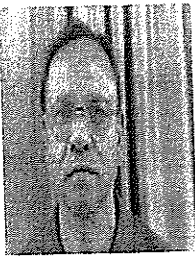
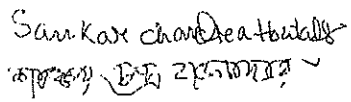
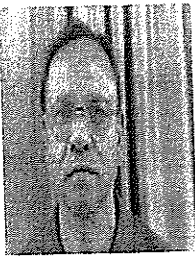
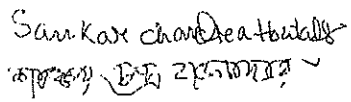
SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Rekha Rani Biswas Wife of Mr Provash Chandra Biswas D-67, Block-D, East Delhi, P.O:- Laxminagar, P.S:- PANDAV NAGAR, District:-East, Delhi, India, PIN - 110092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBxxxxxx8R, Aadhaar No: 93xxxxxxxx6125, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

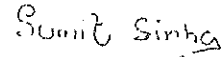
SI No	Name,Address,Photo,Finger print and Signature
1	Mr Sanjay Gupta Son of Mr Gopal Prasad Gupta AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sox: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx7Q, Aadhaar No: 70xxxxxxxx/284, Status :Individual, Status : Not Executed



Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sankar Chandra Howlader (Presentant) Son of Late Sachiddananda Howlader Date of Execution : 04/12/2020, , Admitted by: Self, Date of Admission: 04/12/2020, Place of Admission of Execution: Office </td> <td>  Dec 4 2020 2:38PM </td> <td>  LTI 04/12/2020 </td> <td>  04/12/2020 </td> </tr> </tbody> </table> Sulanguri Colony, P.O:- Gouranganagar, P.S.- New Town, District. North 24 Parganas, West Bengal, India, PIN - 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx1P, Aadhaar No: 23xxxxxxxxx6638 Status : Attorney, Attorney of : Mrs Rokha Rani Biswas	Name	Photo	Finger Print	Signature	Mr Sankar Chandra Howlader (Presentant) Son of Late Sachiddananda Howlader Date of Execution : 04/12/2020, , Admitted by: Self, Date of Admission: 04/12/2020, Place of Admission of Execution: Office	 Dec 4 2020 2:38PM	 LTI 04/12/2020	 04/12/2020
Name	Photo	Finger Print	Signature						
Mr Sankar Chandra Howlader (Presentant) Son of Late Sachiddananda Howlader Date of Execution : 04/12/2020, , Admitted by: Self, Date of Admission: 04/12/2020, Place of Admission of Execution: Office	 Dec 4 2020 2:38PM	 LTI 04/12/2020	 04/12/2020						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sumit Sinha Son of Late Sandip Sinha 1/1/B, APC Road, P.O:- Shyambazar, P.S:- Shyampukur, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700004			
	04/12/2020	04/12/2020	04/12/2020

Identifier Of Mr Sankar Chandra Howlader

Transfer of property for L1

Sl.No	From	To with area (Name-Area)
1	Mrs Rekha Rani Biswas	Mr Sanjay Gupta-2.93792 Dec

Land Details as per Land Record

District. North 24-Parganas, P.S:- Rajarhal, Gram Panchayat: JANGRAHA I IARA-II, Mouza. Sulanguri, JI No: 22, Pin Codo : 700159

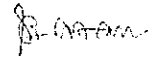
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 620, LR Khatian No:- 2916	Owner:রেক্ষা রানী বিশ্বাস, Gurdian:প্রভাষ চন্দ বিশ্বাস, Address:নিজ , Classification:শালি, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 26-11-2020

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 14,68,958/-



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

On 04-12-2020

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 14:30 hrs on 04-12-2020, at the Office of the A.D.S.R. RAJARHAT by Mr Sankar Chandra Howlader ,

Executed by Attorney

Execution by Mr Sankar Chandra Howlader , Son of Late Sachiddananda Howlader, Sulanguri Colony, P.O: Gouranganagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business as the constituted attorney of Mrs Rekha Rani Biswas D-67, Block-D, East Delhi, P.O. Laxminagar, Thana: PANDAV NAGAR, , East, DELHI, India, PIN - 110092 is admitted by him

Identified by Mr Sumit Sinha, , Son of Late Sandip Sinha, 171/B, APC 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 14,704/- (A(1) = Rs 14,690/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,704/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/12/2020 11:11AM with Govt. Ref. No: 192020210156136441 on 04-12-2020, Amount Rs: 14,704/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1308345791 on 04-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

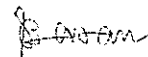
Certified that required Stamp Duty payable for this document is Rs. 73,468/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 72,968/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 682, Amount: Rs.500/-, Date of Purchase: 02/12/2020, Vendor name: MITA 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 04/12/2020 11:11AM with Govt. Ref. No: 192020210156136441 on 04-12-2020, Amount Rs. 72,968/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1308345791 on 04-12-2020, 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



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

REKHA RANI BISWAS

RAM RUDEA MONDA

06/06/1972

Permanent Account Number

BBJPB7188R

[Handwritten Signature]

Signature



06/06/2011





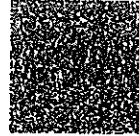
भारत सरकार
GOVERNMENT OF INDIA



रेखा रानी बिस्वास
Rekha Rani Biswas
नम तिथि/DOB: 06/06/1972
बहिला/ FEMALE

Mobile No: 9999376815

9395 4159 6125



MEERA AADHAAR, MERI PEHCHAN



भारतीय नौसेना पहचान प्राधिकरण
INTEGRATED NAVY AUTHORITY OF INDIA

पते
अवधि: प्रवेश कंद बिस्वास, डे-67, ई-ब्लॉक, पंडव
नगर, लक्ष्मी नगर, पूर्वी दिल्ली,
दिल्ली - 110092

