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12-12-2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

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certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

X
District Sub-Register-11
Alipore, South 24-parganas

1 A-08-23

THIS DEED OF CONVEYANCE made this 11th day of August, TWO THOUSAND AND TWENTY THREE BETWEEN SMT. TANUSREE BASU, (INCOME TAX PAN ALNPB1848B), (AADHAAR NO. 5202 9865 0344), wife of Sri Debasis Basu, by faith Hindu, by nationality Indian, by occupation housewife and at present residing at Utsa Luxury, Flat No. 40403, New Town, Rajarhat, Police Station and Post Office New Town, District North 24 Parganas, Kolkata – 700 163, hereinafter referred to as the 'VENDOR', (which term or expression shall unless

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

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

Tanu Sree Basu

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Tanu Sree Basu

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DISTRICT SUB COLLECTOR SOUTH 24 PGS., ALIPORE
11 AUG 2023

Hari Das Sardar
S/o, Late B. Sardar
Village & P.O. Sarberia
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 AJUPSK9094D), (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 AACDN1632P)**, 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 AACDP9836F)**, 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 AACDB6698R)**, 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 AACCG9185A)**,

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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, 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.

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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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.

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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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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, patahs, 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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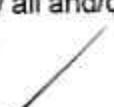


vendor as owner has full power and absolute and indefeasible right and authority to grant, sell, transfer and convey the said land and each and every part or portion thereof unto and to the use of the purchasers in the manner aforesaid and according to the true intent and meaning of these presents **AND** 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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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 unobiterated and uncancelled 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

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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
NEWTOWN

2. *Karlie Guha*
1.0.8 Bill - Chonkhati
P.S. Sonarpur
Rab-149

Drafted by me.

Mayank Kakrania
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

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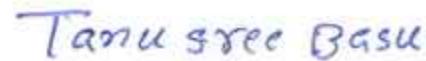


RECEIPT AND MEMO OF CONSIDERATION

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. . .





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/-

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

WITNESSES:

1. *Debasis Basu*

Tanu Sree Basu

2. *Kartie Basu*

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SITE PLAN OF R.S. DAG NO. 449(P), 447, 465(P) CORRESPONDING L.R. DAG NO. 457(P), 456, 455(P) AT MOUZA- DHAMAITALA, J.L. NO. 75, P.S. SONARPUR, DIST. 24 PRAGANAS(S), SCHOOL ROAD UNDER RAJPUR SONARPUR MUNICIPALITY, WARD NO. 25, LAND CONVEYED IS SHOWN IN RED BORDER.



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



Tanu Street Basu
SIGNATURE OF VENDOR



SPECIMEN FORM FOR TEN FINGERPRINTS

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

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

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



SPECIMEN FORM FOR TEN FINGERPRINTS



ASG (Mumbai) (14497001)

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



Amit (Roni Kumar)

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



Anubhav

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



SPECIMEN FORM FOR TEN FINGERPRINTS



Fingerprints (Left Hand)

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



Arshul (Right Hand)

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



Arshul (Left Hand)

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



SPECIMEN FORM FOR TEN FINGERPRINTS



Arun Kumar

	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 Bhairon

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



SPECIMEN FORM FOR TEN FINGERPRINTS

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand				

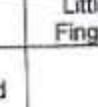
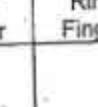
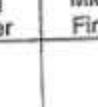
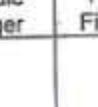


Britti Khaitan

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand				



Sonalaya Khaitan

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand				



Hridesh Sondan





ভাৰত সরকার

Unique Identification Authority of India

জনসেবা বৃত্তি বৃত্তি বৃত্তি

অন্তিম অবস্থা নং / Enrollment No. : 1190/30101/00312

To
Haridas Sardar
পুরী মন্দির

G/O: Bhramar Sardar

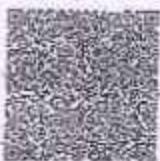
Garberia
Garberia
Sambor, South 24 Parganas
West Bengal - 743385

07/05/2014



KL313978863FT

01397886



আপনার আধার সংখ্যা / Your Aadhaar No. :

