

2F-12429/23



~~Xe~~ District Sub-Register-11
Alipore, South-24-pargana

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38265

MAYANK KAKRANIA
Advocate
10, Old Post Office Street
Kolkata - 700 001

Sold to.....
Address.....
Value.....
- 8 AUG 2023
L.S.V., High Court
Abhijit Sarker
High Court, A.S.

Tanu sree Basu



9912



Tanu sree Basu



9914

DISTRICT REGISTRAR-III
SOUTH 24 PGS., ALIPORE
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Hari das Sarder
S/o. Late B. Sarder
Village + P.O. Sarberin
P.S. Jaynagar
South 24 Parganas
Pin No. 743385
Service.

excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include her legal heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART AND 1) KHAITAN CONSTRUCTION LLP, (INCOME TAX PAN AAOFK7355G)**, a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at 10A, Rawdon Street, Rawdon Enclave, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Partner **SRI RAVINDRA KHAITAN, (INCOME TAX PAN AFQPK8488R), (AADHAAR NO. 3781 7075 7108)**, son of Late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Kolkata – 700 017, **2) SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A), (AADHAAR NO. 7613 7721 1036)**, son of Sri Rajendra Khaitan, by occupation business, **3) SRI AYUSH KHAITAN, (INCOME TAX PAN BWNPK9966M), (AADHAAR NO. 7716 8151 1491)**, son of Sri Rajendra Khaitan, by occupation business, **4) SRI ANSHUL KHAITAN, (INCOME TAX PAN DQKPK3956G), (AADHAAR NO. 3713 3252 0426)**, son of Sri Raj Kumar Khaitan, by occupation business, **5) SMT. ANITA KHAITAN, (INCOME TAX PAN AFQPK8489Q), (AADHAAR NO. 7517 0249 7548)**, wife of Sri Raj Kumar Khaitan, by occupation housewife, **6) SMT. RADHA KHAITAN, (INCOME TAX PAN AFZPK7779Q), (AADHAAR NO. 4359 7111 5398)**, wife of Sri Rajendra Khaitan, by occupation housewife, **7) SMT. PRITI KHAITAN, (INCOME TAX PAN AEUPK7283B), (AADHAAR NO. 4035 4722 1444)**, wife of Sri Ravindra Khaitan, by occupation housewife, **8) SMT. SANDHYA KHAITAN, (INCOME TAX PAN AJUPS9094D), (AADHAAR NO. 2327 7083 5145)**, wife of Sri Jitendra Khaitan, by occupation housewife, all by caste Hindu and all at present residing at 'Silver Spring' No. 5, J. B. S. Halden Avenue, Police Station Tiljala now Pragati Maidan, Post Office Dhapa, Kolkata – 700 105, **9) COMPASS TRADELINK PVT. LTD., (INCOME TAX PAN AADCC8383N)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ANSHUL KHAITAN**, son of Sri Raj Kumar Khaitan, **(INCOME TAX PAN DQKPK3956G), (AADHAAR NO. 3713 3252 0426)**, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **10) MICROGRAPH VINIMAY PVT. LTD., (INCOME TAX PAN AAGCM3163P)**, a private limited company having its registered office at Rawdon

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Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI AYUSH KHAITAN, (INCOME TAX PAN BWNPK9966M), (AADHAAR NO. 7716 8151 1491)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **11) NIGHTANGLE TRADERS PVT. LTD., (INCOME TAX PAN AADCN1632P)**, a private limited company having its registered office at Express Tower, 4th Floor, 42A, Shakespeare Sarani, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI AYUSH KHAITAN, (INCOME TAX PAN BWNPK9966M), (AADHAAR NO. 7716 8151 1491)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **12) PIONEER NIWAS PVT. LTD., (INCOME TAX PAN AADCP9836F)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN, (INCOME TAX PAN AFQPK8488R), (AADHAAR NO. 3781 7075 7108)**, son of late Ratan Lal Khaitan by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **13) BANGABHUMI CONSTRUCTIONS PVT. LTD., (INCOME TAX PAN AACCB3587G)**, a private limited company having its registered office at 'Rawdon Enclave', No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN, (INCOME TAX PAN AFQPK8488R), (AADHAAR NO. 3781 7075 7108)**, son of Late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Kolkata – 700 017, **14) BANGABHUMI REAL ESTATE PVT. LTD., (INCOME TAX PAN AADCB6698R)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A), (AADHAAR NO. 7613 7721 1036)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Kolkata – 700 017, **15) GREENTOWN RETAILS PVT. LTD., (INCOME TAX PAN AADCG9185A),**

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a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ANSHUL KHAITAN, (INCOME TAX PAN DQKPK3956G), (AADHAAR NO. 3713 3252 0426)**, son of Sri Raj Kumar Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **16) BOLERO COMMERCIAL PVT. LTD., (INCOME TAX PAN AAECBO562H)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN, (INCOME TAX PAN AFQPK8488R), (AADHAAR NO. 3781 7075 7108)**, son of Late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, hereinafter collectively referred to as the '**PURCHASERS**', (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include the partners for the time being of Khaitan Construction LLP, their respective legal heirs, executors, successors, administrators, legal representatives and their respective successors, successors in office, successors in interest and assigns) of the **OTHER PART**

W H E R E A S:

A. By and under a Bengali Deed of Conveyance (Bikroy Kobala) dated 7th April, 1967, made and executed by and between Sri Pran Ballabh Saha, therein referred to as the vendor and Sri Gopal Chandra Mondal, Sri Balai Chandra Mondal, Sri Bhelo Mondal and Sri Umesh Chandra Mondal, therein collectively referred to as the purchasers, and registered in the office of the Additional District Sub Registrar, Baruipur, in Book No. I, Volume No. 7, Pages 196 to 200, being Deed No. 457, for the year 1967, the said Sri Pran Ballabh Saha, at or for the consideration mentioned therein, granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Sri Gopal Chandra Mondal and three others, inter alia, **ALL THAT** the piece or parcel of land containing by measurement an area of 10.0 (ten) decimals, be the same a little more or less, the nature of land being sali, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 447, R. S. Khatian No. 7,

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Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Touzi Nos. 3, 4, 5, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, within Rajpur Sonarpur Municipality, District South 24 Parganas, absolutely and forever, free from all encumbrances, whatsoever.

B. By and under a further Bengali Deed of Conveyance (Bikroy Kobala) dated 8th February, 2008, made and executed by and between the said Sri Gopal Chandra Mondal, Sri Balai Chandra Mondal, Sri Bhola Mondal alias Bhelo Mondal and Sri Umesh Chandra Mondal, therein collectively referred to as the vendors and Smt. Tanusree Basu, the vendor herein, therein referred to as the purchaser, and registered in the office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas, in Book - I, CD Volume number 9, Page from 4442 to 4454, being Deed No. 03131, for the year 2009, (hereinafter referred to as the "**SAID FIRST DEED OF CONVEYANCE**"), the said Sri Gopal Chandra Mondal, Sri Balai Chandra Mondal, Sri Bhola Mondal alias Bhelo Mondal and Sri Umesh Chandra Mondal, at or for the consideration mentioned therein, jointly and collectively granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Smt. Tanusree Basu and the said Smt. Tanusree Basu became and is still the sole and absolute lawful owner, inter alia, of **ALL THAT** the piece or parcel of land containing by measurement an area of 10.0 (ten) decimals, be the same a little more or less, the nature of land being sali, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 447, R. S. Khatian No. 7, Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Touzi No. 3-5, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, within Rajpur Sonarpur Municipality, District South 24 Parganas, absolutely and forever, free from all encumbrances, whatsoever.

C. In the circumstances aforesaid, and by virtue of the above cited Deeds, the vendor herein became and is still the sole and absolute lawful owner of **ALL THAT** the piece or parcel of land containing by measurement an area of 10.0 (ten) decimals, be the same a little more or less, the nature of land being sali, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 447 (L. R. Dag No. 456), R. S. Khatian No. 7, (now L. R. Khatian No. 1374), Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Touzi No. 3-5, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, within Rajpur Sonarpur Municipality, District South 24 Parganas, (hereinafter referred to as the "**SAID FIRST LAND**"), absolutely and forever,

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free from all encumbrances, charges, liens, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions and alignments, etc., whatsoever or howsoever, without any interference, disturbance and obstruction whatsoever, from any person whomsoever and corner and manner whatsoever.

