

5194/19

J 5132/19



पश्चिम बंगाल WEST BENGAL

Case No - 387/19

584517

E 584517

11/5/19 - 1:30 PM

11/05/19
CS-0-622931/19
1:30 P.M.

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



Punam Dinesh Kocharekar
alias
Punam Kocharekar

Registrar Authorised Under Section
2) Act XVI of 1988, Nadia

DEED OF SALE

3 MAY 2019

Sale Price Rs 1,51,50,000/-, Dist-Nadia, P.S-Nabadwip, Mouza-Bamunpukur, J.L.No.09, Area of land 33 decimals, under Mayapur-Bamunpukur Gram Panchayet-1

THIS DEED OF SALE is made and executed on this the 18th April, 2019.

BETWEEN

Mrs. PUNAM DINESH KOCHAREKAR alias **PUNAM KOCHAREKAR** (Pan:AJGPK9279G) W/o-Mr.Dinesh V Kocharekar, by faith- Hindu, Nationality-Indian, by Occupation- Krishnaseva, resident of 6L Stephen court, 18A Park street P.O. & P.S. Park street, Dist. Kolkata, Pin-700016, presently residing at 5A Godhuli, Ishodyan P.O.- Shrimayapur, P.S.- Nabadwip, Dist.-Nadia, Pin-741313, West Bengal hereinafter referred to as the "**SELLER/VENDOR**" (which terms and expressions shall, unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors, executors, legal representatives and assigns) of the **FIRST PART**.

2822 28/5/21
ক্রমিক নং
স্ট্যাম্প নং
ক্রেতার নাম
ডেডার- শ্রী শান্তনু সাহা
মহানগর কোর্ট এ ডি এস ব্লক

Ruan Dinesh Kochachar
alias

Ruan Kochachar
11/05/2019

Ruan Dinesh Kochachar
alias

Ruan Kochachar



L.T.I = 1121

Dinesh Vinayak Kocharekar



L.T.I = 1122



Registrar Authorised Under Section
(2) Act XVI of 1908, Nadia.

11 MAY 2019

Dinesh Vinayak Kocharekar
s/o late Vinayak Narayan Kocharekar
31, Lake Avenue
Post Kalighat
PS Tollygunge
Dist South 24 Parganas
Kolkata-26

Raman Drishh Kachan
alia
Raman Kachan

AND

GEMINY SEWING MACHINES CO PVT.LTD (Pan:AAACG0288M), a incorporate company under the company Act 1956(no.1 of 1956) under CIN-U74899DL1992PTC050400,Registration no.55-50400 having its registered office at 16/78 Punjabi Bagh,West New Delhi-110026, represented by its authorized Director **Mr. ARVIND DUA** (Pan: AACPD8360N)S/o-Mr. Sham Saroop Dua, by faith- Hindu, Nationality-Indian, by Occupation-Business, resident of 16/78 Punjabi Bagh, P.O- & P.S-Punjabi Bagh, West New Delhi-110026, hereinafter referred to as the "**PURCHASER/VENDEE**"(which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's all Directors, Agents, successors-in-office, executors, legal representatives and assigns) **OF THE OTHER PART.**

WHEREAS the seller is the absolute owner and possessor of the piece and parcel of agricultural land measuring of 33 decimals in R.S. & L.R. Plotno.1373,recorded under R.S. Khatian no.2215,1199,1210, 1190, 920,819,1211 & L.R. Khatian no.4274 at Mouza Bamunpukur,J.L No.09, under P.S-Nabadwip, Dist-Nadia, more fully and particularly described in the schedule here under written and hereafter referred to as the schedule of property and possessed the aforesaid agricultural property used for agricultural purposes by paying rents, taxes to the Govt. of West Bengal through the collector Nadia