8116 7641 8656

আধার - সাধারণ মানুষের অধিকার



ভাৰত সরকার

Government of India

পুরী মন্দির
Haridas Sardar
Father: পুরী মন্দির
Father: Bhramar Sardar

জন্মতাৰ / DOB: 25/10/1960
পুরী / Mota

8116 7641 8656

আধার - সাধারণ মানুষের অধিকার

Haridas Sardar



ভাৰত সরকাৰ

Unique Identification Authority of India

Government of India

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

To
Haridas Sardar

বারীদাস সারদাৰ
S/O: Bhramar Sardar

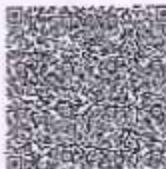
07/05/2014

Sarberia
Sarberia
Sarberia, South 24 Parganas
West Bengal - 743355



KL913978863FT

91397886



আপনার আধার সংখ্যা / Your Aadhaar No. :

8116 7641 8656

আধার - সাধারণ মানুষের অধিকার



ভাৰত সরকাৰ
Government of India

বারীদাস সারদাৰ
Haridas Sardar
পিতা : ভৰম সারদাৰ
Father : Bhramar Sardar

জন্মতাৰিতি / DOB: 25/10/1980

পুরুষ / Male

8116 7641 8656



আধার - সাধারণ মানুষের অধিকার

Haridas Sardar



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TANUSREE BASU

HIRAN DAS

30/10/1972

प्रमाणित अस्तित्व क्रमांक

ALNPB1848B



Signature

Tanusree Basu



Tanu sree Basu



Tanu Sree Basu

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



राधार्थी लोखा संख्या कार्ड
Permanent Account Number Card

AFQPK8488R

नाम/Name
RAVINDRA KHAITAN

पिता का नाम / Father's Name
RATANLAL KHAITAN

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

राधार्थी / Signature



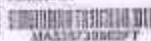
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भारत सरकार
भारत सरकार
Union Identification Authority of India
Government of India

Enrollment No.: 1088/9505200457

To
Ranbindra Khalsa,
S/O: Ratan Lal Khalsa
Plot-5A, 5 J.B.S. Haldan Avenue
Near ITC SONAR,
Kolkata (West)
India
Kolkata 700108
West Bengal 700108
033353407



आधार नंबर / Your Aadhaar No. :

3781 7075 7108

मेरा आधार, मेरी पहचान



रानबिंद्र
खाल्सा
Government of India

Ranbindra Khalsa
008131011865
Male

3781 7075 7108

मेरा आधार, मेरी पहचान



मूल्यांकन

- आधार नमूना पर जावा है, जारीकर्ता नहीं है।
- आधार नमूना पर जावा विभाग प्राप्तिकरण द्वारा जारी है।

INFORMATION

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

■ आधार दोहरे मर में मान्य है।

■ आधार अधिकार में जनकारी और गैर-सरकारी संघर्षों
का जावा ज्ञान में उपयोगी होगा।

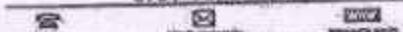
■ Aadhaar is valid throughout the country.

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

Unique Identification Authority of India

Address:
S/O: Ratan Lal Khalsa, Plot-5A, 5 J.B.S. Haldan Avenue,
Near ITC SONAR, Kolkata (West), Kolkata, West
Bengal, 700108

3781 7075 7108



8



Euro-Finanz Ref.: 3688/1505210043

To
Ravinder Kaur
32, Room 115, 16th Street
P.O. Box 51152, New York, NY 10163
Notary Public
State of New York
County of New York
Commissioner of Corporations
State of New York
W.F.A. Bureau, 700 10th
822-53477



आधार आधार संख्या / Your Aadhaar No. :

3781 7075 7108

मेरा आपार, मेरी पहचान



3781 7075 710

नेरा आधार, मेरी पहचान



Government of India

सुधाला

३. अपार्टमेंट पर लागू होने वाली किसी विवरण का नहीं।

INFORMATION

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

卷之三

८. आशार-आशिष्य में दर्शनकरें और बैद्य-सरकारी सेवाओं का जाल उठाने वी उपयोगी होता ।

iii Aadhaar is valid throughout the country -

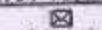
- Aadhaar will be helpful in availing Government and Non-Government services in future .



