

3747

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3616/2020

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V.C. Case No. - 486 for 2020

AA 453452

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

4 NOV 2020

SALE DEED

THIS SALE DEED is made on this the 17th day of
October, 2020 (Two Thousand and Twenty)

BETWEEN

SL. NO. 3819 Dt. 21/09/2020

NAME..... Soma Chakraborty
Advocate

ADDRESS..... Baraipur Civil Court

RS. 50/-

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



CITYSTAR GRIHA UDYOG PVT. LTD.

Director

Additional District Sub-Registrar,
Garia South 24 Parganas

17 OCT 2020

Identified by me —

Debojyoti Mazumder,

S/O - Late Santosh Kumar Mazumder.

159 Garia Station Road

Kol- 700034

Service

CITY STAR GRIHA UDYOG PRIVATE LIMITED (PAN- AACCG2738C) a Company incorporated under the Companies Act, 1956 having its registered Office at- 5, Gorky Terrace, 2nd Floor, P.O. Circus Avenue, P.S. Shakespeare Sarani, Kolkata- 700017 and represented by its Director **SRI AMIT GANGULY** (PAN NO AIEPG3746R) son of- Late Ranjit Ganguly, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at- 174, Garia Station Road, (near Garia Baroda Prasad High School), Police Station- Narendrapur (previously Sonarpur), Kolkata- 700084, 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 its successors-in-office, executors, administrators 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,



Additional District Sub-Registrar,
Garia South 24 Parganas

17 OCT 2020

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 Jhunjunwala, 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 called and referred to as the **“PURCHASERS”** (which term or expression shall unless excluded by or repugnant to the context or meaning thereof be deemed to mean and include its successors-in-office, executors, administrators and assigns) of the **SECOND PART**

WHEREAS the **VENDOR** is now the joint owner of undivided 3/8th share of the Bastu land measuring more or less 4.5 decimal which is equivalent to 1.7 decimal be the same a little more or less with a brick built tile shed structure standing thereon measuring about 300 sq. ft. which is free from all encumbrances, lien, lispendences, charges whatsoever and the said 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)



Additional District Sub-Registrar,
Geria South 24 Parganas

17 OCT 2020

under R.S. Khatian No. 1238 of Mouza- Barhans Fartabad, J.L. No.47 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;

AND WHEREAS the said Hiralal Sardar while owning and possessing his $\frac{1}{2}$ share in the said land measuring 9 decimal i.e. 4.5 decimal land of Dag No.103 under Khatian No. 1238 died intestate on 08.03.1980 and that of his wife Anila Sardar died on 27.12.2006, leaving behind their 2 (two) sons namely Sri Purnendu Sekhar Sardar, Arabinda Sekhar Sardar (now deceased) and 6 (six) daughters namely (1) Biva Mondal (now deceased), wife of Late Lalit Mohan Mondal, (2) Provabati Giri, wife of Madhusudhan Giri, (3) Sova Roy Naskar, wife of Chitta Ranjan Naskar, (4) Niva Mondal, wife of Dilip Kumar Mondal, (5) Reba Sardar (now deceased), wife of Subhas Sardar, (6) Subhra Mondal, wife of Ashit Kumar Mondal;

AND WHEREAS thus after the demise of said Hiralal Sardar and his wife Anila Sardar their said 2 (two) sons namely Purnendu Sekhar Sardar, Arabinda Sardar (who pre-deceased his mother on 18.12.2000 leaving behind his wife Smt. Dipali Sardar and 3 (three) daughters Smt. Mahua Mondal, Smt. Mousumi Mondal, Smt. Madhumita Halder as his legal heirs and successors) and 6



Additional District Sub-Registrar,
Garha South 24 Parganas

17 OCT 2020

(six) daughters namely (1) Smt. Provabati Giri, (2) Smt. Sova Roy Naskar, (3) Smt. Niva Mondal, (4) Smt. Subhra Mondal, (5) Biva Mondal (who pre-deceased her mother on 06.06.1994 leaving behind her four sons namely Sri Ashoke Kumar Mondal, Sri Sasankha Sekhar Mondal, Sri Samarendra Mondal, Sri Amarendra Mondal and four daughters namely Smt. Sumitra Naskar, Smt. Sabita Mondal, Smt. Kabita Mondal, Mira Naskar who died on 19.01.1976 leaving behind her husband Sri Sushil Kumar Naskar and two sons Sri Ramprasad Naskar, Sri Shyamaprasad Naskar as her legal heirs and successors), and (6) Reba Sardar who died on 03.01.2011 leaving behind her only son Sri Sudip Sardar as her legal heir and successor;