D. By and under a Bengali Deed of Conveyance (Bikroy Kobala) dated 22nd August, 1967, made and executed by and between the said Sri Pran Ballabh Saha, therein referred to as the vendor and Sri Jitendra Nath Mondal, therein referred to as the purchaser, and registered in the office of the Additional District Sub Registrar, Baruipur, in Book No. I, Volume No. 111, Pages 290 to 292, being Deed No. 8441, for the year 1967, the said Sri Pran Ballabh Saha, at or for the consideration mentioned therein, granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Sri Jitendra Nath Mondal **ALL THAT** the piece or parcel of land containing by measurement an area of 16.0 (sixteen) decimals, be the same a little more or less, the nature of land being sali, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 449, R. S. Khatian No. 9, Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 136, Touzi No. 3-5, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, within Rajpur Sonarpur Municipality, District South 24 Parganas, absolutely and forever, free from all encumbrances, whatsoever.

E. By and under a Bengali Deed of Gift (Danpatra Dalil) dated 9th February, 1990, made and executed by and between Sri Jitendra Nath Mondal, therein referred to as the donor and Sri Gopal Mondal, Sri Balai Mondal and Sri Bhola Mondal, therein collectively referred to as the donees, and registered in the office of the Additional District Sub Registrar, Sonarpur, 24 Parganas (South), in Book No. I, Volume No. 14, Pages 293 to 296, being Deed No. 750, for the year 1990, (hereinafter referred to as the "**SAID DEED OF GIFT**"), the said Sri Jitendra Nath Mondal, the donor therein, in consideration of and out of his natural love and affection for the said Sri Gopal Mondal, Sri Balai Mondal and Sri Bhola Mondal, the donees therein, being the sons of the said Sri Jitendra Nath Mondal, granted, gifted, transferred, released, assigned and assured unto and in favour of the said Sri Gopal Mondal, Sri Balai Mondal and Sri Bhola Mondal, and the said Sri Gopal Mondal, Sri Balai Mondal and Sri Bhola Mondal became jointly, collectively equally the absolute lawful owners, inter alia, of **ALL THAT** the piece or

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parcel of land containing by measurement an area of 16.0 (sixteen) decimals, be the same a little more or less, the nature of land being sali, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 449, R. S. Khatian No. 9, Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 136, Touzi No. 3-5, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, within Rajpur Sonarpur Municipality, District South 24 Parganas, absolutely and forever, free from all encumbrances, whatsoever.

F. By and under a further Bengali Deed of Conveyance (Bikroy Kobala) dated 8th February, 2008, made and executed by and between the said Sri Gopal Chandra Mondal, Sri Balai Chandra Mondal, Sri Bhola Mondal alias Bhelo Mondal and Sri Umesh Chandra Mondal, therein collectively referred to as the vendors and Smt. Tanusree Basu, the vendor herein, therein referred to as the purchaser, and registered in the office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas, in Book - I, CD Volume number 9, Page from 4442 to 4454, being Deed No. 03131, for the year 2009, being the said First Deed of Conveyance, the said Sri Gopal Chandra Mondal, Sri Balai Chandra Mondal, Sri Bhola Mondal alias Bhelo Mondal and Sri Umesh Chandra Mondal, at or for the consideration mentioned therein, jointly and collectively granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Smt. Tanusree Basu and the said Smt. Tanusree Basu became and is still the sole and absolute lawful owner, inter alia, of **ALL THAT** the piece or parcel of land containing by measurement an area of 15.0 (fifteen) decimals, be the same a little more or less, the nature of land being sali, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 449, R. S. Khatian No. 9, Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Touzi No. 3-5, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, within Rajpur Sonarpur Municipality, District South 24 Parganas, absolutely and forever, free from all encumbrances, whatsoever.

G. In the circumstances aforesaid, and by virtue of the above cited Deeds, the vendor herein became and is still the sole and absolute lawful owner of **ALL THAT** the piece or parcel of land containing by measurement an area of 15.0 (fifteen) decimals, be the same a little more or less, the nature of land being sali, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 449, L. R. Dag No. 457, R. S. Khatian No. 9, (now L. R. Khatian No. 1374), Mouza Dhamaitolla, J. L. No. 75,

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DISTRICT SUB REGISTRAR (MARK-III)
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Revenue Survey No. 236, Touzi No. 3-5, Holding No. 252, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, District South 24 Parganas, within Ward No. 25 of the Rajpur Sonarpur Municipality, (hereinafter referred to as the **"SAID SECOND LAND"**), absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions and alignments, etc., whatsoever or howsoever, without any interference, disturbance and obstruction whatsoever, from any person whomsoever and corner and manner whatsoever.

H. By and under a Bengali Deed of Conveyance (Bikroy Kobala) dated 28th November, 1985, made and executed by and between Sri Bhupendra Nath Mondal, therein referred to as the vendor and Sri Kartick Chandra Mondal, therein referred to as the purchaser, and registered in the office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas, in Book No. I, Volume No. 73, Pages 279 to 285, being Deed No. 5820, for the year 1985, the said Sri Bhupendra Nath Mondal, at or for the consideration mentioned therein, granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Sri Kartick Chandra Mondal and the said Sri Kartick Chandra Mondal became the sole and absolute lawful owner of **ALL THAT** the piece or parcel of land containing by measurement an area of 2.0 (two) decimals, be the same a little more or less, the nature of land being danga, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 465, R. S. Khatian No. 34, Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Touzi No. 3-5, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, within Rajpur Sonarpur Municipality, District South 24 Parganas, absolutely and forever, free from all encumbrances, whatsoever.

I. By and under a further Bengali Deed of Conveyance (Saf Bikroy Kobala) dated 11th September, 2008, made and executed by and between the said Sri Kartick Chandra Mondal, therein referred to as the vendor and Smt. Tanusree Basu, the vendor herein, therein referred to as the purchaser, and registered in the office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas, in Book - I, CD Volume number 26, Page from 2038 to 2048, being No. 09343, for the year 2008, (hereinafter referred to as the **"SAID SECOND DEED OF CONVEYANCE"**), the said Sri Kartick Chandra Mondal, at or for the consideration mentioned therein, granted, sold, transferred, conveyed,

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released, assigned and assured unto and in favour of the said Smt. Tanusree Basu and the said Smt. Tanusree Basu became the sole and absolute lawful owner of **ALL THAT** the piece or parcel of land containing by measurement an area of 2.0 (two) decimals, be the same a little more or less, the nature of land being danga, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 465, L. R. Dag No. 455, R. S. Khatian No. 34, L. R. Khatian No. 182, (now L. R. Khatian No. 1365), Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Touzi No. 3-5, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, within Rajpur Sonarpur Municipality, District South 24 Parganas, absolutely and forever, free from all encumbrances, whatsoever.

J. In the circumstances aforesaid, and by virtue of the above cited Deeds, the vendor herein became and is still the sole and absolute lawful owner of **ALL THAT** the piece or parcel of land containing by measurement an area of 2.0 (two) decimals, be the same a little more or less, the nature of land being danga, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 465, L. R. Dag No. 455, R. S. Khatian No. 34, L. R. Khatian No. 182, (now L. R. Khatian No. 1365), Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Touzi No. 3-5, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, within Rajpur Sonarpur Municipality, District South 24 Parganas, (hereinafter referred to as the "**SAID THIRD LAND**"), absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions and alignments, etc., whatsoever or howsoever, without any interference, disturbance and obstruction whatsoever, from any person whomsoever and corner and manner whatsoever.

K. The said First Land, the said Second Land and the said Third Land are hereinafter collectively referred to as the "**SAID LARGER LAND**".

