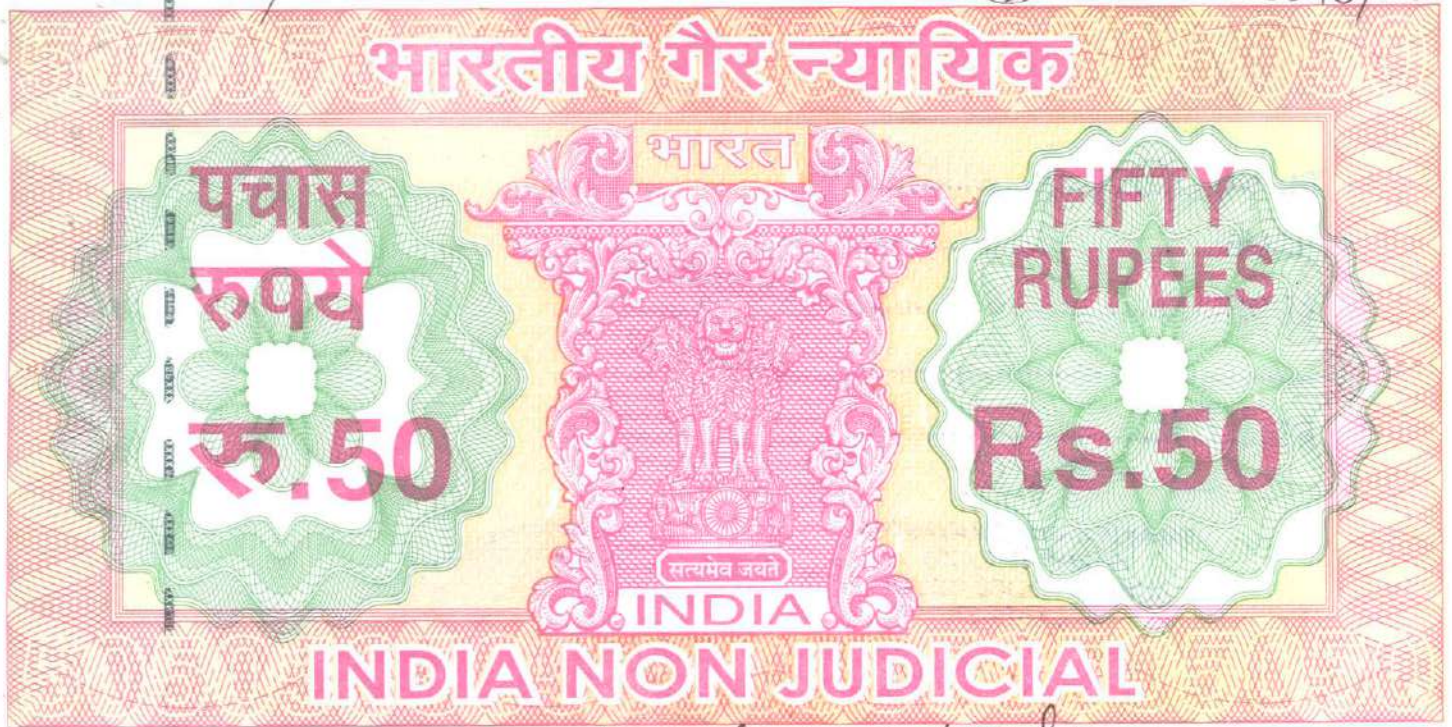


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3343/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL V.C. Case No. - 438 of 2020 AA 453451

12.10.20
8.30
6

21307174

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

[Signature]

Additional District Sub-Registrar,
Garia South 24 Parganas

13 OCT 2020

SALE DEED

THIS SALE DEED is made on this the 12th day of October, 2020 (Two Thousand and Twenty)

BETWEEN

SL. NO. 3818 Dt. 21/09/2020

NAME.....

ADDRESS.....Soma Chakraborty
Advocate
Baruipur Civil Court

RS. 501/-

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



- Sudip Sardar



NR.T.R. 1441

- Sudip Sardar

Additional District Sub-Registrar,
Garha South 24 Parganas

12 OCT 2020

Identified by me -

Debobrata Mazumder.

