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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 064503

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached in this document are the part of this document

A. D. S. Howrah

02 DEC 2021

**DEED OF SALE**

THIS DEED OF SALE is made on this 21<sup>st</sup> day of November, Two Thousand and Twenty One (2021) BETWEEN MOONCITY TRADELINKS PVT. LTD.,

For T. B. Group

For T. B. Group

Partner

2 NOV 2021

**PAN-AAFCM8051R**, a Construction Company, incorporated under the provision of the Companies Act, 1956, having its registered Office at 135, Utkalmani Gopa Bandhu Sarani (formerly known as Cotton Street) Post Office- Burrabazar, Police Station- Posta, Kolkata-700007, represented herein by its Director namely **SRI AMIT KUMAR BHARTIA, PAN-AHUPB4332M**, Aadhaar No.2777 8694 9770, Son of Ramesh Kumar Bhartia, by faith-Hindu, by Citizen –Indian, by Occupation-Business, residing at 4th Floor, P-168, Lake Town, Block-B, Post Office and Police Station-Lake Town, Kolkata-700089, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed and mean to include its successor-in-interest and office, administrators, executors and assigns) of the **ONE PART**

**AND**

**TLB GROUP, PAN-AAOFT6080B**, a Partnership Firm, registered under the Indian Partnership Act, 1932, having its registered Office at Baikunth Niwas, Khalia Paschim Para, Chamrail, District-Howrah, West Bengal, Pin-711114, represented herein by its partners, **1) SRI AMAR NATH KESHRI, PAN-AVOPK2005Q**, Aadhaar No.6798 4393 9765, Son of Late Ramdular Keshri, by Occupation-Business, residing at 46, Sanatan Mistri Lane, Post Office-Salkia, Police Station-Golabari, District-Howrah, Pin-711106, **2) SMT. KUSUM DEVI CHOMAL, PAN-ACQPC9534P**, Aadhaar No.2255 9205 4270, Wife of Ram Avater Chomal, by Occupation-Business, residing at Chandmari Station Road, East Sapuipara, Post Office-Sapuipara, Ghoshpara, Police Station-Nischinda, District-Howrah, Pin-711227, **3) SMT. KIRAN DEVI, PAN-CCQPD7669Q**, Aadhaar No.6983 3784 8513, Wife of Late Baikunth Singh, by Occupation- Business, residing at 4J, Shivam Abasan, East Sapuipara, Post Office-Sapuipara, Police Station-Nischinda, District- Howrah, Pin-711227, all by faith- Hindu, all by Citizen-Indian, hereinafter referred to as the **PURCHASER** (which expression shall unless

excluded by or repugnant to the context be deemed and mean to include its successor-in-office, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS ALL THAT** piece and parcel of land with Rayati Sthitiban interest measuring an area of about 1.09 Satak Bastu land along with all easement rights and all rights of user 12' feet wide common passage in Mouza-Bally, J.L. No.14, Khatian No.7538, coming from 2725, R.S. Dag No.5421/5654, corresponding L.R. Dag No.19729, Police Station-Bally belonged to Manmatha Nath Dhali. The said Manmatha Nath Dhali possessed the property as permanent settlement from the then Jaminder Binod Behari Paul and recorded his name in the settlement record. Subsequently thereafter Manmatha Nath Dhali sold the aforesaid property to one Dasurathi Ghosh.

**AND WHEREAS** the said Dasurathi Ghosh sold an area of 10 Cottah to Biswapati Bandopadhyay on 01/06/1949 by a registered Deed of Conveyance registered at Howrah Joint Sub-Registry Office Vide, Book No.I, Volume No.23, Pages from 98 to 101, being No.1282.

**AND WHEREAS** the said Biswapati Bandopadhyay on 7<sup>th</sup> July, 1965 sold 4 Cottahs 36 Sq.ft. of Bastu land to Sri Santosh Kumar Dey, Son of Late Makhan Chandra Dey of 231, Aluposta, Kolkata-700007 by a registered deed of Sale vide Book No.I, Volume No.44, pages from 224 to 229, Being No.2833 registered at Howrah Sub-Registry Office.

**AND WHEREAS** the said Santosh Kumar Dey on 4<sup>th</sup> January, 1966 by a registered deed of conveyance registered at Howrah Sub-Registry Office recorded in Book No.I, Being No.22 sold an area of about 4 Cottahs 36 sq.ft. Bastu land along with 12' feet wide common passage for use to Smt. Malaty Rani Nandi.

**AND WHEREAS** the said Biswapati Bandopadhyay on 7<sup>th</sup> July, 1965 by a registered deed of conveyance recorded in Book No.I, Being No.24, registered at Howrah Sub-Registry

Office, Howrah sold 4 Cottahs 36 sq.ft. land along with 12' feet wide common passage for use in favour Smt. Malaty Rani Nandy.