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University Library & Knowledge Authority of Mysore

Address:
5/20 Rabindranath Tagore, Flat-5A, 5-J-B-B Haldiram Avenue
Near ITC SONAR, Kolkata (mc), Kolkata, Dhaka, West
Bengal, 700108

3781 7075 7198



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PIONEER NIWAS PRIVATE LIMITED

29/07/2006

Permanent Account Number

AADOP9896F

14092006

VO2 PIONEER NIWAS PVT. LTD.


Director

आयाधार विभाग

INCOME TAX DEPARTMENT

BANGABHUMI

CONSTRUCTIONS PRIVATE LTD

10/07/2003

Permanent Account Number

AACCB3587G

भारत सरकार

GOVT. OF INDIA



Signature

for BANGABHUMI CONSTRUCTION PVT. LTD


Dinesh

आयकर विभाग
INCOME TAX DEPARTMENT
KHEITAN CONSTRUCTION LLP



सरकार
GOVT. OF INDIA

17/11/2014

Permanent Account Number:-

AAOEK7355G

22/12/2014

Khetan Construction LLP

Signature / Authentication



FOR SELLERS COMMERCIAL PVT. LTD.

150000

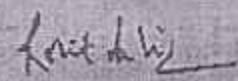
आयकर विभाग
INCOME TAX DEPARTMENT
रोहित खाटान



भारत सरकार
GOVT. OF INDIA

RAJENDRA KHAITAN

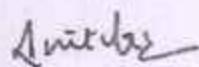
09/05/1990
Permanent Account Number
BGLPK9094A



Signature



12032016



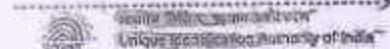
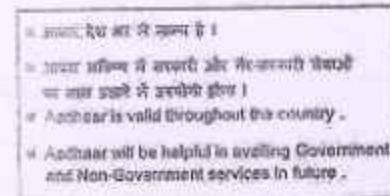


संख्या

- आधार संख्या वा इमार नं. समावित नहीं।
- एकाउंट वा इमार अवलोकन सम्बोधन संख्या नहीं।

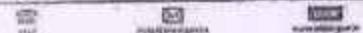
INFORMATION

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



Address:
B.O. Rajendra Khata, Block-A, Fls-8B, 5J, B.E. Halden
Avenue, Near ITC SONAR, Kultala (mt), Kothia, Durgap.
West Bengal, 700105

7613 7721 1036



भारतीय विशेष पहचान-प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 1088/05062/00456

To
Ranjit Khatua
B.O. Rajendra Khata
Block-A, Fls-8B, 5J, B.E. Halden Avenue,
Near ITC SONAR
Kothia (mt)
Durgap.
Kultala
West Bengal 700105
8636018311
MA221103247PT



आपका आधार क्रमांक / Your Aadhaar No. :

7613 7721 1036

मेरा आधार, मेरी पहचान



7613 7721 1036

मेरा आधार, मेरी पहचान

Unit 102

आयकर विभाग
INCOME TAX DEPARTMENT
MICROGRAPH VINIMAY PRIVATE
LIMITED



भारत सरकार
GOVT. OF INDIA



06/01/2010

Permanent Account Number

AAAGCM3163P

29/01/2010

For Micrograph Vinimay Pvt. Ltd.

Darshil
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANGABHUMI REAL ESTATE PRIVATE
LIMITED

30/09/2008

Permanent Account Number

AADCB36690R

202208

Sangabhumi Real Estate Pvt. Ltd.

Latika
Director

आयकर विभाग
INCOME TAX DEPARTMENT

AYUSH KHAITAN

RAJENDRA KHAITAN

07/12/1992

Permanent Account Number
BNWPK9966M

Ayush Khaitan

Signature

भारत सरकार
GOVT. OF INDIA



CG012011

Ayush Khaitan



गोपनीय विशिष्ट पहचान प्राप्तिक्रम
भारत सरकार
Unique Identification Authority of India
Government of India
Enrollment No.: 1000785052/00483

To
Ayush Khaitan
S10, Piploda Kharolia
Block-4, Plot-10, J.S.S. Holden Avenue
Near P.C. Gorakhpur
Kharolia P.D.C.
Chhap
District Name
West Bengal 700105
983391279
VH53972871497



आपका आपार नम्बर / Your Aadhaar No.:

7716 8151 1491

मेरा आधार, मेरी पहचान



मेरा आधार
Government of India
Ayush Khaitan
DOB: 01/01/1992
Male



7716 8151 1491

मेरा आधार, मेरी पहचान

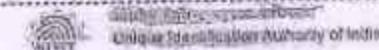


संचालक
॥ जाता आधार का नाम ॥, गुरुवार का नाम ॥
॥ पहचान का यथेत् उल्लङ्घन उत्तरीयता हैता नाम ॥

INFORMATION

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

■ आपका देश कहाँ में जाता है ।
■ आपका भविष्यत में सरकारी और नेत-नेतरी के लिए
यह सब उपको में उपयोगी होता ।
■ Aadhaar is valid throughout the country .
■ Aadhaar will be helpful in availing Government
and Non-Government services in future .