S/o - late Santosh Kumar Mazumder,

1579, Garha Station Road

Kol- 700084

service.

NR.T.R.

1442

SRI SUDIP SARDAR (PAN- CJJPS8570F) son of- Late Subhas Sardar, by faith- Hindu, by occupation- Business, residing at- Village & P.O.- Khalisadi, P.S.- Haroa, Dist.- 24 Parganas (North), Pin-743425, hereinafter called as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context or meaning thereof be deemed to mean and include her heirs, successors, executors, administrators, legal representative and assigns) of the **FIRST PART**;

A N D

1) ENLIGHTEN BUILDTECH PVT. LTD., (PAN - AAFCE9782K), a registered company registered under the Companies Act vide CIN No. U70109WB2020PTC238218, having its registered office at 86B/2, Topsia Road, South, Flat No. 3D, Third Floor, P.O. - Gobinda Khatik Road, P.S. - Topsia, Kolkata- 700046, District - South 24 Parganas, **2) ENLIGHTEN PROMOTERS PVT. LTD.**, (PAN - AAFCE9781L), a registered company registered under the Companies Act vide CIN No. U70103WB2020PTC238204, having its registered office at 86B/2, Topsia Road, South, Flat No. 3D, Third Floor, P.O. - Gobinda Khatik Road P.S. - Topsia, Kolkata- 700046, District - South 24 Parganas, both represented by its Director, **SRI RISHAV JHUNJHUNWALA** (PAN - AOTPJ5217K), (Aadhaar No. 732354600427), Son of Sri Manish Jhunjhunwala, by faith - Hindu, by occupation- Business, residing at Rajbari, Flat No.1B,19, Dover Place, P.O. and P.S. - Gariahat, Kolkata - 700019, District - South 24 Parganas, hereinafter referred to and called as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its nominee, office bearer, agents, administrators, legal representatives and assigns) of the **SECOND PART** ;

WHEREAS the **VENDOR** is now the joint owner of undivided $\frac{1}{8}$ th share of the Bastu land measuring more or less **0.56 decimal** be the same a little more or less with a brick built tile shed structure standing thereon measuring about 100 sq. ft. which is free from all encumbrances, lien, lispences, charges whatsoever and the said



Additional District Sub-Registrar,
Garia South 24 Parganas

12 OCT 2020

land has been more fully and particularly described in the Schedule hereunder written.

AND WHEREAS the names of both Sri Nanigopal Sardar and Sri Hiralal Sardar, both sons of- Ram Chandra Sardar have been published in the Revisional Settlement Record-of-Rights (Parcha) in respect of the land measuring about 9 decimal out of the total land of 18 decimal in R.S. Dag No. 103, i.e. each of them became the owner of the land measuring about 4.5 decimal in R.S. Dag No. 103, more fully and particularly described in the Schedule hereunder written;

AND WHEREAS after the death of Hiralal Sardar on 08.03.1980 and that of his wife Anila Sardar on 27.12.2006, their 2 (two) sons namely Sri Purnendu Sekhar Sardar, Arabinda Sekhar Sardar and 6 (six) daughters namely (1) Biva Mondal, (2) Prova Giri, (3) Sova Roy Naskar, (4) Niva Mondal, (5) Reba Sardar (6) Subhra Mondal - all 8 (eight) of them jointly inherited the said share of 4.5 decimal of land of Hiralal Sardar with the legal heirs of Nanigopal Sardar and each of them became the joint owner of the undivided $\frac{1}{8}$ th share of the said land of 4.5 decimal, i.e. 0.56 decimal of land;

AND WHEREAS the Vendor herein is only son of Reba Sardar (since deceased), who had inherited $\frac{1}{8}$ th share in the land left by her father Hiralal Sardar as aforesaid. After death of said Reba Sardar and her husband Subhas Sardar, their only son Sudip Sardar became owner of the land as described in the schedule below.