**AND WHEREAS** by virtue of the two separate registered instruments Smt. Malaty Rani Nandi became the absolute owner of bastu land measuring 8 Cottahs 72 sq.ft. and thereafter mutated her name in the settlement record and had being paying the Government rent as usual.

**AND WHEREAS** after demise of said Smt. Malaty Rani Nandi the legal heirs and/or representatives of Smt. Malaty Rani Nandy namely 1) Smt. Manju Dutta, 2) Smt. Rina Kar, 3) Smt. Smriti Ghosh, 4) Smt. Namita Ray Majumder, 5) Smt. Sanchaita Dutta, 6) Sri Santi Ranjan Nandi and 7) Sri Sankar Nandi, all residing at 15B, Dr. Bupen Dutta Sarani, Kolkata-700006 became absolute owners of 8 Cottahs 72 sq.ft. of bastu land together with easement right on 12' feet wide common passage for use.

**AND WHEREAS** 1) Smt. Manju Dutta, 2) Smt. Rina Kar, 3) Smt. Smriti Ghosh, 4) Smt. Namita Ray Majumder, 5) Smt. Sanchaita Dutta, 6) Sri Santi Ranjan Nandi and 7) Sri Sankar Nandi by a registered deed of conveyance dated 18<sup>th</sup> October, 1996 registered in the Office of the Additional District Sub Registrar, Howrah recorded in Book No.I, Volume No.85, Pages from 287 to 293, being No.4151 sold and/or transferred piece and parcel of Bastu land measuring 4 Cottahs 10 Chittacks 43 Sq.ft. bastu land together with two storied building measuring a carpet area of 500 sq.ft. in each floor (hereinafter referred to as the said property) together with easement right and right of user of 12' ft wide common passage in favour of the said Smt. Babita Khater, Wife of Monoj Kumar Jain alias Khater.

**AND WHEREAS** by a Deed of Sale dated 12.09.2016 the said Babita Khater, Wife of Monoj Kumar Jain alias Khater sold, transferred and conveyed **ALL THAT** piece and parcel of bastu land measuring an area 4 Cottahs 10 Chittacks 43 Sq.ft. more or less together with two storied brick built building measuring an area of 500 sq.ft. in each floor along with all

easement right and right of user of 12' ft wide common passage together with Rayati Sthitiban interest in Mouza- Bally, J.L. No.14, Khatian No.7538, coming from 2725, R.S. Dag No.5421/5654, corresponding to L.R. Dag No.19729, Police Station-Bally in the District of Howrah to Mooncity Tradelinks Pvt. Ltd., the Vendor herein at and for the consideration as mentioned in the said Deed of Sale and delivered possession thereof. The said Deed of Sale was registered in the Office of the District Sub-Registrar, Howrah and recorded in Book No.I, Volume No.0501-2016, Pages from 224442 to 224466, being No.050108913 for the year 2016.

**AND WHEREAS** since then the Vendor herein mutated its name in the settlement record of rights under L.R. Khatian No.62386 in respect of its purchased property and has been paying taxes and khajnas in its own name to the Competent Authority regularly.

**AND WHEREAS** by virtue of aforesaid the abovenamed Vendor is seized and possessed of and otherwise well and sufficiently entitled to the said property comprising with **ALL THAT** piece and parcel of bastu land measuring an area 4 Cottahs 10 Chittacks 43 Sq.ft. more or less together with two storied brick built building standing thereon along with all easement right and right of user of 12' ft wide common passage together with Rayati Sthitiban interest in Mouza- Bally, J.L. No.14, Khatian No.7538, coming from 2725, R.S. Dag No.5421/5654, corresponding to L.R. Dag No.19729, L.R. Khatian No.62386, Police Station-Bally in the District of Howrah and have been enjoying the said property free from all encumbrances and hereinafter referred to as the said Property.

**AND WHEREAS** the Vendor is in urgent need of money and they desire to sell its property comprising with **ALL THAT** piece and parcel of bastu land measuring an area 4 Cottahs 10 Chittacks 43 Sq.ft. more or less together with two storied brick built building standing thereon along with all easement right and right of user of 12' ft wide common

passage together with Rayati Sthitiban interest in Mouza- Bally, J.L. No.14, Khatian No.7538, coming from 2725, R.S. Dag No.5421/5654, corresponding to L.R. Dag No.19729, L.R. Khatian No.62386, Police Station-Bally in the District of Howrah more fully described in the Schedule below and delineated with **RED** Border Lines in the Plan or map annexed herewith and hereinafter referred to as the "**SAID PROPERTY**".

**AND WHEREAS** after coming to know the said desire of the Vendor, the Purchaser has offered the Vendor to purchase the said property measuring about more or less at and for the valuable consideration of Rs.43,00,000/- (Rupees Forty Three Lakhs) only and the Vendor has accepted and agreed the same.