L. At or before the execution of these presents, the vendor herein has represented, assured and undertaken to the purchasers and given warranties as follows:

- i) That the vendor herein is the sole and absolute lawful owner, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to the said larger land and each and every part and/or portion thereof,

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and the said larger land is free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions and alignments, etc., whatsoever or howsoever.

- ii) That the vendor herein has a clear and marketable title in respect of the said larger land and each and every part and/or portion thereof and is in khas possession of the said larger land, without any claim, or demand, interruption, disturbance, or hindrance of any nature whatsoever or howsoever.
- iii) That the said larger land and each and every part and/or portion thereof was and still is being used by the owner being the vendor herein for no other purposes other than what is recorded in the Records of Rights in respect of the said larger land and/or any part or portion thereof and the nature and character of the said larger land and/or any part or portion thereof has not been changed and/or altered by the vendor herein and is still the same as mentioned therein.
- iv) That the vendor herein of the said larger land only and none else other than the vendor herein is the only owner of the said larger land and no one else has any right, title, interest, claim and/or demand in respect of the said larger land or any part or portion thereof.
- v) That it will be possible for the vendor herein, to hand over vacant and peaceful khas possession of the said larger land, or any part or portion thereof, to the purchasers herein.
- vi) That the said larger land or any part or portion thereof is not subject to any encumbrance, demand, or attachment under the Bengal Public Demands Recovery Act, 1913, or under the Income Tax Act, 1961, or any other law, for the time being in force.
- vii) That no part or portion of the said larger land is subject to any notice of acquisition and/or requisition and/or the subject matter of alignment either by the Govt. of West Bengal, or the Government of India, or any other authority or authorities appointed in this regard by the Central and State Governments and the vendor neither has any knowledge nor notice about the same.

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- viii) That the vendor herein is not holding any excess vacant land under the West Bengal Land Reforms Act, 1955, or the Urban Land (Ceiling & Regulation) Act, 1976, and/or any other law for the time being in force, and there is no impediment or bar on the part of the vendor to grant, sell, transfer, convey, assign and assure the said larger land or any part or portion thereof.
- ix) That the vendor herein being the owner of the said larger land, neither had nor has sold nor had entered into any Agreement for Sale and/or Memorandum of Understanding, nor executed any Memorandum of Deposit of Title Deeds, nor deposited the title deeds nor created any third party right in respect of any part or portion of the said larger land by way of lease and/or agreement to lease and/or agreement for tenancy and/or any agreement for sale and/or any joint venture agreement and/or any other agreement and/or arrangement by which any third party's right and/or rights of possession or otherwise, is created and/or is intended to be created in favour of any third party and was and still is in khas possession of the said larger land.
- x) That the vendor herein has paid all the rates, taxes and all other outgoing, including land revenue payable in respect of the said larger land, up to the date hereof and shall further pay and remain liable to pay the municipal rates and taxes including all outgoings and land revenue in respect of the said larger land, to any authority or authorities appointed in this regard, if not already paid and if found to be payable and/or outstanding in future.
- xi) That no suit or proceedings and/or any litigation is presently pending and/or instituted by any person and/or persons claiming any right over and in respect of the said larger land, or any part or portion thereof.
- xii) That the vendor herein shall be solely and wholly responsible for all the costs, charges, expenses and consequences in case if any defect is found in the title of the vendor herein, in respect of the said larger land, or any part and/or portion thereof and the vendor herein shall remain responsible for the same, for all times hereafter and further indemnifies and keeps the purchasers indemnified against all suits, actions, claims, demands and proceedings arising there from.

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- xiii) That no person and/or persons is in occupation of the said larger land, either as a tenant or otherwise nor any other person and/or persons has any right over and in respect of the said larger land or any part or portion thereof.
- xiv) That there is no existing charge or mortgage in respect of the said larger land or any part or portion thereof.
- xv) That the vendor herein has no difficulty in complying with her obligations hereunder.

M. Relying on the aforesaid assurances, representations, undertakings and warranties of the vendor herein, believing the same to be true and correct and acting on the faith thereof, the purchasers herein have agreed to purchase and acquire **ALL THAT** the piece or parcel of land containing by measurement a total area of 20.0 (twenty) decimals, {out of a total area of 27.0 (twenty seven) decimals}, be the same a little more or less, the nature of land being sali and danga, comprised in and being the divided and demarcated parts or portions of R. S. Dag Nos. 447 (10.0 decimals), 449 (8.0 decimals) and 465 (2.0 decimals), corresponding to L. R. Dag Nos. 456, 457 and 455, R. S. Khatian Nos. 7, 9 and 34, L. R. Khatian No. 182, (now L. R. Khatian Nos. 1374 and 1365), Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Touzi No. 3-5, Holding No. 252, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, District South 24 Parganas, within Ward No. 25 (School Road) of the Rajpur Sonarpur Municipality, Kolkata – 700 151, (hereinafter collectively referred to as the “**SAID LAND**”), as shown and delineated in **RED** colour border on the map or plan annexed hereto **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take men, materials and vehicles, sewerage, drain, electricity, water, gas telephone connection etc. independently in, upon, over and from the 20' (twenty feet) wide municipal road to the said land, as more fully and particularly mentioned and described in the **SCHEDULE** hereunder written, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions and alignments, etc., whatsoever or howsoever, at and for the consideration and on the terms, conditions, covenants, rights and obligations hereinafter contained.

Contd. . .



DISTRICT SUB REGISTRAR-III
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NOW THIS DEED WITNESSETH that in pursuance of the agreement as aforesaid and in consideration of a total sum of **Rs. 90,52,660/- (Rupees ninety lacs fifty two thousand six hundred and sixty) only**, of the lawful money of the Union of India in hand and well and truly paid by the purchasers to the vendor herein, (the receipt whereof the vendor doth hereby admits and acknowledges as per the receipt and memorandum of consideration hereunder written and of and from the payment of the same and every part thereof forever releases, discharges and acquits the purchasers as also the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be) the vendor doth hereby grants, sells, transfers, conveys, releases, assigns and assures unto and in favour of the purchasers herein **ALL THAT** the piece or parcel of land containing by measurement a total area of 20.0 (twenty) decimals, {out of a total area of 27.0 (twenty seven) decimals}, be the same a little more or less, the nature of land being sali and danga, comprised in and being the divided and demarcated parts or portions of R. S. Dag Nos. 447 (10.0 decimals), 449 (8.0 decimals) and 465 (2.0 decimals), corresponding to L. R. Dag Nos. 456, 457 and 455, R. S. Khatian Nos. 7, 9 and 34, L. R. Khatian No. 182, (now L. R. Khatian Nos. 1374 and 1365), Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Touzi No. 3-5, Holding No. 252, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, District South 24 Parganas, within Ward No. 25 (School Road) of the Rajpur Sonarpur Municipality, Kolkata – 700 151, collectively being the **said land**, as shown and delineated in **Red** colour border on the map or plan annexed hereto **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take men, materials and vehicles, sewerage, drain, electricity, water, gas telephone connection etc. independently in, upon, over and from the 20' (twenty feet) wide municipal road to the said land, as more fully and particularly mentioned and described in the **Schedule** here under written, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions and alignments, etc., whatsoever or howsoever, with full right, liberty and license to the purchasers, the partners for the time being of Khaitan Construction LLP, their respective legal heirs, executors, successors, administrators, legal representatives and their respective successors, successors in office, successors in interest and assigns and the owners for the time being of the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or