AND WHEREAS while owning and possessing her 1/8th share in the said property, the said Provabati Giri, wife of Sri Madhusudan Giri due to her urgent need of money, by executing a Sale Deed dated 01-03-2013 sold, transferred and conveyed her entire share in the said property unto and in favour of the VENDOR herein and the said Deed was registered before the office of ADSR Sonarpur and recorded in Book No. 1, CD Volume No. 23, Pages from 6630 to 6643 being No. 11255 for the year 2014. It may be mentioned that due to mistake the share of said Provabati Giri was determined 1/4th share instead of 1/8th share, However



Additional District Sub-Registrar,
Garha South 24 Parganas

17 OCT 2020

by virtue of the said Deed this Vendor at best got $1/8^{\text{th}}$ share in the said property i.e. 0.5625 decimal of land.

AND WHEREAS while owning and possessing her $1/8^{\text{th}}$ share in the said property, the said Niva Mondal, wife of Dilip Kumar Mondal due to her urgent need of money, by executing a Sale Deed dated 01-03-2013 sold, transferred and conveyed her entire share in the said property unto and in favour of the VENDOR herein and the said Deed was registered before the office of ADSR Sonarpur and recorded in Book No. 1, CD Volume No. 23, Pages from 6602 to 6615 being No. 11257 for the year 2014. It may be mentioned that due to mistake the share of said Niva Mondal was determined $1/4^{\text{th}}$ share instead of $1/8^{\text{th}}$ share, However by virtue of the said Deed this Vendor at best got $1/8^{\text{th}}$ share in the said property i.e. 0.5625 decimal of land.

AND WHEREAS while owning and possessing her $1/8^{\text{th}}$ share in the said property, the said Subhra Mondal, wife of Sri Asit Kumar Mondal due to her urgent need of money, by executing a Sale Deed dated 01-03-2013 sold, transferred and conveyed her entire share in the said property unto and in favour of the VENDOR herein and the said Deed was registered before the office of ADSR Sonarpur and recorded in Book No. 1, CD Volume No. 23, Pages from 6616 to 6629 being No. 11256 for the year 2014. It may be mentioned that due to mistake the share of said Niva



Additional District Sub-Registrar,
Garia South 24 Parganas

17 OCT 2020

Mondal was determined $1/4^{\text{th}}$ share instead of $1/8^{\text{th}}$ share, However by virtue of the said Deed this Vendor at best got $1/8^{\text{th}}$ share in the said property i.e. 0.5625 decimal of land.

AND WHEREAS thus by virtue of aforesaid 3 (three) separate Sale Deeds as mentioned hereinabove City Star Griha Udyog Private Limited (the Vendor herein) became the owner of undivided $3/8^{\text{th}}$ share of the land measuring about 4.5 decimal which is equivalent to 1.7 decimal as described in the Schedule hereunder and presently it has been enjoying the said property without any interruption from any corner and the property is free from all encumbrances, charges, liens, dispendences, acquisitions, requisition, trusts of whatsoever nature,

AND WHEREAS the Purchasers herein has inspected the location and legal papers and after being satisfied approached the Vendors herein to purchase the Schedule land and the Vendors herein have also agreed to sale the same to the Purchasers herein at a total sum of Rs. 25,00,000/- (Rupees Twenty Five Lacs) only;

NOW THIS INDENTURE WITNESSETH THAT IN CONSIDERATION of land mentioned in Schedule hereunder and on consideration of sum of Rs. 25,00,000/- (Rupees Twenty Five Lacs) only by the Purchasers to the Vendors paid (the receipt where of the Vendors do hereby as also by the receipt and Memo hereunder written, admit and acknowledge)