That Amritesh Nitai Das was the previous owner and possessor of aforesaid land, he had purchased 129 decimals of land from Liyakat Ali Mondal & others in R.S. & L.R. Plot no.1373, recorded under R.S.Khatianno2215,1199,1211,1210,1190,920,819,&L.R.Khatian.no.699 at Mouza Bamunpukur,J.L No.09 under P.S.Nabadwip dist.Nadia along with some others properties by way of a registered sale deed being no.4222,dated on 17.07.2006,registered in the office of D.S.R Nadia, after purchased said Amritesh Nitai Das was recorded his name in L.R Record of right under L.R. Khatian No. 3343,thereafter the present seller has purchased said 33 decimals of land from Amritesh Nitai Das in R.S.& L.R.Plot no.1373 under R.S.Khatian no.2215,1199,1210,1190,920,819, 1211 & L.R. Khatian no.3343 at Mouza Bamunpukur J.L No.09 under P.S. Nabadwip Dist.Nadia, W.B. by virtue of a Regd.sale deed being no.072 of the year 2008 (Book no.1,Volume No.02, Pages from 177 to

Amritesh Nitai Das

Sanyon Ghosh

L.7.2-1123



Registrar Authorized Under Section
(2) Act XV of 1908, Nadia.

11 MAY 2019

182), registered in the office of A.D.S.R. Nabadwip and since after purchased the seller has been possessing the same as absolute owner thereof by recording her name in present L.R. Record of right under **L.R. Khatian No. 4274** and paying rents, taxes to the Govt. of West Bengal through the collector Nadia.

AND WHEREAS thus being seized and possessed of the agricultural land measuring 33 decimals fully described in the schedule of property hereunder written and the seller herein is absolute possessor and has good marketable valid right, title, interest thereto free from all encumbrances.

AND WHEREAS the seller of the first part has decided and agreed to sell the aforesaid property after ascertaining clear and good marketable valid title of the same by the intending purchaser(s).

AND WHEREAS the PURCHASER of the OTHER PART has agreed to purchase the property which is described in the schedule of property herein below under ownership of the seller free from all encumbrances, charges, liens, liabilities, attachments, acquisitions and requisitions and all other liabilities whatsoever for the price of **Rs. 1,51,50,000/- (One crore Fifty one lakh Fifty thousand only)** which is the highest market price of the scheduled property according to the present market rate.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

In consideration of **Rs.1,51,50,000/- (One crore Fifty one lakh Fifty thousand only)** paid by the PURCHASER of the OTHER PART to the SELLER of the FIRST PART who doth hereby acknowledges the receipt of the full and final consideration price for the scheduled property and release the PURCHASER from any further payment whatsoever, at present or in future. The seller does hereby sell, convey, grant, transfer and assign absolutely the scheduled property in favour of the purchaser forever with all rights, easements, privileges, claims, demands, title and possession whatsoever of the seller's in the scheduled property to and unto the use of the purchaser to have and to hold the scheduled property same absolutely forever free from all encumbrances, charges, liens, liabilities, claims and demands etc. whatsoever and shall enjoy all rights of ownership of the said property.

Ran Dwar Kachan
shis
Ran Kachan

THE SELLER DOETH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-

1. That the seller is the absolute, clear and indefeasible owner of the scheduled property hereby sold and has the absolute power to sell the same to the purchaser.
2. The purchaser shall peacefully and quietly enter into and enjoy the scheduled property forever as the absolute owner without any interruption, hindrance or disturbance from the seller or from any person claiming through or under the seller.
3. The seller does hereby vest in the purchaser the full, absolute, unencumbered and exclusive title to the scheduled property hereby sold.
4. That the seller shall at all times and at the cost of the purchaser execute and register and cause to be executed and registered such acts, deeds and things that may be reasonably required for more preferably securing the title of the Purchaser to the scheduled property hereby sold.
5. That the said property hereby sold is not the subject matter of any mortgage, transfer, charge of any interest or neither any encumbrances, nor it is under any attachment of court lien, lispence, nor it is the subject matter of any suit or litigation or acquisition by any Government or by any authority.
6. That the seller shall indemnify and keep indemnified and acquit the purchaser against any loss, damages, or any expenses that may be

gymon

Raman Dinku Kachandhar
alias
Raman Kachandhar

incurred or sustained by the purchaser by reasons of any misrepresentation or error in the averments herein, or by reasons of or inconsequence of any claim, demand, action suit etc. that may arise or become known later on over the scheduled property hereby sold.

