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पश्चिम बंगाल WEST BENGAL

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14.12.20
Q-2/1661270

It is hereby declared 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


Additional District Sub-Registrar,
Garia South 24 Parganas

14 DEC 2020

DEED OF SALE

THIS DEED OF SALE is made on this ...14th... day of
DECEMBER 2020 (Two Thousand And Twenty)

BETWEEN

26 NOV 2020

002270

U.E. NO. Dt.
Name: S.C. MAZUMDER ADVY
ADD-ALIPORE POLICE COURT
KOLKATA-27

RS.

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



Additional District Sub-Reg.
Garia South 24 Parganas

Identified by me—

Debohrate Mazumder,

S/o- Late Santosh Kumar Mazumder.

159, Garia Station Road

Kol- 84

Service

4 DEC 2020

(1) **SMT. KRISHNA DUTTA** (PAN AVBPD8278P) wife of- Late Gobinda @Govind Dutta and (2) **SRI SUBHO MOY DUTTA** (PAN AIIPD3657L) son of- Late Gobinda @ Govind Dutta, both by faith- Hindu, by occupation- Housewife & Service, residing at- Garia Station Road (opposite Garia Baroda Prasad High School), P.O.- Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700084, hereinafter jointly referred to as the **OWNERS/VENDORS** (which term or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, legal representatives, administrators and/or assigns) of the **FIRST PART**;

AND

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 Authorized Signatory, **SRI AMIT GANGULY**, (PAN NO. AIEPG3746R) (Aadhar No. 2726 8086 1832), son of Late Ranjit Ganguly, residing at 174, Garia Station Road, P.O.-Garia, P.S. Narendrapur, Kolkata- 700084, 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**;



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WHEREAS, ALL THAT piece and parcel of the land measuring more or less **2 (two) cottahs 10 (ten) chittacks 14 (fourteen) sq. ft.** with a brick built two storied residential structure standing thereon measuring about 1200 sq. ft. (each floor 600 sq. ft) lying and situated at Mouza- Barhas Fartabad, R.S. Khatian No. 1052, R.S. Dag No. 104, Sub-Registry office Garia, Touzi No. 109, **Holding No. 7, Garia Road**, Kolkata – 700084 under Ward no 29, Rajpur Sonarpur Municipality, P.S.- Narendrapur (previously Sonarpur), District South 24-Parganas, with all easement and quasi easement right and appurtenances thereto more fully and more particularly described in the Schedule hereunder is the subject matter of this Deed of Sale ;

AND WHEREAS, Sadhan Naskar, son of- Late Arun Naskar and Muktomani Dashi, wife of- Late Arun Naskar while being the joint owners of the land measuring about 24 decimal in R.S. Dag No. 104, R.S. Khatian No. 1052, Mouza- Barhans Fartabad sold the said land with other land to Lilabati Basak, wife of- Sushil Chandra Basak by virtue of a Deed of Conveyance which was registered on 24.07.1947 before D.R. Alipore and recorded in Book No. I, Volume No. 59, Pages 44 to 49, Being No. 2485, for the year 1947;

AND WHEREAS after purchasing the said land measuring about 24 decimal Lilabati Basak mutated her name before the BL&LRO, Sonarpur and her name has been published in the Revisional Settlement Record-of-Rights (Parcha) in respect of the said land.

AND WHEREAS on 30.12.1977 said Lilabati Basak while possessing her said landed properties against valuable consideration price by executing a Bengali Kobala dated 30-12-1977, sold the land measuring about 2 cottahs 10 chittacks 14 sq. ft. in R.S. Dag No. 104, R.S. Khatian No. 1052, Mouza- Barhans Fartabad from her said total land to Sri Gobinda Dutta, son of- Late Ram Mohan Dutta (the deceased father and husband



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of the Landowners herein) and the said Bengali Kobala (Deed of Conveyance) was registered before D.R. Alipore and recorded in Book No. I, Volume No. 252, Pages 164 to 168, Being No. 8231, for the year 1977;

AND WHEREAS by virtue of the above-stated Sale Deed Gobinda Dutta became the owner of the land measuring about 2 cottahs 10 chittacks 14 sq. ft. in R.S. Dag No. 104, R.S. Khatian No. 1052, Mouza- Barhans Fartabad and thereafter while in possession he duly mutated his name in the Assessment Record of Rajpur Sonarpur Municipality in respect of the above mentioned land and the said property was distinguished as Rajpur-Sonarpur Municipality Holding No. **7, Garia Road**, Kolkata - 700084 and thereafter said Gobinda Dutta constructed a two storied residential building thereon measuring 600 sq. ft. on each floor ;

AND WHEREAS the said Gobinda Dutta while owning and possessing said measuring about 2 cottahs 10 chittacks 14 sq. ft. along with said two storied structures thereon died intestate on 24-12-2008 leaving behind his wife Smt. Krishna Dutta and only son Sri Subhomoy Dutta who inherited the said property as only legal heirs of Gobinda Dutta since deceased as per Hindu Succession Act.