मेरा आधार
Unique Identification Authority of India
Address:
S10, Piploda Kharolia, Block-4, Plot-10, J.S.S. Holden
Avenue, Near P.C. Gorakhpur, Kharolia (p.d.c), Kharolia, Chapai
West Bengal, 700105

7716 8151 1491

Aadhaar Card
 Aadhaar Card
 Aadhaar Card

Ayush Khaitan

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NIGHTANGLE TRADERS PRIVATE
LIMITED



06/01/2010

Permanent Account Number

AADGN1632R

29012810

For Nightangle Traders Pvt. Ltd.

Ayush Ahainta
Director

आयकर विभाग

INCOME TAX DEPARTMENT

ANSHUL KHAITAN

RAJKUMAR KHAITAN

03/07/1996

Permanent Account Number

DQKP K3956G

Anshul Khaitan

Signature

भारत सरकार

GOVT. OF INDIA



30682014

Anshul Khaitan



जनतांक विभाग भवान कालिकाता

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1000/9605200463

To:
 Aadhaar Card
 Mr. Rajneesh Kumar
 Block-4, Flat-4B, S. J. B. S Holden Avenue
 Near ITC SONAR
 Kolkaa (Ward)
 District: Kolkaa
 State: West Bengal
 PIN Code: 700106
 CIN: U74902WB2001T1
 M.A.072000117



भारत आधार नम्बर / Your Aadhaar No. :

3713 3252 0426

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

Aadhar Card
D.O.B.: 03/07/1998
Male



3713 3252 0426

मेरा आधार, मेरी पहचान



सचिवालय

- आधार कार्ड का उपयोग के लाभोंका बारे ।
- आधार का उपयोग अंतर्राष्ट्रीय व्यापार व्यवस्था के लिए ।

INFORMATION

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

■ आधार कार्ड मरे जानवर ॥ ।

- आधार कार्ड के लाभों की विवरणों के बारे में अधिक जानकारी है।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

www.aito.unicom/identity
Unique Identification Authority of India

Address:
SIC: RAJNARAYAN KHATAN, Block-4, Flat-4B, S. J. B. S Holden
Avenue, Near ITC SONAR, Kolkaa (Ward), Kolkaa, Chhota
West Bengal, 700106

3713 3252 0426

Anshul Khatan

आयकर विभाग
INCOME TAX DEPARTMENT
COMPASS TRADELINK PRIVATE
LIMITED



भारत सरकार
GOVT. OF INDIA



06/01/2010

Permanent Account Number

AADCC0363N

29012010

For Compass Tradelink Pvt. Ltd.

Amish Khetan

Director



आन्ध्रप्रदेश
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GREENTOWN RETAILS PRIVATE LIMITED



07/08/2010

Permanent Account Number

AADCG9185A

07/08/2010

For Greentown Retails Pvt. Ltd.

Anshul Chital

Director

रखाई लेखा नंबर /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

AKH

आधिकार आवृत्ति, भाग-XI

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

Anita Khaitan





To:
Anita Khaitan
VOC Rajkumar Khaitan
Block-4, Flats B-5, JGB Halden Avenue
Near ITC SONAR
Kolkata (West Bengal)
Chapra
India
West Bengal 700105
9874239777
MAS21103385PT



ज्ञापन आधार संख्या / Your Aadhaar No. :

7517 0249 7548

मेरा आधार, मेरी पहचान



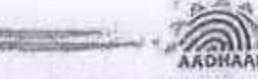
नियन्त्रित पहचान प्रमाणितण्या
भारत सरकार

Anita Khaitan
DOB: 12/12/1985
Female



7517 0249 7548

मेरा आधार, मेरी पहचान



सूचना

- आधार संख्या का प्राप्त हुआ समीक्षा कर गया है।
- पहचान का प्राप्त अवलोकन समीक्षण द्वारा प्राप्त कर्ता है।

INFORMATION

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

■ ज्ञापन देश-वत्र में सम्बन्ध है।

■ आधार संख्या ने सरकारी और गैर-सरकारी सेवाओं
का सभ उपले ने उपलेख होता।

■ Aadhaar is valid throughout the country.