7. That the seller has paid all the rents, rates and taxes up to this date of sale and agree to indemnify the purchaser against any claim that may be arise pertaining to the period to the date of execution of this sale deed.
8. That the seller has delivered the vacant possession of the scheduled property to the purchaser herein this day.
9. That all relating original title documents in respect of the schedule of property hereby sold are handed over to the purchaser herein this day.
10. That the Purchaser shall mutate its name as owner in the records of B.L & L.R.O office and any concerned authority.
11. That the seller hereby declares that the scheduled property is not covered by any law prescribing ceiling area.

AND IN WITNESSES WHEREOF the seller has set her respective hands and subscribed this deed wilfully, knowingly, voluntarily, without any influence and in good health on this the 18th April, 2019.

gymnast

Raman Dinku Kachan
shai
Raman Kachan

SCHEDULE OF PROPERTY

All that piece and parcel of agricultural land measuring 33 decimals at Mouza-Bamunpukur, J.L.No.09, Pargana- Bagoan, Tauzi no.08, within the area of Mayapur Bamunpukur Gram Panchayet-1 under P.S. Nabadwip, Dist. Nadia, hereby sold by the seller. The rents and taxes of said agricultural property shall be paid by the purchaser henceforth to the Govt. of west Bengal through the collector of Nadia.

Mouza	Khatian no.	Plot No	Nature	Area
09 No. Bamunpukur	R.S. 2215, 1199, 1210, 1190, 920, 819, 1211 L.R. 4274	R.S.& L.R. 1373 One thousand Three hundred Seventy Three	Aush	33 decimals Thirty three decimals of land hereby sold

Land measurement-

North side-120ft. South side-120 ft
East side-120 ft. West side-120 ft

BUTTED AND BOUNDED BY :-

On the North :- 16 feet wide kancha passage with agricultural land.
On the South :-16 feet wide kancha passage with agricultural land.
On the East :-16 feet wide kancha passage with agricultural land.
On the West :-16 feet wide kancha passage with agricultural land.

The property hereby sold is situated within this boundary.

The thumb impression of ten fingers of the seller and purchaser along with their self-attested photographs are attached herewith at the last page of this deed and will be treated as a part of this deed.

8/4/2021

Dinesh Kochhar
his
Dinesh Kochhar

MEMO OF CONSIDERATION

The seller has RECEIVED A SUM OF Rs. 1,51,50,000/- (One crore Fifty-one lakh Fifty thousand only) from purchaser on account of full and final consideration in respect of aforesaid land hereby sold after deduction of tax at source of Rs. 1,51,000 (One lac fifty-one thousand only) through Bank to Bank money transfer system in the following manner. The Purchaser would ensure that the tax so deducted would be remitted to the appropriate authority and the credit of the same is visible in the online Form 26AS of the Seller.

Date	Bank	CHEQUE NO	RTGS NO	AMOUNT
24/12/2018	SBI ISKON Temple Vrindaban branch.	892233	SBINR520181224001955810	Rs. 20,00,000/-
15/01/2019	SBI ISKON Temple Vrindaban branch	892236	SBINR520190115000430400	Rs. 80,00,000/-
22/02/2019	SBI ISKON Temple Vrindaban branch	892244	SBINR520190222000514960	Rs. 30,00,000/-
15/03/2019	SBI ISKON Temple Vrindaban branch	888902		Rs. 19,49,000/-
18/04/2019	SBI ISKON Temple Vrindaban branch	892265		RS. 50,000/-
Total-				Rs. 1,49,99,000/- (One crore forty nine lakh ninety nine thousand) only

and the SELLER hereby acknowledges the same.

Dinesh Kochhar
his
Signature of the Seller:-

Witness :-

Drafted by me:-

Sulekha Ghosh

Sulekha Ghosh)

Advocate

Nabadwip Court

Enrollment No. F/676/521/2008

Typed by :-

Shovan Banerjee
Shovan Banerjee

Agomeswari Para,
Nabadwip, Nadia.