AND WHEREAS thus by virtue of Law of Inheritance under the provisions of Hindu Succession Act, 1956 the Vendor herein became the joint owner of the undivided $\frac{1}{8}$ th share of the said land of 4.5 decimal, i.e. 0.56 decimal of land as described in the Schedule hereunder and presently he has been enjoying the said Schedule land without any interruption from any corner and which is free from all encumbrances, charges, liens, lispendences, acquisitions, requisition, trusts of whatsoever nature;



Additional District Sub-Registrar,
Garia South 24 Parganas

12 OCT 2020

AND WHEREAS the Purchaser herein has inspected the location and legal papers and after being satisfied approached the Vendor herein to purchase the Schedule land and the Vendor herein have also agreed to sale the same to the Purchaser herein at a total sum of Rs. 6,00,000/- (Rupees Six Lacs) only;

NOW THIS INDENTURE WITNESSETH THAT IN CONSIDERATION of land mentioned in Schedule hereunder and on consideration of sum of Rs. 6,00,000/- (Rupees Six Lacs) only by the Purchaser to the Vendor paid (the receipt where of the Vendor do hereby as also by the receipt and Memo hereunder written, admit and acknowledge) and of and from the same and every part thereof acquit, release and discharge the Purchaser and the land measuring about 0.56 decimal be the same a little more or less as described in the Schedule hereunder hereby conveyed, the Vendor as beneficial Owner do hereby grant, convey, transfer and assign unto the Purchaser free from all encumbrances, mortgages, charges, liens, lispendences, attachments, trusts, acquisitions, requisitions whatsoever however, hereinafter for the sake of brevity referred to as the "said land" or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the rents, issues and profits thereof and of every part thereof together furthermore with all the estate, right, title, inheritance use trust property claim and demand whatsoever both at law and in equity of the Vendor into and upon the said land of every part thereof **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with its rights, members and appurtenances **UNTO AND TO THE USE OF** the Purchaser forever free and discharge from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor **AND** the Vendor do hereby his heirs, executors, administrators, legal representatives and/or assigns covenant with the Purchaser that notwithstanding any act Deed or thing whatsoever, by the Vendor or by any of his heirs, executors, administrators, legal representatives and/or assigns done or executed or knowingly suffered to the contrary the Vendor had at all material times



Additional District Sub-Registrar,
Garia South 24 Parganas

2 OCT 2020

heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be **UNTO AND TO THE USE OF** the Purchaser, in the manner aforesaid **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly entered into, hold, possess and enjoy the said land and premises hereby granted transferred, sold, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in any manner aforesaid and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person/persons lawfully or equitably claiming any right or estate thereof from under or in trust for his or under any of his heirs, executors, administrators, legal representatives and/or assigns in title **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved indemnified of from and against all and all manner of form claims, charges, lines debts, attachments and encumbrances whatsoever made or suffered by the Vendor or his heirs, executors, administrators, legal representatives and/or assigns in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER MORE** that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever fully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them the Vendor or from or under any of his heirs, executors, administrators, legal representatives and/or assigns in title shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser its executors, administrators, legal representatives and/or assigns do and execute or cause to be done and executed all such acts, Deeds and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying assigning and assuring the said land hereby transferred sold, conveyed and confirmed and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required. If after transfer it transpire that the land hereby sold is not free from all encumbrances in that even the Vendor will bear and pay the Purchaser all expenses and damages sustained by it.



Additional District Sub-Registrar,
Garia South 24 Parganas

2 OCT 2020

BE IT NOTED THAT THE VENDOR have handed over to the Purchaser the necessary copy of documents such as Current Tax Receipt, Parcha, Copy of the Deed of the said land for perfection of the Purchaser's title to the said land as described in the Schedule hereunder. The total consideration value of the said land is Rs. 6,00,000/- (Rupees Six Lacs) only.