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

That in pursuance of the said agreement and in consideration of the said sum of Rs. 43,00,000/- (Rupees Forty Three Lakhs) only truly paid by the Purchaser to the Vendor simultaneously with the execution of this deed (the receipt whereof the Vendor doth hereby admits and acknowledge as hereinafter mentioned in the memo of consideration) the said Vendor doth hereby indefeasibly grant, convey, sale, transfer, assign and assure the said property unto and to the use of the said Purchaser free from all encumbrances **ALL THAT** the said property measuring about 4 Cottahs 10 Chittacks 43 Sq.ft. more or less including all rights, liberties, privileges with all using rights and all rights of ingress and egress including all easement rights whatsoever belonging to the said property **AND ALL** rights, title, interest, possession, rents, Profits, claim, demand, whatsoever **TO HAVE AND TO HOLD** the said property, free from all encumbrances, hereby sold, transferred, conveyed unto the Purchaser, of this Deed absolutely and forever. That the Vendor doth hereby covenants with the Purchaser that notwithstanding any acts, deeds, hereto before done, executed or knowingly suffered to the contrary the Vendor has got absolute right to sell and transfer the



said property free from all encumbrances, attachments, charges, defects whatsoever and the said property is not notified to the acquired under the land acquisition act or not requisitioned by the Government nor by any public Body whatsoever or the said property is not vested or not requisitioned and/ or no notice or proceeding is being issued, done or affected by the Government under the provisions of W.B.L.R. Act or such other Act or Acts and there is no suit or dispute or case pending in any court in respect of the said property and there is no co-sharer in respect of the said property and the Vendor has full power and absolute authority to sell, transfer the said property in manner stated above. That the Purchaser shall at all times, hereafter peaceably and quietly hold, possess and enjoy the said property with absolute right to sell, transfer, gift, mortgage, lease, convey whatsoever as its absolute owner and possessor with out any lawful eviction, claim, interruption demand whatsoever from the Vendor or any person or persons claiming through or under or in trust for the Vendor, That the Vendor covenants with the Purchaser to save the said property harmless and shall at all times hereafter indemnify and keep indemnified the Purchaser from or against all encumbrances, losses, damages, charges, whatsoever. **THAT** the Vendor further covenants with the Purchaser that the Vendor shall at the request and at the costs of the Purchaser, do or execute or cause to be done or executed all such lawful acts, deeds, whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed, in favour of the Purchaser, That the Vendor covenant with the Purchaser that simultaneously with completion of purchase the peaceful vacant possession of the said property shall be made over by the Vendor to the Purchaser absolutely and forever **THAT** the Vendor further covenants with the Purchaser that if any dispute, claim, demand, litigation, case, arise at any time regarding right , title, interest possession of the Vendor in respect of the said property described in the schedule hereunder written in that event the

Vendor shall be bound to make good or to compensate all losses, damages sustained by the Purchaser, Be it mentioned that in case any dispute or defects (of whatsoever manner or nature) arises in regard to the right, title and interest of the Vendor herein in respect of the schedule mentioned property written hereunder, then all prices costs, expenses, charges, fees duties etc. of whatsoever manner or nature being paid or incurred by the Purchaser herein, the same shall become refundable and/or payable by the Vendor to the Purchaser as and when demanded or asked for by the Purchaser and the Vendor keep the Purchaser/Purchasers herein harmless and indemnified to that effect. The Purchaser shall become the absolute owner and gets the marketable title by virtue of this presence. The Purchaser and/or successor-in-interest shall be entitled to sell, mortgage with any nationalised/Private Bank or any financial Institutions or with any authority or authorities for availing and/or obtaining and/or getting loan from the said bank or financial institution or authorities and/or alienate the property in any manner whatsoever at its own discretion without taking any permission and/or approval from anybody or from any authority or from any court of law and/or forum.

**BE IT FURTHER STATED BY THE VENDOR** that the Purchaser shall be entitled to enjoy all rights of ingress and egress and all using rights including all easements rights over and through the road adjacent to the said property shown in the map or plan annexed herewith and the Purchaser has got every liberty to arrange for electric connections water pipe connections drainage system over and through the said Road. That the Purchaser shall have all rights to mutate its name as owner and possessor in respect of the said property in the records of the Govt. of West Bengal and in the Assessment Register of the Competent Authority of Panchayat/Zila Parishad and in any other local authorities and in that event, the Vendor shall give its consent or approval in writing for the purpose of such mutation and separate assessment whenever shall be required by the Purchaser, That the Vendor shall be



bound to pay all taxes and land revenues and other outgoing charges in respect of the said sold out property upto the date of registration of this Deed. The Purchaser shall be entitled to mutate its name in the assessment Register of the Competent Authority of Panchayat/ Zila Parishad and Settlement office and other Competent Authority in respect of the property under sale as mentioned in the Schedule below and delineated with red Border Lines in the Plan or map annexed herewith.