1. Dinesh Vinayak Kochhar
S/o Vinayak Nalayan Kochhar
31, Lake Avenue

Post Kalighat, PS Tollygachhi

Dist. South 24 Parganas

2. Sanjay Ghosh
S/o. Tapan Kumar Ghosh

Abhay maitala
P.O. + P.S. Nabadwip Dist. Nadia

Name of the Presentant / Seller / Buyer.....



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
LEFTHAND					
	L-1	L-2	L-3	L-4	L-5
RIGHT HAND					
	R-1	R-2	R-3	R-4	R-5

Above photograph & finger prints are attested by me (signature).....

Raman Dresh Kachanba
alias Raman Kachanba

Name of the Seller / Buyer.....



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
LEFTHAND					
	L-1	L-2	L-3	L-4	L-5
RIGHT HAND					
	R-1	R-2	R-3	R-4	R-5

For Geminy Sewing Machines Co. (P) Ltd.

Above photograph & finger prints are attested by me (signature).....

Arvind Dua
 Director

Name of the Seller / Buyer.....

Passport
size
Photograph

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
LEFTHAND					
	L-1	L-2	L-3	L-4	L-5
RIGHT HAND					
	R-1	R-2	R-3	R-4	R-5

Above photograph & finger prints are attested by me (signature).....



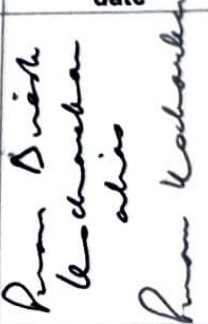
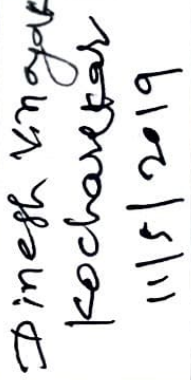
Government of West Bengal

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

OFFICE OF THE D.S.R. NADIA, District Name :Nadia

Signature / LTI Sheet of Query No/Year 13010000622931/2019

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	Mrs Punam Dinesh Kocharekar Alias Mrs Punam Kocharekar 5A Godhuli Ishodyan, P.O:- Shrimayapur, P.S:- Nabadwip, District:- Nadia, West Bengal, India, PIN - 741313	Seller			 11/05/19
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Dinesh Vinayak Kocharekar Son of Late Vinayak Narayan Kocharekar 31 Lake Avenue, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Mrs Punam Dinesh Kocharekar			 11/5/2019
2	Mr Sanjoy Ghosh Son of Mr Tapan Kumar Ghosh ABHOYMATALA, P.O:- Nabadwip, P.S:- Nabadwip, District:- Nadia, West Bengal, India, PIN - 741302	Mr Arvind Dua			 11/05/19

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R.
NADIA
Nadia, West Bengal

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

GRN: 19-201920-001274684-1

Payment Mode Online Payment

GRN Date: 08/05/2019 17:11:14

Bank : State Bank of India

BRN : CKJ3713419

BRN Date: 08/05/2019 17:14:01

DEPOSITOR'S DETAILS

Id No. : 13010000622931/9/2019
[Query No./Query Year]

Name : GEMINY SEWING MACHINES CO PVT LTD
Contact No. : 9634563946 Mobile No. : +91 9634563946
E-mail : geminysewing@yahoo.com
Address : 1678 Punjabi baugh west
Applicant Name : Mrs Sulekha Ghosh
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 9

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	13010000622931/9/2019	Property Registration- Stamp duty	0030-02-103-003-02	904010
2	13010000622931/9/2019	Property Registration- Registration Fees	0030-03-104-001-16	151539