Address :
W/O: Provash Chandan
Biswas, D-67, D- Block,
Pandav Nagar, Laxmi
Nagar (east Delhi), East
Delhi,
Delhi - 110092

9395 4159 6125



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P.O. Box No.1047,
Bengaluru-560 001




भारत निर्वाचन आयोग
प्रत्यक्ष एवं
ELECTION COMMISSION OF INDIA
IDENTITY CARD

IPS2523058



मतदाता का नाम : रेखा रानी बिस्वास
 Elector's Name : REKHA RANI BISWAS
 पति का नाम : प्रवरा चन्द्र बिस्वास
 Husband's Name : PROVASI CHANDRA
 BISWAS
 लिंग : स्त्री महिला / female
 11/7/15 को आयु : 42 Years
 Age as on 11/2015

पता : IPS2523058
 डी-67, डी-ब्लॉक, पण्डव
 नगर, दिल्ली
 Address :
 D-67, D-BLOCK, PANDAV NAGAR
 DELHI
 Date : 11/08/2015
 58-वर्षीय नगर निपासक निर्वाचन
 क्षेत्र के निर्वाचक रजिस्ट्रार/अधिकारी
 के हस्ताक्षर की प्रतिलिपि
 Facsimile Signature of the Electoral
 Registration Officer for 58-LAXMI NAGAR
 Assembly Constituency
 यह कार्ड को मतदाता को प्रेषित किया गया है।
 यदि मतदाता का पता बदलने के लिए
 पता न नया हो तो मतदाता को मतदाता
 In case of change in address, mention the card
 number in the relevant Form for rectifying your name
 in the roll at the changed address and to obtain dual
 card with the same number, 12/18/16



સાંચકર વિભાગ
INCOME TAX DEPARTMENT

ભારત સરકાર
GOVT. OF INDIA

SANKAR CHANDRA HOWLADER
SACHIDDANANDA HOWLADER
10/04/1964
Permanent Account Number
ACHPH5221P

સહસ્કર (સ) 2767407

Signature



સહસ્કર (સ) 2767407
સહસ્કર (સ) 2767407



Seller



সার্বভৌম সরকার
GOVERNMENT OF INDIA



শংকর চন্দ্র হাওলাদার
Senkar Chandra Howlader
জন্ম তারিখ/ DOB: 01/01/1965
পুরুষ / MALE



2379 1570 6638

আমার আধার, আমার পরিচয়

স্বাক্ষরিত চুক্তি প্রত্যয়নপত্র



স্বাক্ষরিত চুক্তি প্রত্যয়নপত্র
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
এস/ও: সচিদানন্দ হাওলাদার, গৌরঙ্গ
নগর, সুলংকুরী কোলনী, সুপ্রিয় পল্লী,
অস্বিনী নগর, উত্তর ২৪ পরগণা,
পশ্চিম বঙ্গ - 700150

Address
S/O: Sachidananda
Howlader, Gouranga Nagar,
Sulankuri Colony, Supriyo
Pally, Aswini Nagar, North
24 Parganas,
West Bengal - 700150



1957
1800 383 1947

he p@uidai.gov.in

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Bengaluru-560 001



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADRP6327Q

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

यदि कार्ड खो जाए / या किसी को पता चले कि कार्ड खोया है /
आयकर विभाग को सूचित कर / सूचित करें /
5 मी.मि.पिन / मुद्रा स्थिति / कोड नं. 34 / सर्वे नं. 997/8
मॉडल कॉलोनी, नज़्म बंगला चौक, 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: 91-20-2722-6081 / 91-20-2721-6081
e-mail: income@nsdl.co.in





भारत सरकार
GOVERNMENT OF INDIA



সঞ্জয় গুপ্ত
Sanjay Gupta
জন্মতারিখ/DOB: 12/01/1973
পুরুষ/ MALE



7089 5093 7284

VID : 9195 9465 4480 0267

MEERA AADHAAR, MERI PEHCHAN

Sanjay



भारत सरकार
GOVERNMENT OF INDIA

Download Date 19/12/2018

ঠিকানা:
এম/ও: গোপাল প্রসাদ গুপ্ত, এডী 169, সল্টলেক
সেক্টর 1, বিধাননগর (এম), উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700064

Address :
S/O: Gopal Prasad Gupta, AD 169,
SALT LAKE SECTOR 1, Bidhannagar(M),
North 24 Parganas,
West Bengal - 700064



Generation Date 17/03/2015

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1800 300 1947

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





भारत सरकार
GOVERNMENT OF INDIA



सुमित सिन्हा
Sumit Sinha
पिता : सन्दीप सिन्हा
Father : SANDIP SINHA
जन्म साल / Year of Birth : 1982
पुरुष / Male



8321 1432 1920

आधार - साधारण मानुषेअ अधिकार



भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

१११/बि, आचार्य प्रफुल्ल चन्द्र रोड,
श्यामबाजार मेल, कोलकाता,
पश्चिमबङ्ग, 700004

Address:

171/B, ACHARYA
PRAFULLA CHANDRA
ROAD, Shyambazar Mall
S.O, Shyambazar Mail,
Kolkata, West Bengal,
700004



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1800 180 1947



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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 345761 to 345791

being No 152308597 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.12.10 14:19:51 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/12/10 02:19:51 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)