Additional District Sub-Registrar,
Garha South 2a Parganas

17 OCT 2020

and of and from the same and every part thereof acquit, release and discharge the Purchasers and the land measuring about 1.7 decimal be the same a little more or less as described in the Schedule hereunder hereby conveyed, the Vendors as beneficial Owners do hereby grant, convey, transfer and assign unto the Purchasers 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 Vendors 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 Purchasers forever free and discharge from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor **AND** the Vendors do hereby their heirs, executors, administrators, legal representatives and/or assigns covenant with the Purchasers that notwithstanding any act Deed or thing whatsoever, by the Vendors or by



Additional District Sub-Registrar,
Garia South 24 Parganas

17 OCT 2020

any of their heirs, executors, administrators, legal representatives and/or assigns done or executed or knowingly suffered to the contrary the Vendors had at all material times 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 Purchasers, in the manner aforesaid **AND** that the Purchasers 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 Purchasers 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 Vendors or any person/persons lawfully or equitably claiming any right or estate thereof from under or in trust for her or under any of their 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 Vendors 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 Vendors or their 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



Additional District Sub-Registrar,
Garia South 24 Parganas

17 OCT 2020

Vendors 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 Vendors or from or under any of their 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 Purchasers 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 Purchasers 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 Vendors will bear and pay the Purchasers all expenses and damages sustained by it.

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



Additional District Sub-Registrar,
Garia South 24 Parganas

17 OCT 2020

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the **undivided 3/8th share**
i.e. Bastu Land measuring 1.7 decimal out of land measuring
more or less 4.5 decimal out of 9 decimal recorded under R.S.
Khatian No. 1238 from total land of 18 decimal in R.S. Dag No.
103 of 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, Holding No. 3006, Garia Station
Road, Kolkata- 700084, District - 24 Parganas (South), with a
brick built tile shed structure standing thereon measuring about
100 sq. ft. and the entire plot is butted and bounded as follows :-

ON THE NORTH : By R.S. Dag No. 100 & 104;

ON THE SOUTH : By Garia Station Road;

ON THE EAST : By R.S. Dag No. 105;

ON THE WEST : By Garia Main Road;



Additional District Sub-Registrar,
Garia South 24 Parganas

17 OCT 2020

IN WITNESS WHEREOF the Vendor has put his signatures hereto on the day, month and year first above written.

Signed, Sealed and delivered
In presence of

WITNESSES

1. *Manoj D's.*
Maharajapur School Road.
Porbandar - 84.

2. *Debobrata Mazumder.*
159, Garia Station Road.
Kol - 84

CITYSTAR GRIHA UDYOG PVT. LTD.

[Signature]
Director

SIGNATURE OF THE VENDOR



Additional District Sub-Registrar,
Garia South 24 Parganas

17 OCT 2020

MEMO OF CONSIDERATION

RECEIVED **Rs. 25,00,000/- (Rupees Twenty Five Lacs)**

only from the within named Purchasers as per written below:-

SL.	NAME	BANK NAME & BRANCE	Transaction Ref. No.	Transaction Type	AMOUNT (RS.)
1.	City Star Griha Udyog Pvt. Ltd.	ICICI Bank, Park Circus Branch, Kol- 17	ICICR42020101300851346	RTGS	12,50,000/-
			ICICR42020101300867509	RTGS	12,50,000/-
				TOTAL	25,00,000/-

(Rupees Twenty Five Lacs)

WITNESSES:-

1. *[Signature]*

2. *Debobrata Mazumder.*

CITYSTAR GRIHA UDYOG PVT. LTD.

[Signature]
Director

SIGNATURE OF THE VENDOR

Drafted by:-

[Signature] **Advocate** *WB-2618/1999*
ADVOCATE
Baruipur Civil Court



Additional District Sub-Registrar,
Garia South 24 Parganas

17 OCT 2020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CITYSTAR GRIHA UDYOG PRIVATE
LIMITED



23/09/2004

Permanent Account Number

AACCG2738C

07072008

CITYSTAR GRIHA UDYOG PVT. LTD.