Total

1055549

In Words : Rupees Ten Lakh Fifty Five Thousand Five Hundred Forty Nine only

भारत गणराज्य REPUBLIC OF INDIA



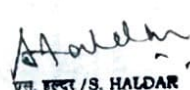
समक्ष प्रती

इनके द्वारा, भारत गणराज्य के राष्ट्रपति
के नाम पर, अब सभी से विनम्र इमते
संबंध हो, अनुमति एवं अर्पणा की जाती
है कि वे बाह्य को बिना किसी लेन-
देन के स्वतंत्र रूप से आने-जाने दें,
और उसे हर तरह की ऐसी सहायता
और सुरक्षा प्रदान करें जिसकी उसे
आवश्यकता हो।

भारत गणराज्य के राष्ट्रपति के आदेश से

THESE ARE TO REQUEST AND
REQUEST IN THE NAME OF THE
PRESIDENT OF THE REPUBLIC
OF INDIA ALL THOSE WHOM IT
MAY CONCERN TO ALLOW THE
BEARER TO PASS FREELY
WITHOUT LET OR HINDERANCE
AND TO AFFORD HIM OR HER,
EVERY ASSISTANCE AND
PROTECTION OF WHICH HE OR
SHE MAY STAND IN NEED.

BY ORDER OF THE PRESIDENT
OF THE REPUBLIC OF INDIA



एल. हल्दर / S. HALDAR
क्षेत्रीय पैसेपोर्ट अधिकारी
For Regional Passport Officer
कोलकाता / Kolkata

भारत गणराज्य REPUBLIC OF INDIA



नाम / Name: **KOCHAREKAR**
पिता / Father: **PUNAM**
जन्म तिथि / Date of Birth: **28/04/1969**
राष्ट्रियता / Nationality: **INDIAN**
वर्ग / Class: **F**
वर्ग / Class: **KOLKATA**
वर्ग / Class: **KOLKATA**
वर्ग / Class: **16/06/2010**
वर्ग / Class: **15/06/2020**

IND
J3256404

नाम / Name: **ARIAN TARACHAND KRIPALANI**
पिता / Father: **ARIAN KRIPALANI**
जन्म तिथि / Date of Birth: **10/03/2000**
राष्ट्रियता / Nationality: **INDIAN**
वर्ग / Class: **F**
वर्ग / Class: **KOLKATA-700026**
वर्ग / Class: **WB**
वर्ग / Class: **8545602**
वर्ग / Class: **10/03/2000**
वर्ग / Class: **CALCUTTA**
वर्ग / Class: **CALB01635310 - OLD PPT CANCELLED AND RETURNED**

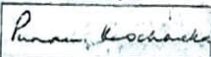
INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER
THEIR PASSPORT IN THE PROPERITY OF THE GOVERNMENT OF
INDIA. ANY COMMUNICATION RECEIVED BY THE HOLDER FROM A
DEMAND FOR ITS REDEMPTION, SHOULD BE COMPLIED WITH
IMMEDIATELY.

THIS PASSPORT SHOULD NOT BE KEPT OUT OF ANY COUNTRY BY
LOSS, THEFT OR DESTRUCTION OF THIS PASSPORT SHOULD BE
REPORTED TO THE NEAREST PASSPORT AUTHORITY
IMMEDIATELY AND TO THE LOCAL POLICE ONLY AFTER EXHAUSTIVE
ENQUIRIES SHALL BE MADE TO THE NEAREST PASSPORT AUTHORITY
IN THE COUNTRY OF RESIDENCE.

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ENQUIRIES SHALL BE MADE TO THE NEAREST PASSPORT AUTHORITY
IN THE COUNTRY OF RESIDENCE.

Raman Dinesh Kochanekar
alias
Raman Kochanekar

स्थायी लेखा संख्या	/PERMANENT ACCOUNT NUMBER	
	AJGPK9279G	
नाम / NAME	PUNAM DINESH KOCHHAREKAR	
पिता का नाम / FATHER'S NAME	ARJUN TARACHAND KRIPALANI	
जन्म तिथि / DATE OF BIRTH	28-04-1969	
हस्ताक्षर / SIGNATURE		
		आयकर, आयुक्त, प.सं.-III COMMISSIONER OF INCOME-TAX, W.B. - III