**SCHEDULE ABOVE REFERRED TO**

**(SOLD OUT PROPERTY)**

**ALL THAT** piece and parcel of bastu land measuring an area 4 Cottahs 10 Chittacks 43 Sq.ft. more or less together with two storied brick built building measuring an area of 500 sq.ft. (cemented Flooring) (Marked by Red Colour) in each floor along with all easement right and right of user of 12<sup>17</sup> ft wide common passage together with Rayati Sthitiban interest in Mouza- Bally, J.L. No.14, Khatian No.7538, coming from 2725, R.S. Dag No.5421/5654, corresponding to L.R. Dag No.19729, L.R. Khatian No.62386, Police Station-Bally in the District of Howrah along with yearly proportionate rent payable to the collectorate of Howrah in favour of Govt. of West Bengal under Bally Gram Panchayat. The aforesaid land is butted and bounded as follows:-

<b>ON THE NORTH</b>	:	Shantinagar Khelar Math
<b>ON THE SOUTH</b>	:	Land of Babita Khater
<b>ON THE EAST</b>	:	Common Passage
<b>ON THE WEST</b>	:	15 feet wide Pucca Road

17

**IN WITNESSES WHEREOF** the parties herein put each of their signatures, the day, month and the other year above written.

**SIGNED IN PRESENCE OF:**

**WITNESSES:**

1. *Sensitio Paul  
Herwash Court  
2011/1*

MOONCITY TRADING LLP

*[Signature]*

DIRECTOR

**SIGNATURE OF THE VENDOR**

For T L. B. Group

*Amurath Keshu*

Partner

2. *P. K. Ghosh  
10, 12 Post Office Street  
Kolkata*

For T L. B. Group

*[Signature]*

Partner

For T L. B. Group

*[Signature]*

Partner

**SIGNATURE OF THE PURCHASER**

Drafted by:

*Apurba Kumar Ghosh*

**(APURBA KUMAR GHOSH)**

Advocate

High Court, Calcutta

Enrollment No. *F/351/349/88*

Typed by:

*[Signature]*

10, Old Post Office Street,  
Kolkata – 700 001

**MEMO OF CONSIDERATION**

**RECEIVED** Rs.43,00,000/- (Rupees Forty Three Lakhs) only from the Purchaser, as entire consideration money for the said property sold hereby as per following memo:

<b>Transfer</b>	<b>Date</b>	<b>Drawn on</b>	<b>Amount (Rs.)</b>
UTR No.23658509631	23/02/2021	ICICI Bank Liluah Br.	5,00,000.00
UTR No.25571716701	26/11/2021	Do	20,00,000.00
UTR No.25572218611	26/11/2021	Do	18,00,000.00
<b>TOTAL</b>		Rs.	43,00,000.00

(Rupees Forty Three Lakhs) only

**WITNESSES**

1. *Sainu Patel*

2. *P. B. Shree*

MOONCITY TRADELINKS PVT. LTD

*[Signature]*

DIRECTOR

**SIGNATURE OF THE VENDOR**

SALE DEED PLAN

PART OF R. S. DAG NO. - 5421/5654, L. R. DAG NO. - 19729, UNDER L. R. KHATIAN NO. - 62386, MOUZA - BALLY, J. L. NO. - 14, OLD P. S. - BALLY, NEW P.S. - NISCHINDA, DIST. - HOWRAH. UNDER BALLY GRAM PANCHAYET .  
SCALE - 1" INCH = 20'-0" FT.

AREA OF LAND - 4 K. - 10 CH. - 43 SFT. SHOWN IN RED BORDER .

AREA OF GROUND FLOOR PUCCA STRUCTURE - 1500SFT.

AREA OF FIRST FLOOR PUCCA STRUCTURE - 1500SFT.

VENDOR : - MOONCITY TRADELINKS PVT. LTD. , REPRESENTED BY ITS DIRECTOR NAMELY : - SRI AMIT KUMA BHARTIA .

PURCHASERS : - TLB GROUP , REPRESENTED BY ITS PARTNERS : -  
1). SRI AMAR NATH KESHRI , 2). SMT. KUSUM DEVI CHOMAL ,  
3). SMT. KIRAN DEVI.

For T L. B. Group

*Amar Nath Keshri*  
Partner



MOONCITY TRADELINKS PVT. LTD.