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



नियन्त्रित पहचान प्रमाणितण्या
भारत सरकार

Address:
VOC Rajkumar Khaitan, Block-4, Flat-B-5, JGB Halden
Avenue, Near ITC SONAR, Kolkata (West Bengal), India, 700105

7517 0249 7548

[www.aadhar.gov.in](#)

Anita Khaitan

आयकर विभाग

INCOME TAX DEPARTMENT

RADHA KHAITAN

SHYAM SUNDER GOURISARIA

26/07/1964

Permanent Account Number

AFZPK7779Q

Radha Kaitan

Signature

भारत सरकार

GOVT. OF INDIA

23082014

Radha Kaitan



संख्या

- आधार पहचान का प्रमाण है, जातिलक्षण का नहीं।
- आधार का प्रमाण अधिकारी प्राप्तिकरण संघर्ष प्रमाण का।

INFORMATION

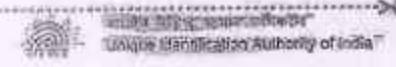
- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

■ आधार देश के सभी है।

■ आधार सर्वान्वयन के लिए वित्तीय सेवाओं
जा जल उपलब्ध में उपयोगी होगा।

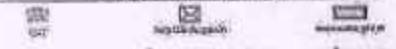
■ Aadhaar is valid throughout the country.

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



Address:
W.D. Rajendra Khaitan, Silver Spring, Block-4, Flat-88, 5,
355 Haldiram Avenue, Near ITC SONAR, Kolikata (W.B.),
Kolkata, West Bengal, 700105.

4359 7111 5398



Enrollment No.: 10503509200451

रा.
Radha Khaitan
W.D. Rajendra Khaitan
Silver Spring, Block-4, Flat-88, 5, 355 Haldiram Avenue
Near ITC SONAR
Kolkata (W.B.)
O.P.Yojna
Kolkata District
West Bengal 700105
Bengali
MA321103038PT



आपका आधार क्रमांक / Your Aadhaar No. :

4359 7111 5398

मेरा आधार, मेरी पहचान



4359 7111 5398

मेरा आधार, मेरी पहचान

Radha Khaitan



रक्षाई लेखा राज्या /PERMANENT ACCOUNT NUMBER

AEUPK7283B



नाम /NAME

PRITI KHAITAN

पिता का नाम /FATHER'S NAME

PURUSHOTTAM AGARAWAL

जन्म तिथि /DATE OF BIRTH

21-03-1973

इस्ताबद्दी /SIGNATURE

PRITI KHAITAN

CBT

आयकर आगुक, प.व. - II

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

Priti Khaitan





भारतीय विशेषज्ञ पहचान आधार कार्ड

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 9888999952/00450

Mr.
Pratik Khaitan
Vidhi Ravinder Khaitan
Block-4, Flat-5A, S.J.B.S Holdings Apartments
Near ITC SONAR, Kokata (mt), Kokata, West Bengal
India
Mobile No.:
983525042
Email ID:
pratik.khaitan@9999527277



आपका आधार नंबर / Your Aadhaar No.:

4035 4722 1444

मेरा आधार, मेरी पहचान



Mr.
Pratik Khaitan
Vidhi Ravinder Khaitan
Block-4, Flat-5A, S.J.B.S Holdings Apartments
Near ITC SONAR, Kokata (mt), Kokata, West Bengal
India
Mobile No.:
983525042
Email ID:



4035 4722 1444

मेरा आधार, मेरी पहचान



सूचना

- आपका पहचान का सबूत है, जागतिक तरह गहरी।
- आपका एक प्रमाण अंतर्राष्ट्रीय साक्षात्कार दस्तावेज़ है।

INFORMATION

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

■ आपका देश सर में नाम है।

■ आपका भवित्व में जरूरी और गैर-जरूरी सेवाओं

में आप उपर्युक्त में उपयोगी होते।

■ Aadhaar is valid throughout the country.