Punam Dinesh Kochharekar
abis

Punam Kochharekar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AJGPK9279G

WFO Name
PUNAM DINESH KOCHARKAR

पिता का नाम / Father's Name
ARJUN TARACHAND KIRPALANI

जन्म की तारीख / Date of Birth
28/04/1969

हस्ताक्षर / Signature

15082017

इस कार्ड को खोने / कहीं पर खोना मिले / खोना
आयकर विभाग को सूचित कर देना
6 वीं मंजिल, नया मंडली, प्लॉट नं. 341, एन-2 997/8,
मोडल कॉलोनी, नया दक्षिण चौक, दिल्ली-411 016

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
5th Floor, Market Street,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: nsdl@nsdl.co.in

Punam Dinesh Kocharkar
alias
Punam Kocharkar



प्रारूप एक
Form 1

निगमन का प्रमाण-पत्र

Certificate of Incorporation

सं० ..55-50400... शक०.....1914.
No...55-50400. of 1992-93

मैं एतद् द्वारा प्रमाणित करता हूँ कि आज... जेमिनी सीविंग मशीन्स कम्पनी प्राइवेट लिमिटेड
कम्पनी अधिनियम, 1956 (1956 का 1) के अधीन निगमित की गई है और यह कम्पनी परिसीमित है।

I hereby certify that GEMINY SEWING MACHINES COMPANY PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 [No.1 of 1956] and that the Company is Limited.

मेरे हस्ताक्षर से आज ता० 1 आश्विन, 1914 को दिया गया।

Given under my hand at.....NEW DELHI.....this.....TWENTY THIRD...
day of SEPTEMBER One thousand nine hundred and NINETY TWO



Sd/-

(एच० एस० शर्मा)
अपर कम्पनी रजिस्ट्रार
दिल्ली एवं हरियाणा
(H. S. SHARMA)

ADDL. Registrar of Companies
DELHI & HARYANA

For Geminy Sewing Machines Co. (P) Ltd.

Director



For Geminy Sewing Machines Co. (P) Ltd.

Director

Election Commission of India
भारत निर्वाचन आयोग
IDENTITY CARD
पहचान पत्र

DL10310161042211



Elector's Name : **ARVIND DUA**

निर्वाचक का नाम अरविन्द दुआ

Father's/Mother's/

Husband's Name : **S S DUA**

पिता/माता/

पति का नाम

एस. एस. दुआ

Sex / लिंग :

MALE / पुरुष

Age as on 1.1.1994 :

1.1.1994 को आयु :

31

Address :

**16/78 PUNJABI BAGH EXTN
NEW DELHI**

पता :

**16/78 पंजाबी बाग एक्स.
नई दिल्ली**

Electoral Registration Officer
निर्वाचक रजिस्ट्रार ऑफिसर

MADIPUR Assembly Constituency
मादीपुर विधानसभा निर्वाचन क्षेत्र

Place : **DELHI**

स्थान : **दिल्ली**

Date : **06-12-1995**

दिनांक :

This card may be used as an Identity card
under different Government schemes.

यह पत्र सरकार की विविध योजनाओं के अन्तर्गत
पहचान पत्र के रूप में प्रयोग किया जा सकता है


(Arvind Dua)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

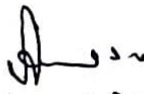
ARVIND DUA

SHAM SAROOP DUA

11/01/1964
Permanent Account Number
AACPD8360N

Signature

30072305


(Arvind Dua)


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
IDENTITY CARD JCZ1323385
 পরিচয় পত্র



Elector's Name	Sanjay Ghosh
নির্বাচকের নাম	সঞ্জয় ঘোষ
Father's Name	Tapan
পিতার নাম	তপন
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2001	18
১.১.২০০১-এ বয়স	১৮