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DISTRICT SUB REGISTRAR-III
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11 AUG 2023

expressed or intended so to be and the tenants, servants and all other persons authorised in that regard from time to time and at all times hereafter at their will and pleasure for all purposes connected with the use and enjoyment of the said land with unfettered and unencumbered right to carry drains, underground mains for gas and electricity, filtered and unfiltered water, or overhead wires for electricity telephone, etc. **OR HOWSOEVER OTHERWISE** the said land or any part or portion thereof now are or is or at any time or times heretofore were or was butted bounded called known numbered described and distinguished **TOGETHER WITH** all yards, areas, sewers, drains, ditches, trees, paths, passages, water, watercourses and all manner of ancient or other lights, rights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said land with or without any part thereof belonging or in any way appertaining to or used held occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** all the estate right title interest inheritance reversion or reversions, remainder or remainders use trust possession land claim and demand whatsoever both in law or in equity of the vendor into and upon the said land and every part or portion thereof **AND** all deeds, pattahs, muniments, writings and evidences of title which in anywise relate to the said land or any part or portion thereof which now are or hereafter shall or may be in custody, power or possession of the vendor or persons from whom the vendor can or may procure the same without any action or suit at law or equity **AND TO HAVE AND TO HOLD** the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the purchasers, the partners for the time being of Khaitan Construction LLP, their respective legal heirs, executors, successors, administrators, legal representatives and their respective successors, successors in office, successors in interest and assigns, absolutely and forever and free from all encumbrances whatsoever **AND** that the vendor doth hereby covenants with the purchasers that notwithstanding any act deed matter or thing heretofore done committed or knowingly suffered by the vendor to the contrary, the vendor is the sole and absolute lawful owner, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to the said land and each and every part or portion thereof hereby granted, sold, transferred, conveyed, released, assigned and assured as absolute and indefeasible and absolute estate or inheritance or equivalent thereto in fee simple without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid **AND** that the

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DISTRICT SUB REGISTRAR-III
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vendor as owner has full power and absolute and indefeasible right and authority to grant, sell, transfer and convey the said land and each and every part or portion thereof unto and to the use of the purchasers in the manner aforesaid and according to the true intent and meaning of these presents **AND** that it shall be lawful for the purchasers at all times hereafter to peaceably and quietly enter into and upon and hold, possess, occupy and enjoy the said land and every part or portion thereof without any interruption or any lawful eviction interruption hindrances disturbances claim or demand whatsoever from of or by the vendor and/or any person or persons lawfully or equitably claiming any estate right title and interest whatsoever from under through or in trust for the vendor **AND** that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs, charges and expenses of the vendor well and sufficiently saved, defended kept harmless and indemnified of, from and against all and all manner of former or other estates, encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions and alignments, etc., whatsoever had made done executed occasioned or suffered or created by the vendor or any person or persons claiming from through under or in trust for her in to and upon the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be unto and to the use of the purchasers for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND** that the vendor and all persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said land hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and costs of the purchasers make do acknowledge and execute or cause to be made done acknowledged and executed all such further acts deeds matters things and assurances whatsoever for further better and more particularly effectual or satisfactorily granting transferring and assuring the said land hereby granted, sold, transferred, conveyed, assigned and assured and every part or portion thereof unto and to the use of the purchasers as shall or may be reasonably required **AND** the purchasers shall be at liberty to get their names duly mutated with the Rajpur Sonarpur Municipality, or any authority or authorities for the time being appointed in this behalf and the vendor doth hereby grants her consent in that regard and shall be

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DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
11 AUG 2023

bound to submit any petition of consent or otherwise if so required by any authority in course of any proceedings, including municipal proceedings **AND** the vendor herein shall remain liable to pay the municipal rates and taxes including all outgoings and land revenue in respect of the said land, to any authority or authorities appointed in this regard, if not already paid and if found to be payable and/or outstanding in future **AND** if for any reason whatsoever any defect of any kind is found in respect of this deed, the vendor shall be bound and prepared to sign execute and get registered at the costs, charges and expenses of the purchasers, any kind of Deed and/or Deeds of Rectification as may be necessary and required to be executed and registered in favour of the purchasers to ensure perfect title of the purchasers in respect of the said land or any part or portion thereof and the vendor doth hereby authorizes the purchasers and gives her consent for the same **AND** the vendor shall unless prevented by fire or some other irresistible force from time to time and at all times hereafter upon reasonable request and at the cost of the purchasers produce or cause to be produced for inspection to the purchasers or to their Attorney/s or agent/s or before or at any trial commission examination tribunal board or authority for inspection or otherwise, if any, as the occasion shall require, the original title deeds and/or any other documents, if any, in connection with the title of the said land, which are now in vendor's possession, in connection with the said land, other than what are being handed over by the vendor to the purchasers at the time of execution and registration of these presents, and also shall at the like request and costs of the purchasers deliver and/or cause to be delivered to the purchasers such attested or other copies or extracts there from as the purchasers may require and shall in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled and shall protect the same from fire and/or any other hazards which can or may cause damage to the same **AND** the vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter, or thing whereby the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title **AND** the said land hereby sold, transferred and conveyed unconditionally and absolutely vests in the purchasers by virtue of these presents and the purchasers shall be at liberty to dispose of the said land or any part or portion thereof in any way and in any manner whatsoever by way of sale, lease, gift etc. and neither the vendor nor any one on behalf of the vendor shall ever assert/raise any objection thereto and if ever so raised, the same shall be rejected by all and/or any Court

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of law **AND** the vendor doth hereby further covenants with the purchasers that the purchasers shall be entitled to do all acts deeds matters and things and make all additions, alterations and connections at the said land viz. water, electricity, sewerage, drainage etc., to the new constructions and any future additions in the said land as may be deemed to be expedient to make such area and constructions tenantable and to use, enjoy, hold and/or sell or transfer the same and/or the further construction of further storey or stories thereon, to be constructed by the purchasers herein, to any person on such terms and conditions as the purchasers in their absolute discretion may think fit and proper **AND** the vendor doth hereby delivers vacant and peaceful khas possession of the said land to the purchasers.

THE SCHEDULE ABOVE REFERRED TO:

"SAID LAND"

ALL THAT the piece or parcel of land containing by measurement a total area of **20.0 (twenty) decimals**, {out of a total area of 27.0 (twenty seven) decimals}, be the same a little more or less, the nature of land being sali and danga, comprised in and being the divided and demarcated parts or portions of R. S. Dag Nos. 447 (10.0 decimals), 449 (8.0 decimals) and 465 (2.0 decimals), corresponding to L. R. Dag Nos. 456, 457 and 455, R. S. Khatian Nos. 7, 9 and 34, L. R. Khatian No. 182, (now L. R. Khatian Nos. 1374 and 1365), Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Touzi No. 3-5, Holding No. 252, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, District South 24 Parganas, within Ward No. 25 (School Road) of the Rajpur Sonarpur Municipality, Kolkata - 700 151, as shown and delineated in **RED** colour border on the map or plan annexed hereto and butted and bounded in the manner following that is to say:

ON THE NORTH: By R. S. Dag Nos. 445, 446 and 450;

ON THE EAST: By 20' (twenty feet) wide School road;

ON THE WEST: By R. S. Dag No. 451 and

ON THE SOUTH: By R. S. Dag Nos. 465, 448 and part of 449

TOGETHER WITH all easement rights of free egress and ingress together with the right to take men, materials and vehicles, sewerage, drain, electricity, water, gas

Contd. . .



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
11 AUG 2023

telephone connection etc. independently in, upon, over and from the 20' (twenty feet) wide municipal road to the said land

OR HOWSOEVER OTHERWISE the same are is was or were heretofore butted bounded called known numbered described or distinguished.

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

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

Tanu Sree Basu

1. Debasis Basu
LX-40403, UTS4
NEW TOWN
2. Kartic Guha
P.O. 2621 - Chowhati
P.S. Sonarpur
KOL-149

Drafted by me.



Mayank Kakrania
Advocate, High Court, Calcutta,
10, Old Post Office Street,
Right Wing, 1st Floor, Room No. 34A,
Kolkata - 700 001.
Enrolment No. WB/1287A/99

Contd. . .



RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers the within mentioned sum of Rs. 90,52,660/- (Rupees Ninety Lacs Fifty-Two Thousand Six Hundred and Sixty) only, being the total consideration money payable to the vendor herein, as per the memo of consideration written herein below:

1. Paid by Purchaser No. 1 by Demand Draft No. 189633 dated 09.08.2023, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the Vendor	Rs. 5,65,792/-
2. Paid by Purchaser No. 2 by Demand Draft No. 189653 dated 10.08.2023, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the Vendor	Rs. 5,65,791/-
3. Paid by Purchaser No. 3 by Demand Draft No. 189668 dated 10.08.2023, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the Vendor	Rs. 5,65,791/-
4. Paid by Purchaser No. 4 by Demand Draft No. 189673 dated 10.08.2023, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the Vendor	Rs. 5,65,791/-
5. Paid by Purchaser No. 5 by Demand Draft No. 189643 dated 10.08.2023, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the Vendor	Rs. 5,65,791/-
6. Paid by Purchaser No. 6 by Demand Draft No. 189648 dated 10.08.2023, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the Vendor	Rs. 5,65,791/-
7. Paid by Purchaser No. 7 by Demand Draft No. 189663 dated 10.08.2023, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the Vendor	Rs. 5,65,791/-
8. Paid by Purchaser No. 8 by Demand Draft No. 189658 dated 10.08.2023, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the Vendor	Rs. 5,65,791/-
9. Paid by Purchaser No. 9 by Demand Draft No. 189598 dated 09.08.2023, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the Vendor	Rs. 5,65,792/-

Contd. . .

Tanugree Basu



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
11 AUG 2023

10. Paid by Purchaser No. 10 by Demand Draft No. 189628 dated 09.08.2023, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the Vendor	Rs. 5,65,792/-
11. Paid by Purchaser No. 11 by Demand Draft No. 189638 dated 10.08.2023, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the Vendor	Rs. 5,65,792/-
12. Paid by Purchaser No. 12 by Demand Draft No. 189618 dated 09.08.2023, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the Vendor	Rs. 5,65,791/-
13. Paid by Purchaser No. 13 by Demand Draft No. 189623 dated 09.08.2023, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the Vendor	Rs. 5,69,791/-
14. Paid by Purchaser No. 14 by Demand Draft No. 189603 dated 09.08.2023, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the Vendor	Rs. 5,65,791/-
15. Paid by Purchaser No. 15 by Demand Draft No. 189613 dated 09.08.2023, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the Vendor	Rs. 5,69,791/-
16. Paid by Purchaser No. 16 by Demand Draft No. 189608 dated 09.08.2023, drawn on Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the Vendor	Rs. 5,69,791/-

Total: Rs. 90,52,660/-

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(Rupees Ninety Lacs Fifty-Two Thousand Six Hundred and Sixty) only.

WITNESSES:

1. *Debasia Basu*

Tanusree Basu

2. *Karthe Guha*

Contd. . .



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DAG	AREA	COLOUR
449(P)	8 DEC.	RED
447	10 DEC.	
465(P)	2 DEC.	

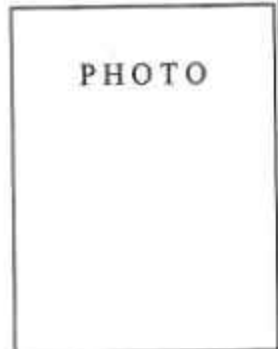
SIGNATURE OF VENDOR



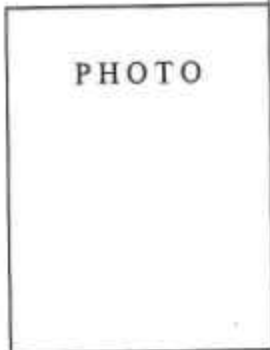
SPECIMEN FORM FOR TEN FINGERPRINTS



Tanu Sree Basu		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

11 AUG 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



Scanned (14/11/2014)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Scanned (10/11/2014)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Scanned (10/11/2014)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



DISTRICT SUB REGISTRAR-III
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11 AUG 2023

SPECIMEN FORM FOR TEN FINGERPRINTS

Siddharth A. (4411744)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Sirbe (Rajit Khatkar)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Anil Khatkar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
11 AUG 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



Apurva Khaitan

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Radha Khaitan

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Anita Khaitan

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
11 AUG 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



Priti Khaitan

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sangeeta Khaitan

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Anirban Saha

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					





ভারত সরকার
Unique Identification Authority of India
ভারত সরকার
ভারত সরকার

অনুমতি নং / Enrollment No. : 1190/30101/00312

To
Haridas Sardar
ভিডিও নথি
S/O: Bhramar Sardar
07/05/2014
Sarbera
Sarbera, South 24 Parganas
West Bengal - 743385



KL913978663FT

21397988



আপনার অধার সংখ্যা / Your Aadhaar No. :

8116 7641 8656

অধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



অধার নাম
Haridas Sardar
পিতা : ভ্রামর সর্দার
Father : Bhramar Sardar

বয়স / DOB: 25/10/1990
লিং / Male

8116 7641 8656



অধার - সাধারণ মানুষের অধিকার

Haridas Sardar



ভারত সরকার
Unique Identification Authority of India
Government of India

অনুমতি নং / Enrollment No. : 1190/30101/00312

To
Haridas Sardar
হরিদাস সর্দার
S/O: Bhramar Sardar
sarberia
Sarberia
Sarberia, South 24 Parganas
West Bengal - 743385



KL913978663FT

91397866



আপনার আধার সংখ্যা / Your Aadhaar No. :

8116 7641 8656

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



হরিদাস সর্দার
Haridas Sardar
পিতা : ভ্রমর সর্দার
Father : Bhramar Sardar

জন্মতারিখ / DOB: 28/10/1980
পুংস / Male

8116 7641 8656



আধার - সাধারণ মানুষের অধিকার

Haridas Sardar





Tanusree Basu

भारत सरकार
502

ভনুস্রী বসু
Tanusree Basu
জন্মতারিখ / DOB : 30/10/1972
মহিলা / FEMALE

5202 9865 0344

আধার - সাধারণ মানুষের অধিকার

Tanu sree Basu

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFQPK8488R



नाम/Name
RAVINDRA KHAITAN

पिता का नाम / Father's Name
RATANLAL KHAITAN

जन्म की तारीख / Date of Birth
31/01/1966

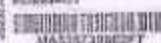
हस्ताक्षर / Signature



✍



To
Rashmi Khaitan,
S/O: Rajan Lal Khaitan,
Flat-5A, 9 J.B.S. Hazari Avenue,
New ITC SONAR,
Kolkata (no),
Chhota,
Kolkata-700105
9330534077



आपका आधार क्रमांक / Your Aadhaar No. :

3781 7075 7108

मेरा आधार, मेरी पहचान



Rashmi Khaitan
DOB: 31/01/1965
Male

3781 7075 7108

मेरा आधार, मेरी पहचान



सूचना

- आधार भविष्य का साधन है, नागरिकता का नहीं।
- पुष्टि के लिए ऑनलाइन प्रमाणिकरण आवश्यक है।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं के लिए उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Unique Identification Authority of India

Address:
S/O: Rajan Lal Khaitan, Flat-5A, 9 J.B.S. Hazari Avenue,
New ITC SONAR, Kolkata (no), Kolkata, Chhota, West
Bengal, 700105

3781 7075 7108

मेरा आधार, मेरी पहचान

45



भारत सरकार
Unique Identification Authority of India
Government of India
Barcode No.: 10869505300457

To
Ravindra Khosla
S/O: Rabin Lal Khosla
Flat-5A, S.J.B. Halden Avenue
Near ITC SONAR
Kolkata (mc)
Chennai
Kolkata-700105
Vikas Bhawan 700105
822034077



आपका आधार क्रमांक / Your Aadhaar No. :

3781 7075 7108

मेरा आधार, मेरी पहचान



आपका आधार
Government of India
Ravindra Khosla
DOB: 31/01/1985
Male



3781 7075 7108

मेरा आधार, मेरी पहचान



सूचना

- आधार, आपका पहचान है, नागरिकता नहीं।
- आधार का उपयोग ऑनलाइन प्रमाणिकरण द्वारा करें।

INFORMATION

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

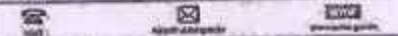
- आधार देश भर में मान्य है।
- आधार, श्रमिकों में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Unique Identification Authority of India

Address:
S/O: Rabin Lal Khosla, Flat-5A, S.J.B. Halden Avenue,
Near ITC SONAR, Kolkata (mc), Kolkata, District, West
Bengal, 700105

3781 7075 7108



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PIONEER NIWAS PRIVATE LIMITED

29/07/2006

Permanent Account Number

AADCP9836F

14092006

100 PIONEER NIWAS PVT. LTD.

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BANGABHUMI
CONSTRUCTIONS PRIVATE LIM



10/07/2003

Permanent Account Number

AACCB3587G

Signature

for BANGABHUMI CONSTRUCTION PVT. LTD


Director

आयकर विभाग

INCOME TAX DEPARTMENT

KHATAN CONSTRUCTION LLP



भारत सरकार

GOVT. OF INDIA

17/11/2014

Permanent Account Number

AAOFK7355G

22/12/2014

Khatan Construction LLP

Partner / Authorized Signatory

आयकर विभाग INCOME TAX DEPARTMENT		सरकार भारत GOVT. OF INDIA
POLERO COMMERCIAL PRIVATE LIMITED		
		
05/04/2010		
Permanent Account Number		
AAECB0562H		
Signature		

FOR POLERO COMMERCIAL PVT. LTD.