AND FURTHER that if any error or omission is transpired in this Deed in further the Vendor herein shall at the cost and request of the Purchaser herein do and execute or cause to be done and executed a supplementary Deed of Rectification in favour of the Purchaser at the free of remuneration.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the joint undivided $\frac{1}{8}$ th share of the said land of 4.5 decimal, i.e. **0.56 decimal** be the same a little more or less out of 9 decimal from total 18 decimal with a brick built tile shed structure standing thereon measuring about 100 sq. ft. in R.S. Dag No. 103, R.S. Khatian No. 1238, Mouza-Barhans-Fartabad, J.L. No.47, R.S. No.- 7, Touzi No.- 109, in Police Station - Narendrapur (previously Sonarpur) and A.D.S.R.- Garia, (previously Sonarpur) under Ward No.- 29 of Rajpur Sonarpur Municipality, District - 24 Parganas (South), and the entire Plot is butted and bounded as follows :-

ON THE NORTH : By land of RS Dag 100, 104;

ON THE SOUTH : By Garia Station Road;

ON THE EAST : By Land of RS Dag 105;

ON THE WEST : By Garia Main Road;



Additional District Sub-Registrar,
Garia South 24 Parganas

12 OCT 2020

IN WITNESS WHEREOF the Vendors have put their signatures hereto on the day, month and year first above written.

Signed, Sealed and Delivered :

In presence of :

WITNESSES

1. *Manoj Kumar.*
Mahamaya School Road.
Garia, KOL-84.

2. *Deekshata Mazumdar.*
Partab Chandra Sahasra
P.O - Garia P.S. - Narendrapur
KOL - 84

Sudip Sanyal

SIGNATURE OF THE VENDOR



Additional District Sub-Registrar,
Garia South 24 Parganas

12 OCT 2020

MEMO OF CONSIDERATION

RECEIVED **Rs. 6,00,000/- (Rupees Six Lacs)** only from the within named Purchasers in the following manner :

SL.	DATE	CHEQUE NO.	NAME	BANK NAME & BRANCE	AMOUNT (RS.)
1.	09.10.20	000452	Sudip Sardar	ICICI Bank, Park Circus Branch, Kol- 17	3,00,000/-
2.	09.10.20	000462			3,00,000/-
Total					6,00,000/-

(Rupees Six Lacs Only)

WITNESSES:-

1. *Manojd*

✓

2. *Rebabrata Mazumder.*

Sudip Sardar

SIGNATURE OF THE OWNER/VENDOR

Drafted By :

Anima Chakraborty
Advocate *WB-2618/1999*

Baruipur Civil Court

✓



Additional District Sub-Registrar
Garha South 24 Parganas

2 OCT 2020

SPECIMEN FORM FOR TEN FINGER PRINTS



Sudip Sarda

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



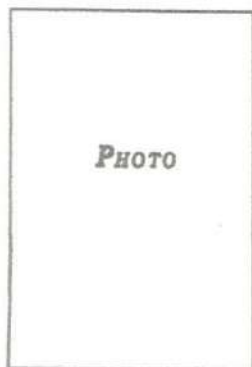
Rishav Thunpura

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Debobrata Mazumder

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					





Additional District Sub-Registrar,
Garia South 24 Parganas

12 OCT 2020

आयकर विभाग
INCOME TAX DEPARTMENT
SUDIP SARDAR

भारत सरकार
GOVT. OF INDIA

SUBASH SARDAR

08/03/1986
Permanent Account Number
CJJPS8570F

Signature



In case this card is lost / found, please inform :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/होटाए :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: 3, सेक्टर 11, सीडीबीएलए,
नवी मुंबई-400 614.

Sudip Sardar





ভারত সরকার
Government of India



সুদীপ সর্দার
Sudip Sardar
পিতা : সুবাস সর্দার
Father : Subash Sardar
জন্মতারিখ / DOB : 06/03/1986
সুপুরুষ / Male



6646 7704 3570

- সাধারণ মানুষের অধিকার

Unique Identification Authority of India

ঠিকানা: খালিসাদী, খালিসাদী,
খালিসাদী, উত্তর ২৪ পরগনা, পশ্চিম
বঙ্গ, 743425

Address: KHALISADI, Khalisadi,
Khalisadi, North 24 Parganas,
West Bengal, 743425

6646 7704 3570



1947
900 303 1947



help@uidai.gov.in



www.uidai.gov.in

Sudip Sardar




भारत सरकार
GOVERNMENT OF INDIA



रिशव जून्जुनवाला
Rishav Jhunjhunwala
जन्म वर्ष / Year of Birth : 1992
पुरुष / Male