*[Signature]*

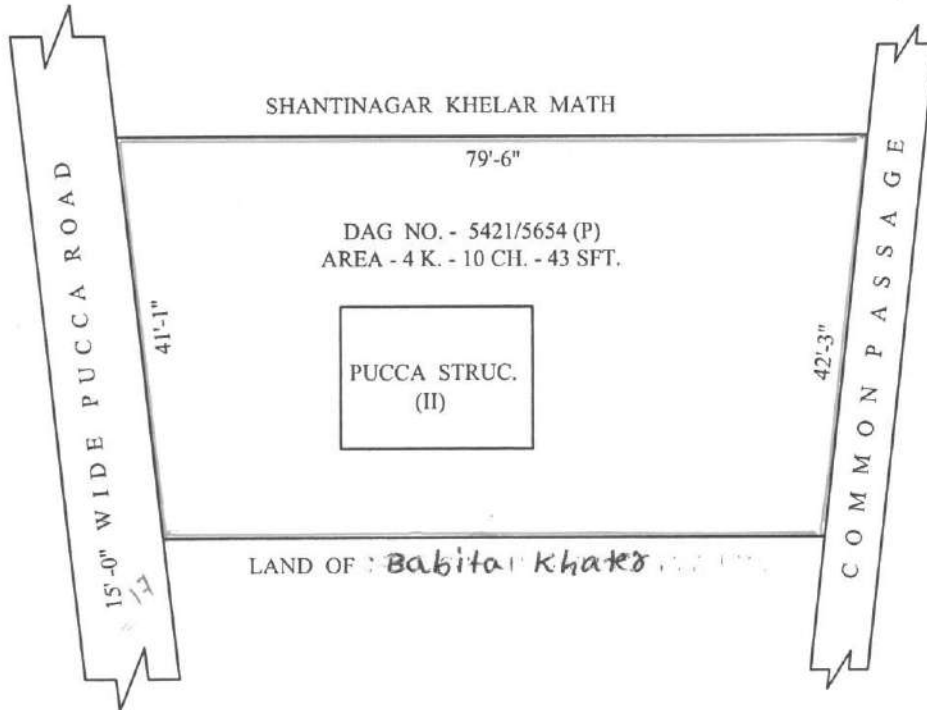
DIRECTOR

For T L. B. Group

*कसुम देवी चौगाल*  
Partner

For T L. B. Group

*किरण देवी*  
Partner



COPY BY

*P. P. Sardar*

29/11/21

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Amal Shankar*

	LITTLE FINGER	RING FINGER	MIDDLE	FORE FINGER	THUMB
LEFT					
RIGHT					



*Amal Nath Kerkar*

	LITTLE FINGER	RING FINGER	MIDDLE	FORE FINGER	THUMB
LEFT					
RIGHT					



*शुभम देवी चौजाल*

	LITTLE FINGER	RING FINGER	MIDDLE	FORE FINGER	THUMB
LEFT					
RIGHT					



*किरण देवी*

	LITTLE FINGER	RING FINGER	MIDDLE	FORE FINGER	THUMB
LEFT					
RIGHT					








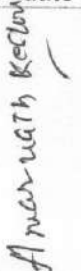



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. HOWRAH, District Name :Howrah







Signature / LTI Sheet of Query No/Year 05022002462805/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Amit Kumar Bharita P-168,lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700089	Represent ative of Seller [Mooncity Tradelinks Pvt Ltd ]			
2	Mr Amar Nath Keshri 46,sanatan Misti Lane, City:- Not Specified, P.O:- Salkia, P.S:- Golabari, District:- Howrah, West Bengal, India, PIN:- 711106	Represent ative of Buyer [Tib Group ]			
3	Smt Kusum Devi Chomal Chandmari Station Road,east Sapuipara, City:- Not Specified, P.O:- Sapuipara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN:- 711227	Represent ative of Buyer [Tib Group ]			



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Kiran Devi 4j,shivam Abasan,east Sapuipara, City:- Not Specified, P.O:- Sapuipara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227	Represent ative of Buyer [Tlb Group ]			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sanjib Paul Son of Late Alok Ch Paul Baksara, City:- Not Specified, P.O:- Baksara, P.S:- Santragachi, District:- Howrah, West Bengal, India, PIN:- 711110	Mr Amit Kumar Bharita, Mr Amar Nath Keshri, Smt Kusum Devi Chomal, Smt Kiran Devi			

(Kaustava Dey)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
HOWRAH  
Howrah, West Bengal

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA



भारत सरकार, दिल्ली  
Permanent Account Number/Caro

AAOFT60805

संग्रहकर्ता  
TLB GROUP



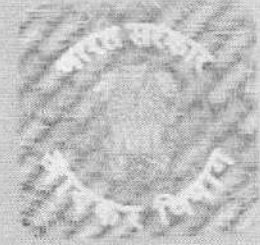
आयकर विभाग  
दिल्ली  
200124010

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MOONCITY TRADELINKS PRIVATE  
LIMITED



05/03/2008

Permanent Account Number

AAFCM8051R

03122008



भारत सरकार  
GOVERNMENT OF INDIA



अमित कुमार भारतिया

Amit Kumar Bhartia

जन्म तिथि/ DOB: 16/02/1985

पुरुष / MALE



2777 8694 9770

**MERA AADHAAR, MERI PEHCHAN**



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

पता:


पि 168, ब्लक बि, लेकटाउन,  
साउथ दमदम (एम), उत्तर २४  
परगना,  
पश्चिमबङ्ग - 700089

P-168, BLOCK-B, LAKE  
TOWN, South Dum Dum  
(M), North 24 Parganas,  
West Bengal - 700089



  
1947  
1800 300 1947

  
help@uidai.gov.in

  
www.uidai.gov.in

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

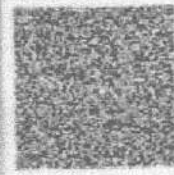
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AHUPB4332M



नाम / Name  
ASHU KUMAR BHARTIA

पिता के नाम / Father's Name  
RAMESH KUMAR BHARTIA

जन्म तिथि / Date of Birth  
18/02/1965

हस्ताक्षर / Signature

34052019





ভারত সরকার  
ভারত সরকার

ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/19609/01995

04/01/2013

To  
**Amar Nath Keshri**  
অমর নাথ কেশরী  
C/O Amar Nath Keshri  
48  
SANATAN MISTRI LANE  
Haora Corporation  
Salkia, Haora  
West Bengal - 711106



KL190105910DF  
19010591



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6798 4393 9765**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



অমর নাথ কেশরী  
**Amar Nath Keshri**  
পিতা : লেট রামদুলার কেশরী  
Father : LATE RAMDULAR KESHRI

জন্ম সাল/Year of Birth: 1964  
পুরুষ / Male

**6798 4393 9765**



আধার - সাধারণ মানুষের অধিকার



सत्यमेव जयते  
Government of India



AADHAAR

## তথ্য

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

## INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



আধার

ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: C/O অমর নাথ কেশরী, ৪৬  
সনাতন মিস্ট্রী লেন  
হাওড়া (মিউনিসিপাল কর্পোরেশন), সালকিয়া  
হাওড়া, পশ্চিমবঙ্গ, ৭১১১০৬

Address: C/O Amar Nath  
Keshri, 46, SANATAN  
MISTRI LANE, Haora  
Corporation, Salkia, Haora,  
West Bengal, 711106

1947  
1600 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग  
INCOME TAX DEPARTMENT

AMAR NATH KESHRI  
RAMDULAR KESHRI

01/01/1965

Permanent Account Number

AVOPK2005Q

*Amar Nath Keshri*  
Signature



भारत सरकार  
GOVT. OF INDIA



14082007



ভারত সরকার

Government of India



কিরন দেবী  
Kiran Devi  
পতি : বৈকুন্ঠ সিং  
Husband : Baikunth Singh  
জন্মতারিখ / DOB : 03/04/1965  
মহিলা / Female



6983 3784 8513

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় পরিচয়-প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

W/O বৈকুন্ঠ সিং, 4 জে শিবম  
আবাসন, ইস্ট সাপুইপাড়া, বালী,  
বালী জগাছা, ঘোষণা, হাওড়া,  
পশ্চিমবঙ্গ, 711227

Address:

W/O Baikunth Singh, 4J SHIVAM  
ABASAN, EAST SAPUIPARA,  
BALLY, Bally Jagachha,  
Ghoshpara, Haora, West Bengal,  
711227

6983 3784 8513

1947  
1800 300 1947

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आयकर विभाग

INCOME TAX DEPARTMENT

KIRAN DEVI

BASISTH THAKUR

03/04/1965

Permanent Account Number

CCQPD7669Q

किरण देवी

Signature



भारत सरकार

GOVT. OF INDIA



आयकर विभाग

INCOME TAX DEPARTMENT

KIRAN DEVI

BASISTH THAKUR

03/04/1965

Permanent Account Number

CCQPD7669Q

किरण देवी

Signature



भारत सरकार

GOVT. OF INDIA





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AMAR NATH KESHRI  
RAMDULAR KESHRI



01/01/1965  
Permanent Account Number

AVOPK2005Q

*Amar Nath Keshri*

Signature



14082007



ভারত সরকার  
**Unique Identification Authority of India**  
**Government of India**

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/19609/01995

04/01/2013

To  
**Amar Nath Keshri**  
 অমর নাথ কেশরী  
 C/O Amar Nath Keshri  
 46  
 SANATAN MISTRILANE  
 Haora Corporation  
 Salkia, Haora  
 West Bengal - 711106



KL190105910DF  
 19010591



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6798 4393 9765**



আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
 GOVERNMENT OF INDIA

অমর নাথ কেশরী  
**Amar Nath Keshri**  
 পিতা: লেট রামদুলার কেশরী  
 Father : LATE RAMDULAR KESHRI