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

भारतीय विशेषज्ञ पहचान आधार
Unique Identification Authority of India

Address:

WtO, Ravinder Khaitan, Block-4, Flat-5A, S.J.B.S Holdings
Avenue, Near ITC SONAR, Kokata (mt), Kokata, West Bengal, 700103

4035 4722 1444

Pratik Khaitan



आयकर विभाग

INCOME TAX DEPARTMENT

SANDHYA KHAITAN

OM PRAKASH SINGHANIA

25/09/1975

Permanent Account Number

AJUPPS9094D

Sandhya Khaitan

Signature

भारत सरकार

GOVT. OF INDIA



13052016

Sandhya Khaitan





प्राचीन वास्तव पहाड़ा लाइब्रेरी

भारत सरकार
Unique Identification Authority of India
Government of India

Environ Monit Assess (2002) 76:1–10
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आधार नं. : आधार नं. / Your Aadhaar No. :

2327 7083 5145

नेरा आधार, मेरी पहचान



2327 7083 5145

मेरा आधार, मेरी पहचान



संस्कृता

- २) अपराध प्रकार का प्रश्न है, जानकारी का लें।
- ३) प्रकार का प्रश्न अनुसन्धान प्रयोगशाला का लें।

INFORMATION

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

www.english-test.net

- आधार भवित्व में संरक्षित होता है और देश-वासियों के लिए विभिन्न सरकारी व निवासी उपलब्धी का उपयोगी होता है।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



कानूनी विवरण

Address:
W/D: Jitendra Khatan, Silver Spring, Block-4, Flat#4A, 5,
JBS Holden Avenue, Near ITC SONAR, Kankata (m/c),
Kolkata, West Bengal, 700105

2327 7083 5145



Sanchaya Kharak



भारत सरकार
मानव संकेतन प्रबन्धना प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India
Enrollment No.: 103890043200452

To
Sandhya Khaitan
W/O. Sandeep Khaitan
Silver Spring, Block-4, Flat-6A/5, 705 Haldia Avenue
Near ITC SONAR
Kutubia, Durgapur
District: Durgapur
State: West Bengal
Pincode: 702105
Mobile: 932815734



आधार नंबर / Your Aadhaar No.:

2327 7083 5145

मेरा आधार, मेरी पहचान



2327 7083 5145

मेरा आधार, मेरी पहचान



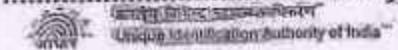
सूचना

- आधार संख्या का प्राप्त है, जातियां या नहीं।
- संख्या का समान अधिकार भवित्वेतत्व संभाल रखते हैं।

INFORMATION

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

- आधार हर संस्कृत में वाला है।
- आधार संविद्या ने सरकारी और गैर-सरकारी संस्कृतों का सामने लेने में उपयोगी होना।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ADDRESS:
W/O. Jindra Khaitan, Silver Spring, Block-4, Flat-6A/5,
705 Haldia Avenue, Near ITC SONAR, Kolakata (Dist.),
Kolkata, Chhattisgarh, West Bengal, 702105

2327 7083 5145



Sanchaya Khaitan

1
1
1

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 assessment 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	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 :					20 Dec	90,52,660/-	90,52,660/-	
Grand Total :					20 Dec	90,52,660/-	90,52,660/-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>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.: alxxxxxx8b, 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</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>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</p>
2	<p>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</p>
3	<p>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</p>
4	<p>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</p>
5	<p>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</p>
6	<p>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</p>
7	<p>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</p>
8	<p>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</p>

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	Bangabhumi 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	Bangabhumi 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), Bangabhumi 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 : Bangabhumi 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)

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,Bangabhumi Real Estate Private Limited-0.625 Dec,Bangabhumi 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,Bangabhumi Real Estate Private Limited-0.5 Dec,Bangabhumi 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,Bangabhumi Real Estate Private Limited-0.125 Dec,Bangabhumi 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:তনুষী বসু, Gurdian:দেবাশীৰ, Address:নিজ, Classification:শান্তি, Area:0.10000000 Acre,	Smt Tanusree Basu
L2	LR Plot No:- 457, LR Khatian No:- 1374	Owner:তনুষী বসু, Gurdian:দেবাশীৰ, Address:নিজ, Classification:শান্তি, Area:0.15000000 Acre,	Smt Tanusree Basu
L3	LR Plot No:- 455, LR Khatian No:- 1365	Owner:তনুষী বসু, Gurdian:দেবাশীৰ, Address:নিজ, Classification:ডাঙা, 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 Debasis 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