7323 5460 0427

आधार - साधारण मानुषेअ अधिकार


भारतीय विशिष्ट पहिचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
S/O मनिष जून्जुनवाला,
राजबारी, फ्लैट-1B, 19 डोवर
प्लेस, गरीहाट, कोलकाता,
पश्चिमबंग, 700019

Address:
S/O Manish Jhunjhunwala,
Rajbari, Flat-1B, 19 Dover
Place, Gariahat, Kolkata, West
Bengal, 700019



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



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

Rishav Jhunjhunwala



आयकर विभाग
INCOME TAX DEPARTMENT

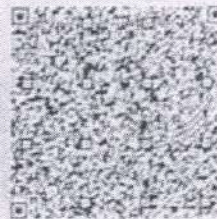


भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAFCE9781L

नाम / Name ENLIGHTEN PROMOTERS PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation 20/07/2020



Signature Not
Verified

Digitally signed by Income Tax
PAN Services Unit, NSDL,
e-Governance
Date: 2020.07.20 11:31
GMT+05:30
Reason: NSDL e-PAN Sign
Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including purchase of capital assets, demand for arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a PAN holder.
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961/Section 114B of Income Tax Rules, 1962.
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Key word to search the app is "Enhanced QR Code Reader for PAN Card".

आयकर विभाग
INCOME TAX DEPARTMENT



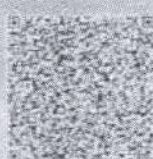
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAFCE9781L

नाम/Name
ENLIGHTEN PROMOTERS PRIVATE
LIMITED

निगमन की तारीख
Date of Incorporation/Formation
20/07/2020



इस कार्ड के साथ/संग या इसके दृष्टिकोण से/सेवा
आयकर विभाग द्वारा, एन सी डी एल
एन सी डी एल, एन सी डी एल
एन सी डी एल, एन सी डी एल
एन सी डी एल, एन सी डी एल & एन
एन सी डी एल

If this card is lost / misplaced / lost card is found,
please inform / return to

Income Tax PAN Services Unit, NSDL,
5th Floor, Market Square,
Plot No. 44, Survey No. 9518,
Model Colony, Near Deep Bunglow Church,
Pune - 411 016

Tel: 020-2721 8888, Fax: 020-2721 8887
e-mail: info@nsdl.co.in

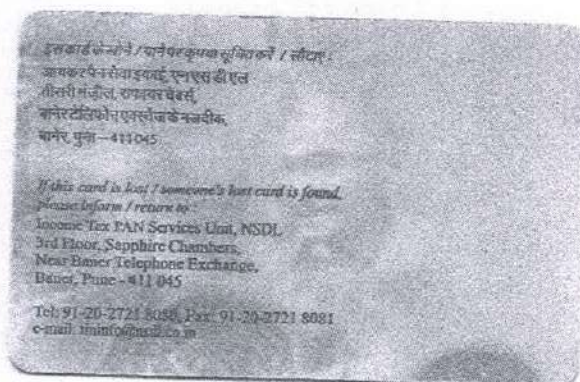
Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, visit www.itsm.nic.in

ENLIGHTEN PROMOTERS PRIVATE LIMITED

Rishav Thurgunna

Director/Authorised Signatory





Rishav Jhunjhunwala



आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

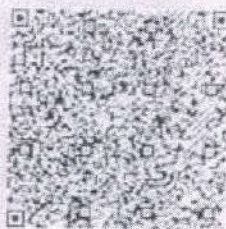
ई-स्थायी लेखा संख्या कार्ड e - Permanent Account Number (e-PAN) Card AAFCE9782K

नाम / Name

ENLIGHTEN BUILDTECH PRIVATE LIMITED

निर्माण/गठन की तारीख
Date of Incorporation / Formation

20/07/2020



Signature Not
Verified

Digitally signed by Income Tax
PAN Services Unit, MOU
eSignatures
Date: 23/07/2020 12:22:27
GMT+05:30
Reason: NO Signature
Location: Mumbai

- Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand, tax returns, tracking of information and easy maintenance & retrieval of electronic information, etc. (आयकर विभाग, 1961 के तहत निर्धारित कई अवसरों के लिए स्थायी लेखा संख्या (PAN) का उपयोग और संग्रहीत है। आयकर विभाग, 1962 के नियम 114B के तहत PAN का उपयोग है।)
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Rule 114B of Income Tax Rules, 1962) (आयकर अधिनियम, 1961 के तहत निर्धारित कई अवसरों के लिए स्थायी लेखा संख्या (PAN) का उद्धरण अब अनिवार्य है। आयकर विभाग, 1962 के नियम 114B के तहत PAN का उपयोग है।)
- Possession of or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000 (एक से अधिक स्थायी लेखा संख्या (PAN) का प्रयोग या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।)
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Go to search this specific Mobile App on Google Play Store or Enhanced QR Code Reader for PAN Card (संलग्न PAN कार्ड में एक एंहांस्ड QR कोड शामिल है जो एक विशिष्ट एंड्रॉयड मोबाइल ऐप द्वारा पढ़ा जा सकता है। Google Play Store में इस विशिष्ट मोबाइल ऐप का खोजें कि इस कोड के लिए कोड है 'Enhanced QR Code Reader for PAN Card' है।)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAFCE9782K

ENLIGHTEN BUILDTECH PRIVATE
LIMITED

निर्माण/गठन की तारीख
Date of Incorporation/Formation
20/07/2020

इस कार्ड के साथ/एक ही प्रकार प्रमाणित करें/संलग्न
आपका PAN कार्ड प्राप्त करें, उस पर से PAN
को पढ़ें, इसे प्रमाणित करें।
फोन नं. 141, 142 व 143 पर,
मोबाइल एप्लिकेशन, ईमेल सेवाएं और वेब पोर्टल
पर - 411 016

If this card is lost / someone has read it / found
private information / return to
Income Tax PAN Services Unit, MOU
5th Floor, Main Building,
Plot No. 34-1, Survey No. 9628
Model Colony, Near Durgam Chawl,
Mumbai - 411 016
Tel: 91 20 2721 5000, Fax: 91 20 2721 5001
e-mail: info@pan.gov.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (B) of Rule 114 of the Income Tax Rules, 1962. For more details, visit <https://www.income.gov.in>

ENLIGHTEN BUILDTECH PRIVATE LIMITED

Rishabh Thakur

Director/Authorised Signatory




 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

WB/23/109/489815




নির্বাচকের নাম : দেবব্রত মজুমদার
 Elector's Name : Debabrata Mazumdar

পিতার নাম : সন্তোষ মজুমদার
 Father's Name : Santosh Majumdar

লিঙ্গ/Sex : পুরুষ / M
 জন্ম তারিখ : XX/XX/1975
 Date of Birth

Debabrata mazumdar.

WB/23/109/489815

ঠিকানা:
 দক্ষিণ ফার্তাবাদ, রাজপুর সোনারপুর, নারেন্দ্রপুর,
 দক্ষিণ ২৪ পরগণা-700084

Address:
 DAKSHIN FARTABAD, RAJPUR SONARPUR,
 NARENDRAPUR, SOUTH 24
 PARGANAS-700084

Date: 30/01/2019

151 - সোনারপুর উত্তর নির্বাচন কেন্দ্রে নির্বাচক নিবন্ধন
 অধিবক্তারদের থাকারের অনুমতি

Facsimile Signature of the Electoral
 Registration Officer for

151 - Sonarpur Uttar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
 তোলার ও একটি সপ্তাহের মধ্যে নতুন পরিচয়পত্র পান্ডার
 জমা দিলেই করবে এই পরিচয়পত্রের সমস্তটি উত্তরণ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number

179 / 753





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

GRN: 19-202021-011012833-1

Payment Mode Online Payment

GRN Date: 09/10/2020 14:16:28

Bank : ICICI Bank

BRN : 53209845

BRN Date: 09/10/2020 14:19:04

DEPOSITOR'S DETAILS

Id No. : 2001307174/1/2020

[Query No./Query Year]