জন্ম তারিখ/Year of Birth: 1964  
 পুরুষ / Male

**6798 4393 9765**

আধার - সাধারণ মানুষের অধিকার



सत्यमेव जयते  
Government of India



AADHAAR

## তথ্য

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

## INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিসেবা প্রাপ্তির সহায়ক হবে।
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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

টিকান: C/O অমর নাথ কেশরী, ৪৬  
সনাতন মিস্ট্রী লেন  
হাওড়া (মিউনিসিপাল করপোরেশন), সালকিয়া  
হাওড়া, পশ্চিমবঙ্গ, ৭১১১০৬

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MISTRILANE, Haora  
Corporation, Salkia, Haora,  
West Bengal, 711106

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



ভারত সরকার  
Government of India



কিরন দেবী  
Kiran Devi  
পতি : বৈকুন্ঠ সিং  
Husband : Baikunth Singh  
জন্মতারিখ / DOB : 03/04/1965  
মহিলা / Female



6983 3784 8513

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতের অনন্য পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:

W/O বৈকুন্ঠ সিং, 4 জে শিবম  
আবাসন, ইস্ট সাপুইপাড়া, বালী,  
বালী জগাছা, ঘোষপাড়া, হাওড়া,  
পশ্চিমবঙ্গ, 711227

Address

W/O Baikunth Singh, 4J SHIVAM  
ABASAN, EAST SAPUIPARA,  
BALLY, Bally Jagachha,  
Ghoshpara, Haora, West Bengal,  
711227

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

GRN Details

GRN: 192021220122542292 Payment Mode: Counter Payment  
GRN Date: 27/11/2021 16:56:39 Bank/Gateway: State Bank of India  
Payment Status: Payment Pending Payment Ref. No: 2002462805/1/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: APURBA KUMAR GHOSH  
Address: 10, OLD POST OFFICE STREET  
Mobile: 9831103007  
Depositor Status: Advocate  
Query No: 2002462805  
Applicant's Name: Mr S Paul  
Identification No: 2002462805/1/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002462805/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	128920
2	2002462805/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	43014
			<b>Total</b>	<b>171934</b>

IN WORDS: ONE LAKH SEVENTY ONE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

NOTE: Produce this challan to any branch of State Bank of India. Please ensure, to make your payment within 04/12/2021 (banking hours). This challan form will be invalid after 04/12/2021.



Govt. of West Bengal <sup>20512376</sup>  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

*[Handwritten Signature]*

**GRN Details**

GRN: 192021220122542292      Payment Mode: Counter Payment  
GRN Date: 27/11/2021 16:56:39      Bank/Gateway: State Bank of India  
BRN : 90147434      BRN Date: 29/11/2021 00:11:00  
Payment Status: Successful      Payment Ref. No: 2002462805/1/2021  
[Query No\*/Query Year]

**Depositor Details**

Depositor's Name: APURBA KUMAR GHOSH  
Address: 10, OLD POST OFFICE STREET  
Mobile: 9831103007  
Depositor Status: Advocate  
Query No: 2002462805  
Applicant's Name: Mr S Paul  
Identification No: 2002462805/1/2021  
Remarks: Sale, Sale Document

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002462805/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	128920
2	2002462805/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	43014

**Total 171934**

**IN WORDS: ONE LAKH SEVENTY ONE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.**

## Major Information of the Deed

Deed No :	I-0502-12376/2021	Date of Registration	02/12/2021
Query No / Year	0502-2002462805/2021	Office where deed is registered	
Query Date	27/11/2021 4:53:37 PM	0502-2002462805/2021	
Applicant Name, Address & Other Details	S Paul 10,old Post Office Street,,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN 700001, Mobile No. : 9836049874, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 43,00,000/-	Rs. 43,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,29,020/- (Article:23)	Rs. 43,014/- (Article:A(1), E)		
Remarks			