Director

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ROHIT KHAITAN

RAJENDRA KHAITAN

09/05/1990

Permanent Account Number

BGLPK9094A

Signature



12032016



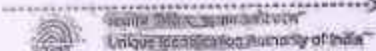
सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण अंतर्राष्ट्रीय स्तर पर मान्य नहीं है।

INFORMATION

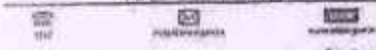
- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार, देश भर में मान्य है।
- आपका आधार में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में सहायक होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Address:
B/O. Rajendra Khatun, Block-4, Flat-55, SJ, B.E Haldan
Avenue, Near ITC SONAR, Kolkata (mt), Kolkata, Orissa,
West Bengal, 700105

7613 7721 1036



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1088/98062/00486

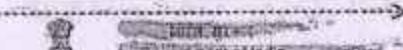
To
Ruhit Khaitan
B/O. Rajendra Khatun
Block-4, Flat-55, SJ, B.E Haldan Avenue,
Near ITC SONAR
Kolkata (mt)
Orissa
Kolkata, Orissa
West Bengal 700105
9530018111
MA52110327PT



आपका आधार क्रमांक / Your Aadhaar No.:

7613 7721 1036

मेरा आधार, मेरी पहचान



Ruhit Khaitan
DOB : 09/05/1980
Male



7613 7721 1036

मेरा आधार, मेरी पहचान

Ruhit Khaitan

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

MICROGRAPH VINIMAY PRIVATE
LIMITED



06/01/2010

Permanent Account Number

AAGCM3163P

29012010

For Micrograph Vinimay Pvt. Ltd.

Signature

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

BANGABHUMI REAL ESTATE PRIVATE
LIMITED

30/09/2008

Permanent Account Number

AADCB6692R

12022008

Bangabhumii Real Estate Pvt. Ltd.

(Signature)
Director

आयकर विभाग
INCOME TAX DEPARTMENT

AYUSH KHAITAN

RAJENDRA KHAITAN

07/12/1992

Permanent Account Number

BWNPk9966M

Ayush Khaitan

Signature

भारत सरकार
GOVT. OF INDIA



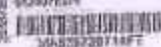
06012011

Ayush Khaitan



मान्य विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India
Enrollment No.: 1088/95052/00463

To
Ajay Khosla
S/O Rajendra Khosla
Block-6, Flat-6B, 5, J.A.S. Hatten Avenue
Near ITG SOHAR
Kolkata (w),
Chopra
Kolkata-North
West Bengal 700105
9830711279



आपका आधार क्रमांक / Your Aadhaar No. :

7716 8151 1491

मेरा आधार, मेरी पहचान



आयुष खोसला
Government of India
Ajay Khosla
DOB: 01/12/1992
Male



7716 8151 1491

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणिकता प्राप्त करें।

INFORMATION

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

- आधार देश भर में मान्य है।
- आपका आधार में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



मान्य विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O, Rajendra Khosla, Block-6, Flat-6B, 5, J.A.S. Hatten Avenue,
Near ITG SOHAR, Kolkata (w), Kolkata, Chopra,
West Bengal, 700105

7716 8151 1491

मेरा आधार, मेरी पहचान

Ajay Khosla

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NIGHTANGLE TRADERS PRIVATE
LIMITED

05/01/2010

Permanent Account Number

AADGN1632R

29012010

For Nightangle Traders Pvt. Ltd.

Agar Ahaita

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANSHUL KHAITAN

RAJKUMAR KHAITAN

03/07/1996

Permanent Account Number

DQKPK3956G

Anshul Khaitan

Signature



30CR2014

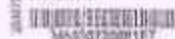
Anshul Khaitan



समर्पण विहित पहचान प्रमाणिका

भारत सरकार
Unique Identification Authority of India
Government of India
Enrollment No: 1000/9565600483

To:
Anshul Khaitan
SIO, Rajkumar Khaitan, Bore-4, Flat-08, S.J.B.S Holden
Avenue, Near ITC SONAR, Kolkata (W), Kolkata, Chhapa
West Bengal-700115



आपका आधार क्रमांक / Your Aadhaar No. :

3713 3252 0426

मेरा आधार, मेरी पहचान



आशुल खैतान
Government of India
Anshul Khaitan
DOB: 03/07/1998
Male

3713 3252 0426

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण अंतराज्यीय प्रमाण स्वरूप कार्य करे।

INFORMATION

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

आधार देश भर में मान्य है।

- आधार अधिनियम में सरकारों और गैर-सरकारी संस्थाओं का साथ देने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



समर्पण विहित पहचान प्रमाणिका
Unique Identification Authority of India

Address:
SIO, Rajkumar Khaitan, Bore-4, Flat-08, S.J.B.S Holden
Avenue, Near ITC SONAR, Kolkata (W), Kolkata, Chhapa,
West Bengal-700115

3713 3252 0426

मेरा आधार, मेरी पहचान

Anshul Khaitan

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

COMPASS TRADELINK PRIVATE
LIMITED



06/01/2010

Permanent Account Number

AADCC6383N

29012010

For Compass Tradelink Pvt. Ltd.

Anshul Khaitan

Director



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GREENTOWN RETAILS PRIVATE LIMITED



07/08/2010

Permanent Account Number

AADCC9185A

03092010

For Greentown Retails Pvt. Ltd.

Anshul Chaitan

Director

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFQPK8489Q



नाम /NAME:

ANITA-KHAITAN

पिता का नाम /FATHER'S NAME

BHAGWATI PRASAD JHAJHARIA

जन्म तिथि /DATE OF BIRTH

12-12-1965

हस्ताक्षर /SIGNATURE

Anita Khaitan

CKD/As

आयकर अधिकारी, प.न.-XI

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

Anita Khaitan





भारत सरकार
Unique Identification Authority of India
Government of India
Enrollment No.: 1088/95052/00483

To
Ajita Khaitan
VPO, Rajmatar Khaitan
Block-4, Flat-08, 5, JBS Haldar Avenue
Near ITO SONAR
Kolkata (Wg)
700105
13-Aug-13
Ajita Khaitan
West Bengal 700105
9574209777
7517 0249 7548
MA52103325PT



आपका आधार क्रमांक / Your Aadhaar No. :

7517 0249 7548

मेरा आधार, मेरी पहचान



7517 0249 7548

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणिकरण द्वारा प्राप्त करें।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Unique Identification Authority of India

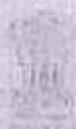
Address:
VPO, Rajmatar Khaitan, Block-4, Flat-08, 5, JBS Haldar
Avenue, Near ITO SONAR, Kolkata (Wg), Kolkata, Dhaka,
West Bengal, 700105

7517 0249 7548



Anita Khaitan

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RADHA KHAITAN

SHYAM SUNDER GOURISARIA

26/07/1964

Permanent Account Number

AFZPK7779Q

Radha Khaitan

Signature



29062014

Radha Khaitan





सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान पर प्रमाण अविभाज्य प्रमाणपत्र स्वरूप प्राप्त करें।

INFORMATION

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

आधार: देश भर में मान्य है।

आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का प्रमाण प्रदान में उपयोगी होगा।

Aadhaar is valid throughout the country.

Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
UID: Radha Khaitan, Silver Spring, Block-4, Plot-88, 5,
259 Malton Avenue, Near ITC SONAR, Kolkata (903),
Kolkata, Orissa, West Bengal, 700105

4359 7111 5398



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No: 105675003100454

For:
Radha Khaitan
UID: Radha Khaitan
Silver Spring, Block-4, Plot-88, 5, 259 Malton Avenue
Near ITC SONAR,
Kolkata (903),
Kolkata, Orissa,
West Bengal 700105
3330041119
MA321103398PT

आपका आधार क्रमांक / Your Aadhaar No. :

4359 7111 5398

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Radha Khaitan
DOB: 25/07/1984
Female

4359 7111 5398

मेरा आधार, मेरी पहचान

Radha Khaitan



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AEUPK7283B



नाम /NAME

PRITI KHAITAN

पिता का नाम /FATHER'S NAME

PURUSHOTTAM AGARAWAL

जन्म तिथि /DATE OF BIRTH

21-03-1973

हस्ताक्षर /SIGNATURE

PRITI KHAITAN

आयकर आगुक्त, प.ब.-II

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

Priti Khaitan





भारत सरकार
Unique Identification Authority of India
Government of India

भारत सरकार
Unique Identification Authority of India
Government of India

Registration No.: 1089/95052/00460

To,
Priy Khaitan
W/O, Ravindra Khaitan,
Ground, Flat SA 3 J.B.S. Haldar Avenue
Near ITC SONAR,
Kolkata (mc),
Kolkata, Orissa
West Bengal 700103
933569043



आपका आधार नम्बर / Your Aadhaar No. :

4035 4722 1444

मेरा आधार, मेरी पहचान



भारत सरकार
Unique Identification Authority of India
Government of India

Priy Khaitan
DOB : 21/03/1973
Female



4035 4722 1444

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का अर्थ है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणिकरण द्वारा प्राप्त करें।

INFORMATION

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

आधार देश भर में मान्य है।

- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Unique Identification Authority of India
Government of India

Address:
W/O, Ravindra Khaitan, Ground-4, Flat SA, S J.B.S Haldar
Avenue, Near ITC SONAR, Kolkata (mc), Kolkata, Orissa,
West Bengal, 700103

4035 4722 1444



Pritikhaitan



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANDHYA KHAITAN

OM PRAKASH SINGHANIA

25/09/1975

Permanent Account Number

AJUPS9094D

Sandhya Khaitan

Signature



19052016

Sandhya Khaitan



To
Sondhya Khosla
W/O Jitendra Khosla
Silver Spring, Block-4, Flat-6A, 5, JBS Halden Avenue
Near ITC SONAR
Kolkata (ind)
700105
Mishra, Kolkata
West Bengal 700105
8310163734
MAE33730993PT



आपका आधार क्रमांक / Your Aadhaar No.:

2327 7083 5145

मेरा आधार, मेरी पहचान



2327 7083 5145

मेरा आधार, मेरी पहचान



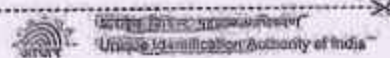
सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणिकरण द्वारा प्राप्त करें।

INFORMATION

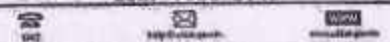
- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

आधार देश भर में मान्य है।
आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
Aadhaar is valid throughout the country.
Aadhaar will be helpful in availing Government and Non-Government services in future.



Address:
W/O Jitendra Khosla, Silver Spring, Block-4, Flat-6A, 5,
JBS Halden Avenue, Near ITC SONAR, Kolkata (ind),
Kolkata, Orissa, West Bengal, 700105

2327 7083 5145

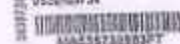


Sondhya Khosla





To
Sanyoga Khosla
W/O, Sanyoga Khosla
Silver Spring, Block-4, Flat-6A, 5, JES Mahan Avenue,
Near ITC SONAR,
Kolkata (InC)
Kolkata
Kolkata, West Bengal
West Bengal 700105
9530063734



आपका आधार क्रमांक / Your Aadhaar No. :

2327 7083 5145

मेरा आधार, मेरी पहचान



2327 7083 5145

मेरा आधार, मेरी पहचान

Sanyoga Khosla



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण अतिमहत्वपूर्ण प्राथमिकताएं प्राप्त करने के लिए।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार सचिव में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होता है।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Address:
W/O: Sanyoga Khosla, Silver Spring, Block-4, Flat-6A, 5,
JES Mahan Avenue, Near ITC SONAR, Kolkata (InC),
Kolkata, Chhota, West Bengal, 700105

2327 7083 5145



8

Major Information of the Deed

Deed No :	I-1603-12429/2023	Date of Registration	14/08/2023
Query No / Year	1603-2001989648/2023	Office where deed is registered	
Query Date	03/08/2023 6:38:38 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Haridas Sardar 10A, Rawdon Street, 1st Floor,Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700017, Mobile No. : 9830032337, 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. 90,52,660/-		Rs. 90,52,660/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,62,226/- (Article:23)		Rs. 90,573/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SCHOOL ROAD (CHOWHATI), Mouza: Dhamaitala, , Ward No: 25 JI No: 75, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-456 (RS :-)	LR-1374	Bastu	Shali	10 Dec	45,26,300/-	45,26,300/-	Width of Approach Road: 20 Ft.,
L2	LR-457 (RS :-)	LR-1374	Bastu	Shali	8 Dec	36,21,100/-	36,21,100/-	Width of Approach Road: 20 Ft.,
L3	LR-455 (RS :-)	LR-1365	Bastu	Danga	2 Dec	9,05,260/-	9,05,260/-	Width of Approach Road: 20 Ft.,
		TOTAL :			20Dec	90,52,660 /-	90,52,660 /-	
	Grand Total :				20Dec	90,52,660 /-	90,52,660 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Tanusree Basu (Presentant) Wife of Shri Debasis Basu Utsa Luxury, New Town, Flat No: 40403, City:- P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700163 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: alxxxxx8b, Aadhaar No: 52xxxxxxxx0344, Status :Individual, Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Khaitan Construction LLP 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
2	Mr Rohit Khaitan Son of Mr Rajendra Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, Block/Sector: 4, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BGxxxxxx4A, Aadhaar No: 76xxxxxxxx1036, Status :Individual, Status : Not Executed
3	Mr Ayush Khaitan Son of Mr Rajendra Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, Block/Sector: 4, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BWxxxxxx6M, Aadhaar No: 77xxxxxxxx1491, Status :Individual, Status : Not Executed
4	Mr Anshul Khaitan Son of Mr Rajkumar Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DQxxxxxx6G, Aadhaar No: 37xxxxxxxx0426, Status :Individual, Status : Not Executed
5	Mrs Anita Khaitan Wife of Mr Rajkumar Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, Block/Sector: 4, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: afxxxxxx9q, Aadhaar No: 75xxxxxxxx7548, Status :Individual, Status : Not Executed
6	Mrs Radha Khaitan Wife of Mr Rajendra Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, Block/Sector: 4, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AFxxxxxx9Q, Aadhaar No: 43xxxxxxxx5398, Status :Individual, Status : Not Executed
7	Mrs Priti Khaitan Wife of Mr Ravindra Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, Block/Sector: 4, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AExxxxxx3B, Aadhaar No: 40xxxxxxxx1444, Status :Individual, Status : Not Executed
8	Mrs Sandhya Khaitan Wife of Mr Jitendra Khaitan 5, JBS Halden Avenue, Silver Spring, Now P.S. Prag, Block/Sector: 4, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AJxxxxxx4D, Aadhaar No: 23xxxxxxxx5145, Status :Individual, Status : Not Executed