Director



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMIT GANGULY
RANJIT GANGULY
11/11/1977

Permanent Account Number
AIEPG3746R

Signature



[Handwritten signature]



आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

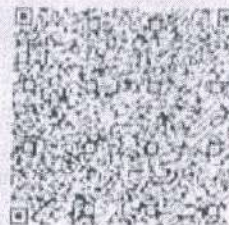
ई-स्थायी लेखा संख्या कार्ड e - Permanent Account Number (e-PAN) Card AAFCE9782K

नाम / Name

ENLIGHTEN BUILDTECH PRIVATE LIMITED

निर्माण/गठन की तारीख
Date of Incorporation / Formation

20/07/2020



Signature Not
Verified

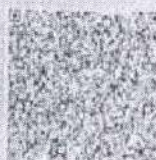
Digitalized and signed by Income Tax
PAN Services Unit, NSDL
eGovernance
Date: 20/07/2020 12:22:27
CAIT-05/30
Reason: NSDL e-PAN Sign
Location: Mumbai

- Permanent Account Number (PAN) is an Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand, tax returns, matching of information and levy maintenance & retrieval of electronic information, etc. relating to taxpayer.
- महत्वपूर्ण सूचना (Note) एक कार्ड/नाम में संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग का सहायक कार्य है। जिसमें कर के संचालन, आयकर का संग्रह, ईसा करवाता, अर्थकर में निवेश और अन्य संबंधित जानकारी का अग्रगण्य सहायक संसाधन शामिल हो सकता है।
- Issuance of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Section 114B) or Income Tax Rules, 1962.
- आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेखों के लिए स्थायी लेखा संख्या (PAN) का उपयोग अनिवार्य है। (आयकर विभाग, 1962 के नियम 114B के तहत)
- Issuance of PAN is mandatory for several transactions specified under Income Tax Act, 1961 (Section 114B) or Income Tax Rules, 1962.
- एक से अधिक लेखों में एक PAN का उपयोग करके, आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेखों के लिए स्थायी लेखा संख्या (PAN) का उपयोग अनिवार्य है। (आयकर विभाग, 1962 के नियम 114B के तहत)
- The PAN Card enclosed contains Enhanced QR Code, which is readable by a specific Android Mobile App. Key -> and to watch this specific Mobile App on Google Play Store, Enhanced QR Code Reader for PAN Card.
- यह PAN कार्ड में प्रत्यक्ष कोड शामिल है जो एक विशिष्ट मोबाइल एप्लिकेशन के द्वारा पठनीय है। Google Play Store पर 'Enhanced QR Code Reader for PAN Card' एप्लिकेशन को डाउनलोड करें।

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAFCE9782K



ENLIGHTEN BUILDTECH PRIVATE
LIMITED

Electronic PAN Card
Date of Incorporation/Formation
20/07/2020

इस कार्ड के साथ/पान के प्रमाण पत्र/संकेत
संख्या PAN कार्ड, 24 का है।
1 से अधिक, यदि नहीं।
संख्या 24, 24 से 24/24
मोबाइल एप्लिकेशन, को स्कैन करें।
पान - 411 016

Enhanced QR Code (a bar code) is used to verify
please confirm / return to
Income Tax PAN Services Unit, NSDL
3rd Floor, Marine Building,
Plot No. 341, Survey No. 9279,
Market Colony, Near Durgam Chawl,
Pune - 411 016.
Tel: 91-20-2721 8866, Fax: 91-20-2721 8867
e-mail: kpan@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.

ENLIGHTEN BUILDTECH PRIVATE LIMITED

Risha Thiruvannamalai

Director/Authorised Signatory



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

निष्पन्न/गठन की तारीख

Date of Incorporation / Formation 20/07/2020



Signature Not
Verified

Copied/Scanned by Income Tax
PAN Services Unit, Sec-11,
e-Governance
Date: 22/07/2021 11:31:38
QSR: 405/00
Reason: PAN Card Copy Sign
Location: Mumbai

- Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including prevention of tax evasion, demand for arrears, matching of information and easy maintenance & retrieval of electronic information etc. (स्थायी लेखा संख्या (PAN) एक कार्ड है जो आयकर विभाग को जोड़ने में सहायक होता है, जिसमें कर के संचालन, जानकारी का संग्रह, टैक्स अर्हता, सुधार के निषेध और इलेक्ट्रॉनिक जानकारी का आसानी से संयोजन व संग्रहण आदि भी शामिल हैं।)
- Ownership of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Entry Rule 114B) of Income Tax Rules, 1962. (आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई संदर्भ के लिए स्थायी लेखा संख्या (PAN) का प्रयोग अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B) का अर्थ है -)
- Processing of documents that use PAN is subject to the PAN card's validity of expiry till 31/03/2024. (गैर से अधिक स्थायी लेखा संख्या (PAN) का प्रयोग 31/03/2024 तक ही किया जा सकता है।)
- The PAN Card enclosed contains Enhanced QR Code which is accessible by a specific Android Mobile App. Kopanand is available on Google Play Store as 'Enhanced QR Code Reader for PAN Card'. (संलग्न PAN कार्ड में एंजोर्ड कोड शामिल है जो एक विशिष्ट एंड्रोइड एप्लिकेशन द्वारा पढ़ा जा सकता है। Google Play Store पर इस एप्लिकेशन को 'Enhanced QR Code Reader for PAN Card' के नाम से खोजा जा सकता है।)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAFCE9781L

नाम/नाम
ENLIGHTEN PROMOTERS PRIVATE
LIMITED

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



इस कार्ड के साथ/संगे एक दुपटा प्रतिलिपि संलग्न है।
आयकर विभाग, सेक्टर-11, नया दिल्ली
तारीख: 22/07/2021 11:31:38
एप्लिकेशन: कोपानंद एंड्रोइड एप्लिकेशन
कॉड: 411/016

If this card is lost / damaged / lost, card is invalid,
please inform / inform us

Income Tax PAN Services Unit, SEC-11,
3rd Floor, Market Building,
Plot No. 341, Convey No. 991/8,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016

Tel: 91-22-2711 5000, Fax: 91-22-2711 5001
E-mail: kiran@pancard.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 133A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

ENLIGHTEN PROMOTERS PRIVATE LIMITED

Rishabh Thakur

Director/Authorised Signatory




भारत सरकार
GOVERNMENT OF INDIA



রিশাব জুনজুনওয়ালা
Rishav Jhunjunwala
জন্ম সাল / Year of Birth : 1992
পুরুষ / Male



7323 5460 0427

আধার - সাধারণ মানুষের অধিকার


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O মনিষ জুনজুনওয়ালা,
রাজবরি, ফ্লাট-১বি, ১৯ ডোভার
প্লেস, গারিহাট, কোলকাতা,
পশ্চিমবঙ্গ, 700019

Address:
S/O Manish Jhunjunwala,
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 Jhunjunwala

Rishav Jhunjunwala



आयकर विभाग
INCOME TAX DEPARTMENT
RISHAV JHUNJHUNWALA
MANISH JHUNJHUNWALA
27/03/1992
Permanent Account Number
AOTPJ5217K
Rishav Jhunjhunwala
Signature

भारत सरकार
GOVT. OF INDIA

15092010

इस कार्ड को खोने / या 195 कृपया सूचित करें / सीआर
आयकर एवं सेवाएं एनएसडी एनएसडी एन
सीसीसीसीसी, सफाई एवं वसूली
सर्वर टेलिफोन एक्सचेंज के नजदीक
पिन कोड - 411045

If this card is lost / someone's tax card is found,
Please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers
Near Bazar Telephone Exchange
Bangalore - 411 045

Tel: 91-20-2721 8081 / 91-20-2721 8081
e-mail: info@nsdl.co.in

Rishav Jhunjhunwala
Rishav Jhunjhunwala




 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

WB/23/109/489815




নির্বাচকের নাম : দেবব্রত মজুমদার
 Elector's Name : Debabrata Mazumder
 পিতার নাম : সন্তোষ মজুমদার
 Father's Name : Santosh Majumdar
 লিঙ্গ/সেক্স : পুরুষ / M
 জন্ম তারিখ : XX/XX/1975
 Date of Birth :

Debabrata Mazumder

WB/23/109/489815

ঠিকানা:
দক্ষিণ ফরতাবাদ, 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 কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

151 - Sonarpur Uttar Constituency

বিবরণ: পরিবর্তন হলে মতামত হিসাবের ত্রুটির দিকে নজর
হোল্ডা তু এইই নম্বরের লিফট সঠিক পরিচয়পত্র পাওয়া
জন্ম নির্দিষ্ট ফর্ম এই পরিচয়পত্রের সহিত উল্লেখ 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: 19-202021-011643787-1