### Land Details :

District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711227

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-5421/5654	RS-7538	Bastu	Bastu	4 Katha 10 Chatak 43 Sq Ft	36,00,000/-	36,00,000/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>7.7298Dec</b>	<b>36,00,000 /-</b>	<b>36,00,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	7,00,000/-	7,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1000 sq ft</b>	<b>7,00,000 /-</b>	<b>7,00,000 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Moocity Tradelinks Pvt Ltd</b> 135,utkalmani Gopa Bandhu Sarani, City:- Not Specified, P.O:- Burrabazar, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: AAxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Tlb Group</b> Baikunth Niwas,khalia Paschim Para, City:- Not Specified, P.O:- Chamrail, P.S:-Kona, District:-Howrah, West Bengal, India, PIN:- 711114 , PAN No.:: AAxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Amit Kumar Bharita</b> Son of Mr Ramesh Kumar Bhartia P-168,lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx2M, Aadhaar No: 27xxxxxxx9770 Status : Representative, Representative of : Mooncity Tradelinks Pvt Ltd (as director)
2	<b>Mr Amar Nath Keshri (Presentant )</b> Son of Late Ramdular Keshri 46,sanatan Misti Lane, City:- Not Specified, P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx5Q, Aadhaar No: 67xxxxxxx9765 Status : Representative, Representative of : Tlb Group (as parter)
3	<b>Smt Kusum Devi Chomal</b> Wife of Mr Ram Avater Chomal Chandmari Station Road,east Sapuipara, City:- Not Specified, P.O:- Sapuipara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx4P, Aadhaar No: 22xxxxxxx4270 Status : Representative, Representative of : Tlb Group (as parter)
4	<b>Smt Kiran Devi</b> Wife of Late Baikunth Singh 4j,shivam Abasan,east Sapuipara, City:- Not Specified, P.O:- Sapuipara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CCxxxxxx9Q, Aadhaar No: 69xxxxxxx8513 Status Representative, Representative of : Tlb Group (as parter)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sanjib Paul</b> Son of Late Alok Ch Paul Baksara, City:- Not Specified, P.O:- Baksara, P.S:-Santragachi, District:-Howrah, West Bengal, India, PIN:- 711110			

Identifier Of Mr Amit Kumar Bharita, Mr Amar Nath Keshri, Smt Kusum Devi Chomal, Smt Kiran Devi

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mooncity Tradelinks Pvt Ltd	Tlb Group-7.72979 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mooncity Tradelinks Pvt Ltd	Tlb Group-1000.00000000 Sq Ft





On 29-11-2021

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

Presented for registration at 20:20 hrs on 29-11-2021, at the Private residence by Mr Amar Nath Keshri .

**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 43,00,000/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 29-11-2021 by Mr Amit Kumar Bharita, director, Mooncity Tradelinks Pvt Ltd, 135,utkalmani Gopa Bandhu Sarani, City:- Not Specified, P.O:- Burrabazar, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007

Indetified by Mr Sanjib Paul, , Son of Late Alok Ch Paul, Baksara, P.O: Baksara, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Execution is admitted on 29-11-2021 by Mr Amar Nath Keshri, parter, Tlb Group, Baikunth Niwas,khalia Paschim Para, City:- Not Specified, P.O:- Chamrail, P.S:-Kona, District:-Howrah, West Bengal, India, PIN:- 711114

Indetified by Mr Sanjib Paul, , Son of Late Alok Ch Paul, Baksara, P.O: Baksara, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Execution is admitted on 29-11-2021 by Smt Kusum Devi Chomal, parter, Tlb Group, Baikunth Niwas,khalia Paschim Para, City:- Not Specified, P.O:- Chamrail, P.S:-Kona, District:-Howrah, West Bengal, India, PIN:- 711114

Indetified by Mr Sanjib Paul, , Son of Late Alok Ch Paul, Baksara, P.O: Baksara, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Execution is admitted on 29-11-2021 by Smt Kiran Devi, parter, Tlb Group, Baikunth Niwas,khalia Paschim Para, City:- Not Specified, P.O:- Chamrail, P.S:-Kona, District:-Howrah, West Bengal, India, PIN:- 711114

Indetified by Mr Sanjib Paul, , Son of Late Alok Ch Paul, Baksara, P.O: Baksara, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service



**Pranab Kumar Datta**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. HOWRAH**  
**Howrah, West Bengal**

On 01-12-2021

**Payment of Fees**

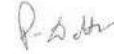
Certified that required Registration Fees payable for this document is Rs 43,014/- ( A(1) = Rs 43,000/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 43,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2021 12:00AM with Govt. Ref. No: 192021220122542292 on 27-11-2021, Amount Rs: 43,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90147434 on 29-11-2021, Head of Account 0030-03-104-001-10

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,29,020/- and Stamp Duty paid by online = Rs 1,28,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2021 12:00AM with Govt. Ref. No: 192021220122542292 on 27-11-2021, Amount Rs: 1,28,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90147434 on 29-11-2021, Head of Account 0030-02-103-003-02



**Pranab Kumar Datta**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. HOWRAH**  
**Howrah, West Bengal**

**On 02-12-2021**

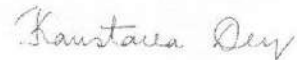
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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 Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,29,020/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 59574, Amount: Rs.100/-, Date of Purchase: 29/11/2021, Vendor name: Abhijit Sarkar



**Kaustava Dey**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. HOWRAH**  
**Howrah, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2021, Page from 466235 to 466273

being No 050212376 for the year 2021.



Digitally signed by KAUSTAVA DEY  
Date: 2021.12.16 20:42:10 +05:30  
Reason: Digital Signing of Deed.

*Kaustava Dey*

(Kaustava Dey) 2021/12/16 08:42:10 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. HOWRAH  
West Bengal.

(This document is digitally signed.)