Address
 Abhay Mantla Road, (Holding) 15
 Nabdwp Nadia

ঠিকানা
 অভয় মন্তলা রোড, (হোল্ডিং) ১৫ নবদ্বীপ নদীয়া

Facsimile Signature
 Electoral Registration Officer
 নির্বাচক নিবন্ধন আধিকারিক

For 77-Nabadwip Assembly Constituency
 ৭৭-নবদ্বীপ
 বিধানসভা নির্বাচন ক্ষেত্র

Place Nadia
 স্থান নদীয়া

Date 18.02.2001
 তারিখ ১৮.০২.২০০১

117/0783

Sanjay Ghosh



**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	1301-0000745857/2019	Office where deed will be registered
Query Date	13/05/2019 3:55:09 PM	D.S.R. NADIA, District: Nadia
Applicant Name, Address & Other Details	Arvind Dua Thana : PUNJABI BAGH, District : West, DELHI, Mobile No. : 9634563946, Status : Buyer/Claimant	
Transaction	[0101] Sale, Sale Document	Additional Transaction [4308] Agreement [No of Agreement : 1]
Set Forth value	Rs. 1,51,50,000/-	Market Value Rs. 1,51,50,000/-
Total Stamp Duty Payable(SD)	Rs. 9,09,010/- (Article:23)	Total Registration Fee Payable Rs. 1,51,539/- (Article A(1), E, M(b), H)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs. 5,000/-
Remarks		

Land Details :

District: Nadia, Thana: Nabadwip, Gram Panchayat: MAYAPUR BAMUNPUKUR-I, Mouza: Bamunpukur Pin Code : 741313

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1373	LR-4274	Viti	Aush	33 Dec 1,51,50,000/-	1,51,50,000/-	Width of Approach Road: 16 Ft.
Grand Total :				33Dec	151,50,000 /-	151,50,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Punam Dinesh Kocharekar, (Alias: Punam Kocharekar) Wife of Mr Dinesh Kocharekar, 5 A GODHULI ISHODYAN, P.O:- SREE MAYAPUR, P.S:- Nabadwip, District:-Nadia, West Bengal, India, PIN - 741313 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AJGPK9279G, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	GEMINY SEWING MACHINES CO PVT LTD (Private Limited Company) PUNJABI BAGH, P.O:- PUNJABI BAGH, P.S:- PUNJABI BAGH, District:-West, Delhi, India, PIN - 110026 PAN No. AAACG0288M, Status :Organization, Not Executed	Organization	Not Executed

Representative Details :

SI No	Name & Address	Representative of
1	ARVIND DUA Son of SHAM SAROOP DUAPUNJABI BAGH, P.O:- PUNJABI BAGH, P.S:- PUNJABI BAGH, District:-West, Delhi, India, PIN - 110026	GEMINY SEWING MACHINES CO PVT LTD (as DIRECTOR)

Land Details as per Land Record

District: Nadia, Thana: Nabadwip, Gram Panchayat: MAYAPUR BAMUNPUKUR-I, Mouza: Bamunpukur Pin Code : 741313

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 1373, LR Khatian No:- 4274	Owner:পুনম কোচারেকর, Gurdian:দীনেশ ভি কোচারেক, Address:6 এল. স্টিফেন কোর্ট, 18 এ পার্ক স্ট্রীট, কতকাতা - 16, Classification:আউশ, Area:0.33 Acre,	Punam Dinesh Kocharekar

Identifier Details :

Name & address
Dinesh Kocharakar Son of Late Narayan Vinayak Kocharakar P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Punam Dinesh Kocharekar, ARVIND DUA

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 12-06-2019) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 12-06-2019)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

Representative Details :

Name, Address, Photo, Finger print and Signature

1 **Mr Arvind Dua**

Son of Mr Sham Saroop Dua 16/78 Punjabi Bagh, P.O:- Punjabi Bagh, P.S:- PUNJABI BAGH, District:- West, Delhi, India, PIN - 110026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AACPD8360N Status : Representative, Representative of : Geminy Sewing Machines Co Pvt Ltd (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dinesh Vinayak Kocharekar Son of Late Vinayak Narayan Kocharekar 31 Lake Avenue, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026			

Identifier Of Mrs Punam Dinesh Kocharekar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Punam Dinesh Kocharekar	Geminy Sewing Machines Co Pvt Ltd-33 Dec

Endorsement For Deed Number : I - 130105192 / 2019

On 17-04-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,51,50,000/-

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. NADIA
Nadia, West Bengal

On 11-05-2019

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

Presented for registration at 13:30 hrs on 11-05-2019, at the Private residence by Mrs Punam Dinesh Kocharekar Alias Mrs Punam Kocharekar, Executant.