Payment Mode Online Payment

GRN Date: 14/10/2020 15:03:29

Bank : ICICI Bank

BRN : 53365979

BRN Date: 14/10/2020 15:05:07

DEPOSITOR'S DETAILS

Id No. : 2001347962/1/2020

[Query No./Query Year]

Name : ENLIGHTEN BUILDTECH PVT LTD

Contact No. : Mobile No. : +91 9830195767

E-mail : rishavvjhunhunwala@gmail.com

Address : 86B2TOPSIA 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	2001347962/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	156365
2	2001347962/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	26072

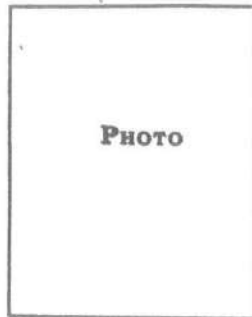
Total

182437

In Words : Rupees One Lakh Eighty Two Thousand Four Hundred Thirty Seven only



SPECIMEN FORM FOR TEN FINGER PRINTS



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



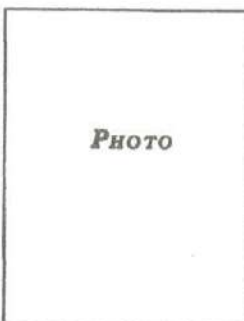
Left Hand

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



Right Hand

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



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





Additional District Sub-Registrar,
Garia South 24 Parganas

17 OCT 2020

Major Information of the Deed

Deed No :	I-1629-03616/2020	Date of Registration	04/11/2020
Query No / Year	1629-2001347962/2020	Office where deed is registered	
Query Date	13/10/2020 8:01:51 PM	1629-2001347962/2020	
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. 25,00,000/-	Rs. 26,05,758/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,56,415/- (Article:23)	Rs. 26,072/- (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, Holding No:3006 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	1.7 Dec	24,70,000/-	25,75,758/-	Property is on Road Adjacent to Metal Road,
Grand Total :					1.7Dec	24,70,000 /-	25,75,758 /-	

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 :

SI No	Name,Address,Photo,Finger print and Signature
1	City Star Griha Udyog Private Limited 5, Gorky Terrace, 2nd Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.: AAxxxxxx8C, 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-	Enlighten Buildtech Private Limited 86B/2, Topsia Road South, Flat No: 3D, Third Floor, P.O:- Gobinda Khatik Road, P.S:- Topsia, Kolkata, 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 86B/2, Topsia Road South, Flat No: 3D, Third Floor, P.O:- Gobinda Khatik Road, P.S:- Topsia, Kolkata, 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 Amit Ganguly (Presentant) Son of Late Ranjit Ganguly 174, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx6R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : City Star Griha Udyog Private Limited (as Director)
2	Mr Rishav Jhunjhunwala Son of Mr Manish Jhunjhunwala 19, Dover Lane, Flat No: 1B, P.O:- Gariahat, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx7K, Aadhaar No: 73xxxxxxxx0727 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 Amit Ganguly, Mr Rishav Jhunjhunwala			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	City Star Griha Udyog Private Limited	-1.7 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	City Star Griha Udyog Private Limited	-100.00000000 Sq Ft



On 15-10-2020

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 26,05,758/-



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

On 17-10-2020

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

Presented for registration at 14:00 hrs on 17-10-2020, at the Private residence by Mr Amit Ganguly .

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

Execution is admitted on 17-10-2020 by Mr Amit Ganguly, Director, City Star Griha Udyog Private Limited (Private Limited Company), 5, Gorky Terrace,2nd Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017

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 03-11-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 26,072/- (A(1) = Rs 26,058/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 26,072/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/10/2020 3:05PM with Govt. Ref. No: 192020210116437871 on 14-10-2020, Amount Rs: 26,072/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 53365979 on 14-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,56,365/- and Stamp Duty paid by by online = Rs 1,56,365/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/10/2020 3:05PM with Govt. Ref. No: 192020210116437871 on 14-10-2020, Amount Rs: 1,56,365/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 53365979 on 14-10-2020, 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



On 04-11-2020

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,56,365/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3819, Amount: Rs.50/-, Date of Purchase: 21/08/2020, Vendor name: Tanmoy Kar Purkayastha



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 125436 to 125464
being No 162903616 for the year 2020.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2020.11.09 13:25:32 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/11/09 01:25:32 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)