Name : ENLIGHTEN BUILDTECH PVT LTD

Contact No. : Mobile No. : +91 9830195767

E-mail : rishavvjhunhunwala@gmail.com

Address : 86B2 TOPSIA ROAD 3RD FLOOR KOL 46

Applicant Name : Mrs Soma Chakraborty

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001307174/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	52729
2	2001307174/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	8799

Total

61528

In Words : Rupees Sixty One Thousand Five Hundred Twenty Eight only



Major Information of the Deed

Deed No :	I-1629-03343/2020	Date of Registration	13/10/2020
Query No / Year	1629-2001307174/2020	Office where deed is registered	
Query Date	08/10/2020 9:33:46 PM	1629-2001307174/2020	
Applicant Name, Address & Other Details	Soma Chakraborty Baruipur Civil Court,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 8335047751, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 6,00,000/-		Rs. 8,78,485/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 52,779/- (Article:23)		Rs. 8,799/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Barhans Fartabad, , Ward No: 29 JI No: 47, Pin Code : 700084

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-103	RS-1238	Bastu	Bastu	0.56 Dec	5,70,000/-	8,48,485/-	Property is on Road Adjacent to Metal Road,
Grand Total :					.56Dec	5,70,000 /-	8,48,485 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Sudip Sardar (Presentant) Son of Late Subhas Sardar Khalisadi, P.O:- Khalisadi, P.S:- Haroa, District:-North 24-Parganas, West Bengal, India, PIN - 743425 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CJxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Enlighten Buildtech Private Limited 18/B/2, Topsia Road, South, Flat No: 3D,3rd Floor, P.O:- Gobinda Khatik Road, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.: AAxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
2	Enlighten Promoters Private Limited 18/B/2, Topsia Road, South, Flat No: 3D,3rd Floor, P.O:- Gobinda Khatik Road, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.: AAxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Rishav Jhunjunwala Son of Mr Manish Jhunjunwala Rajbari, 19, Dover Place, Flat No: 1B, P.O:- Gariahat, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AOxxxxxx7K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Enlighten Buildtech Private Limited (as Director), Enlighten Promoters Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debobrata Mazumder Son of Late Santosh Kumar Mazumder 159, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084			
Identifier Of Mr Sudip Sardar, Mr Rishav Jhunjunwala			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sudip Sardar	Enlighten Buildtech Private Limited-0.28 Dec,Enlighten Promoters Private Limited-0.28 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sudip Sardar	Enlighten Buildtech Private Limited-50.00000000 Sq Ft,Enlighten Promoters Private Limited-50.00000000 Sq Ft

On 09-10-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 8,78,485/-



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 12-10-2020

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

Presented for registration at 20:20 hrs on 12-10-2020, at the Private residence by Mr Sudip Sardar ,Executant.

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

Execution is admitted on 12/10/2020 by Mr Sudip Sardar, Son of Late Subhas Sardar, Khalisadi, P.O: Khalisadi, Thana: Haroa, , North 24-Parganas, WEST BENGAL, India, PIN - 743425, by caste Hindu, by Profession Business
Indetified by Mr Debobrata Mazumder, , Son of Late Santosh Kumar Mazumder, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 13-10-2020

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,799/- (A(1) = Rs 8,785/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,799/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/10/2020 2:19PM with Govt. Ref. No: 192020210110128331 on 09-10-2020, Amount Rs: 8,799/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 53209845 on 09-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 52,729/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 52,729/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3818, Amount: Rs.50/-, Date of Purchase: 21/09/2020, Vendor name: Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/10/2020 2:19PM with Govt. Ref. No: 192020210110128331 on 09-10-2020, Amount Rs: 52,729/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 53209845 on 09-10-2020, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1629-2020, Page from 121702 to 121725
being No 162903343 for the year 2020.



Debasish

Digitally signed by DEBASISH DHAR
Date: 2020.11.04 15:58:54 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/11/04 03:58:54 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)