Major Information of the Deed :- I-1301-05192/2019-13/05/2019

Major Information of the Deed

Deed No :	I-1301-05192/2019	Date of Registration	13/05/2019
Query No / Year	1301-0000622931/2019	Office where deed is registered	
Query Date	17/04/2019 1:40:35 PM	D.S.R. NADIA, District: Nadia	
Applicant Name, Address & Other Details	Sulekha Ghosh Abhoymatala, Thana : Nabadwip, District : Nadia, WEST BENGAL, PIN - 741302, Mobile No. : 9674958107, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1,51,50,000/-	Rs. 1,51,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,09,010/- (Article:23)	Rs. 1,51,539/- (Article:A(1), E, M(b), H)		
Remarks			

Land Details :

District: Nadia, P.S:- Nabadwip, Gram Panchayat: MAYAPUR BAMUNPUKUR-I, Mouza: Bamunpukur Pin Code : 741313

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1373	LR-4274	Aush	Aush	33 Dec	1,51,50,000/-	1,51,50,000/-	Width of Approach Road: 16 Ft,
Grand Total :					33Dec	151,50,000 /-	151,50,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Punam Dinesh Kocharekar, (Alias: Mrs Punam Kocharekar) (Presentant) Wife of Mr Dinesh V Kocharekar 5A Godhuli Ishodyan, P.O:- Shrimayapur, P.S:- Nabadwip, District:-Nadia, West Bengal, India, PIN - 741313 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AJGPK9279G, Status :Individual, Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 11/05/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/04/2019 , Admitted by: Self, Date of Admission: 11/05/2019 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Geminy Sewing Machines Co Pvt Ltd 16/78 Punjabi Bagh, P.O:- Punjabi Bagh, P.S:- PUNJABI BAGH, District:-West, Delhi, India, PIN - 110026 , PAN No.: AACG0288M, Status :Organization, Status : Not Executed

Major Information of the Deed :- I-1301-05192/2019-13/05/2019

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

Execution is admitted on 11/05/2019 by Mrs Punam Dinesh Kocharekar, Alias Mrs Punam Kocharekar, Wife of Mr Dinesh V Kocharekar, 5A Godhuli Ishodyan, P.O: Shrimayapur, Thana: Nabadwip, , Nadia, WEST BENGAL, India, PIN - 741313, by caste Hindu, by Profession Others
Indetified by Mr Dinesh Vinayak Kocharekar, . . Son of Late Vinayak Narayan Kocharekar, 31 Lake Avenue, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others


Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. NADIA

Nadia, West Bengal

PIN

On 13-05-2019

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,51,539/- (A(1) = Rs 1,51,500/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,51,539/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/05/2019 5:14PM with Govt. Ref. No: 192019200012746841 on 08-05-2019, Amount Rs: 1,51,539/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKJ3713419 on 08-05-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,09,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 9,04,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no E584517, Amount: Rs.5,000/-, Date of Purchase: 13/03/2019, Vendor name: 23 Santanu Saha

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 08/05/2019 5:14PM with Govt. Ref. No: 192019200012746841 on 08-05-2019, Amount Rs: 9,04,010/-,

Bank: State Bank of India (SBIN0000001), Ref. No. CKJ3713419 on 08-05-2019, Head of Account 0030-02-103-003-02


Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. NADIA
Nadia, West Bengal

Major Information of the Deed :- I-1301-05192/2019-13/05/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1301-2019, Page from 95418 to 95445
being No 130105192 for the year 2019.



Digitally signed by ANUPAM HALDER
Date: 2019.05.14 11:33:27 +05:30
Reason: Digital Signing of Deed.

(Signature)

(Anupam Halder) 14/05/2019 11:33:06
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. NADIA
West Bengal.

(This document is digitally signed.)