Indefited 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.**



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

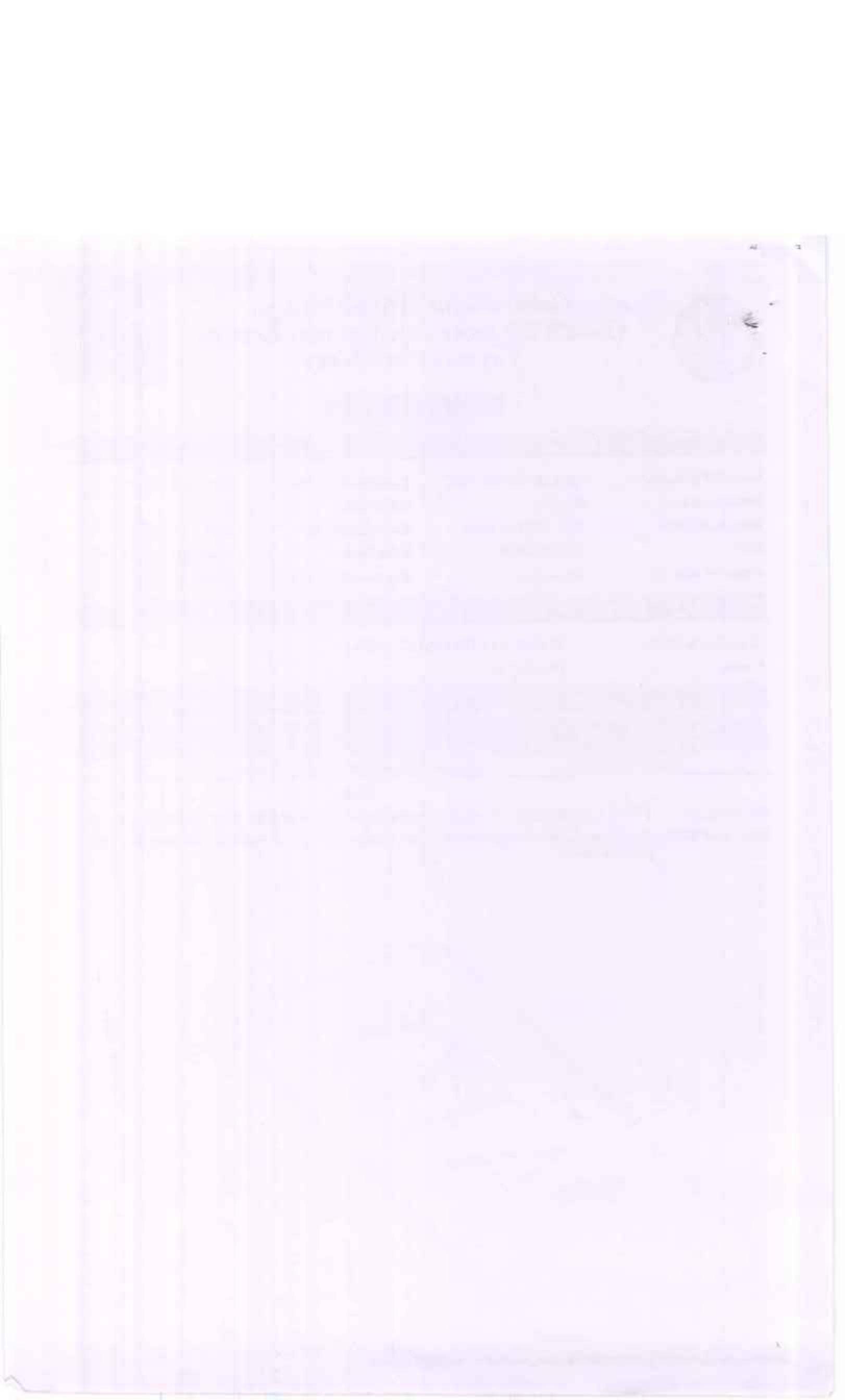
Payment(GRN) Details

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.







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.