9	Compass Tradelink Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
10	Micrograph Vinimay Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
11	Nightangle Traders Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
12	Pioneer Niwas Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
13	Bangabhumii Real Estate Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
14	Bangabhumii Constructions Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
15	Greentown Retails Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
16	Bolero Commercial Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ravindra Khaitan Son of Late Ratanlal Khaitan 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Khaitan Construction LLP (as Partner), Pioneer Niwas Private Limited (as Director), Bangabhumii Constructions Private Limited (as Director), Bolero Commercial Private Limited (as Director)
2	Mr Rohit Khaitan Son of Mr Rajendra Khaitan 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx4A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Bangabhumii Real Estate Private Limited (as Director)
3	Mr Anshul Khaitan Son of Mr Rajkumar Khaitan 10A, Rawdon Street, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: dqxxxxxx6g, Aadhaar No: 37xxxxxxxx0426 Status : Representative, Representative of : Compass Tradelink Private Limited (as Director), Greentown Retails Private Limited (as Director)

4	Mr Ayush Khaitan Son of Mr Rajendra Khaitan 10A, Rawdon Street, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bwxxxxxx6m, Aadhaar No: 77xxxxxxxx1491 Status : Representative, Representative of : Micrograph Vinimay Private Limited (as Director), Nightangle Traders Private Limited (as Director)
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Identifier Details :

Name	Photo	Finger Print	Signature
Mr Haridas Sardar Son of Late B Sardar Village - Sarberia, City:- Not Specified, P.O:- Sarberia, P.S:-Joynagar, District:- South 24-Parganas, West Bengal, India, PIN:- 743385			
Identifier Of Smt Tanusree Basu			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Tanusree Basu	Khaitan Construction LLP-0.625 Dec,Mr Rohit Khaitan-0.625 Dec,Mr Ayush Khaitan-0.625 Dec,Mr Anshul Khaitan-0.625 Dec,Mrs Anita Khaitan-0.625 Dec,Mrs Radha Khaitan-0.625 Dec,Mrs Priti Khaitan-0.625 Dec,Mrs Sandhya Khaitan-0.625 Dec,Compass Tradelink Private Limited-0.625 Dec,Micrograph Vinimay Private Limited-0.625 Dec,Nightangle Traders Private Limited-0.625 Dec,Pioneer Niwas Private Limited-0.625 Dec,Bangabhum Real Estate Private Limited-0.625 Dec,Bangabhum Constructions Private Limited-0.625 Dec,Greentown Retails Private Limited-0.625 Dec,Bolero Commercial Private Limited-0.625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Tanusree Basu	Khaitan Construction LLP-0.5 Dec,Mr Rohit Khaitan-0.5 Dec,Mr Ayush Khaitan-0.5 Dec,Mr Anshul Khaitan-0.5 Dec,Mrs Anita Khaitan-0.5 Dec,Mrs Radha Khaitan-0.5 Dec,Mrs Priti Khaitan-0.5 Dec,Mrs Sandhya Khaitan-0.5 Dec,Compass Tradelink Private Limited-0.5 Dec,Micrograph Vinimay Private Limited-0.5 Dec,Nightangle Traders Private Limited-0.5 Dec,Pioneer Niwas Private Limited-0.5 Dec,Bangabhum Real Estate Private Limited-0.5 Dec,Bangabhum Constructions Private Limited-0.5 Dec,Greentown Retails Private Limited-0.5 Dec,Bolero Commercial Private Limited-0.5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt Tanusree Basu	Khaitan Construction LLP-0.125 Dec,Mr Rohit Khaitan-0.125 Dec,Mr Ayush Khaitan-0.125 Dec,Mr Anshul Khaitan-0.125 Dec,Mrs Anita Khaitan-0.125 Dec,Mrs Radha Khaitan-0.125 Dec,Mrs Priti Khaitan-0.125 Dec,Mrs Sandhya Khaitan-0.125 Dec,Compass Tradelink Private Limited-0.125 Dec,Micrograph Vinimay Private Limited-0.125 Dec,Nightangle Traders Private Limited-0.125 Dec,Pioneer Niwas Private Limited-0.125 Dec,Bangabhum Real Estate Private Limited-0.125 Dec,Bangabhum Constructions Private Limited-0.125 Dec,Greentown Retails Private Limited-0.125 Dec,Bolero Commercial Private Limited-0.125 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SCHOOL ROAD (CHOWHATI), Mouza: Dhamaitala, , Ward No: 25 JI No: 75, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 456, LR Khatian No:- 1374	Owner:ভনুগ্রী বসু, Gurdian:দেবানীষ , Address:নিজ , Classification:শানি, Area:0.10000000 Acre,	Smt Tanusree Basu
L2	LR Plot No:- 457, LR Khatian No:- 1374	Owner:ভনুগ্রী বসু, Gurdian:দেবানীষ , Address:নিজ , Classification:শানি, Area:0.15000000 Acre,	Smt Tanusree Basu
L3	LR Plot No:- 455, LR Khatian No:- 1365	Owner:ভনুগ্রী বসু, Gurdian:দেবানীষ , Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Smt Tanusree Basu

On 11-08-2023

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

Presented for registration at 15:35 hrs on 11-08-2023, at the Private residence by Smt Tanusree Basu ,Executant.

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 90,52,660/-

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

Execution is admitted on 11/08/2023 by Smt Tanusree Basu, Wife of Shri Debasish Basu, Utsa Luxury, New Town, Flat No: 40403, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700163, by caste Hindu, by Profession House wife

Indetified by Mr Haridas Sardar, , Son of Late B Sardar, Village - Sarberia, P.O: Sarberia, Thana: Joynagar, , South 24 -Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 14-08-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 90,573.00/- (A(1) = Rs 90,527.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 90,541/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/08/2023 5:45PM with Govt. Ref. No: 192023240165372281 on 10-08-2023, Amount Rs: 90,541/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX6807890 on 10-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,62,126/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 3,62,126/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 36465, Amount: Rs.100.00/-, Date of Purchase: 08/08/2023, Vendor name: Abhijit Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/08/2023 5:45PM with Govt. Ref. No: 192023240165372281 on 10-08-2023, Amount Rs: 3,62,126/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX6807890 on 10-08-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 335909 to 335942
being No 160312429 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.08.14 17:08:44 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/14 05:08:44 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



100820232016537227

GRIPS Payment Detail

GRIPS Payment ID:	100820232016537227	Payment Init. Date:	10/08/2023 17:42:11
Total Amount:	452667	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	CKX6807890	BRN Date:	10/08/2023 17:45:57
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: KHAITAN CONSTRUCTION LLP
Mobile: 9836397127

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240165372281	Directorate of Registration & Stamp Revenue	452667
Total			452667

IN WORDS: FOUR LAKH FIFTY TWO THOUSAND SIX HUNDRED SIXTY SEVEN ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
CHICAGO, ILLINOIS

January 1, 1954



Dear Mr. [Name]:

I have received your letter of December 15, 1953, regarding the [Topic]. The information you provided is being reviewed by the appropriate departments. We will contact you again once a decision has been reached.

Sincerely,
[Signature]

Enclosed for you are [Number] copies of the report. Please return the original to the [Department] when you have a chance.

Very truly yours,
[Signature]



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



192023240165372281

GRN Details

GRN:	192023240165372281	Payment Mode:	Online Payment
GRN Date:	10/08/2023 17:42:11	Bank/Gateway:	State Bank of India
BRN :	CKX6807890	BRN Date:	10/08/2023 17:45:57
GRIPS Payment ID:	100820232016537227	Payment Init. Date:	10/08/2023 17:42:11
Payment Status:	Successful	Payment Ref. No:	2001989648/2/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	KHAITAN CONSTRUCTION LLP
Address:	RAWDON ENCLAVE 1ST FLOOR 10A RAWDON STREET, West Bengal, 700017
Mobile:	9836397127
Email:	accounts@pioneerproperty.in
Contact No:	03340025555
Depositor Status:	Buyer/Claimants
Query No:	2001989648
Applicant's Name:	Mr Haridas Sardar
Identification No:	2001989648/2/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	10/08/2023
Period To (dd/mm/yyyy):	10/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001989648/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	362126
2	2001989648/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	90541
Total				452667

IN WORDS: FOUR LAKH FIFTY TWO THOUSAND SIX HUNDRED SIXTY SEVEN ONLY.