AND WHEREAS thus after the demise of said Gobinda Dutta, his wife and son Smt. Krishna Dutta and Sri Subhomoy Dutta, the Vendors herein became the absolute Owners of the said property mentioned in the Schedule hereunder free from all encumbrances and possessing the same without any interferences from anyone;

AND WHEREAS the VENDORS/FIRST PART herein, offered to sale their said property mentioned in the SCHEDULE hereunder at a Total sum of Rs. 1,00,00,000/- (One Crore) only free from all sorts of encumbrances which the PURCHASERS herein agreed to purchase at a total consideration price of Rs. 1,00,00,000/- (One Crore) only;



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14 DEC 2020

NOW THIS DEED OF SALE WIHNESSETH that pursuant to the aforesaid agreement and in consideration of the said sum of Rs. 1,00,00,000/- (One Crore) only, paid to the VENDORS by the PURCHASERS at or before the execution of these presents (the receipt whereof the VENDOR doth hereby, as well as by the memo of consideration hereunder written, admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the PURCHASER as well as the said land and structure hereby conveyed, the VENDOR doth hereby convey, transfer, sell, assure and assign, free from all encumbrances, unto and to the use of the said PURCHASER, ALL THAT piece and parcel of the land measuring more or less **2 (two) cottahs 10 (ten) chittacks 14 (fourteen) sq. ft.** with a brick built structure standing thereon measuring about 1200 sq. ft. lying and situated at Mouza- Barhas Fartabad, R.S. Khatian No. 1052, R.S. Dag No. 104, Sub-Registry office Garia, Touzi No. 109, **Holding No. 7, Garia Road**, Kolkata - 700084 under Ward no 29, Rajpur Sonarpur Municipality, P.S.- Narendrapur (previously Sonarpur), District South 24-Parganas, with all easement and quasi easement right and appurtenances thereto more fully described in the Schedule hereunder TOGETHER WITH all sorts of easement rights attached thereto together with all areas, facilities and amenities attributable thereto whatsoever or howsoever otherwise the said land, structure, hereditaments and premises are or were situate, butted, bounded, called, known, numbered, described or distinguished, together with all yards, courtyards, sewers, courses, and all other benefits and advantages of ancient and other lights, rights, liberties, privileges, easements and appurtenances whatsoever to the said land, hereditaments and premises belonging or appertaining thereto or usually held or enjoyed therewith or reputed to belong to or appurtenant thereto and all easements thereon and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, together with



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the documents of title exclusively relating to the said land, hereditaments and premises and all the estate, right, title, interest, property, claim and demand whatsoever both at law and in equity of the VENDORS into or upon the said land, hereditaments and premises or any part thereof and also all other usual rights of easement, TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted, transferred, conveyed, assigned and assured or expressed or intended so to be, unto and to the use of the said PURCHASER absolutely and forever free from all encumbrances whatsoever and the VENDOR doth hereby covenant with the said PURCHASER that notwithstanding any act, deed, matter or thing by the said VENDOR or her predecessors in title, done and executed or knowingly suffered to the contrary, the said VENDOR now has good right, full and absolute power and authority, indefeasible and absolute title, as and for an estate in fee simple in possession or and for an estate equivalent thereto in the said land, hereditaments and premises hereby granted, transferred and conveyed, assigned and assured or expressed or intended so to be, unto and to the use of the said PURCHASER in the manner aforesaid and the PURCHASER shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land, hereditaments and premises, mutate their names in the concern Municipality and the BL & LRO in respect of the land purchased by them and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said VENDOR and her assigns or by any person or persons lawfully and equitably claiming from, under or in trust for the VENDOR, and the PURCHASER are well and sufficiently saved, defended and kept harmless and indemnified from and against all claims, charges, liens, lis pendens, debts, attachments, executions, liabilities and encumbrances whatsoever created, made, done, occasioned or suffered by the VENDOR and all person or persons lawfully or equitably claiming from, under or in trust



Sub-Registrar, District Sub-Registrar,
Garo, South 24 Parganas

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for the VENDOR, and further the said VENDOR and all person or persons having or lawfully or equitably claiming any estate or any part thereof from, under or in trust for the VENDOR shall and will from time to time and at all times hereafter, at the request and cost of the PURCHASER, do and execute all such acts, deeds, matters and things as may be required for further and more perfectly assuring and confirming the said land, structure, hereditaments and premises or any part thereof unto and to the use of the said PURCHASER in the manner as aforesaid and the said VENDOR doth hereby covenant with the said PURCHASER, her successors, heirs, agents and assigns that the VENDOR will, unless prevented by fire or other inevitable accidents, from time to time and at all times hereafter, at the request and costs of the PURCHASER, produce or cause to be produced to the PURCHASER or its agents or at any trial, proceeding, hearing, commission, examination or on other occasions, the deeds and documents relating to the said land, hereditaments and premises as might still lie with them, for the purpose of showing title to the same or any part thereof and also at the like request and costs, deliver or cause to be delivered unto the said PURCHASER, its executors, agents, successor-in-interest, representatives, and assigns such attested or other copies of extract from the such deeds and documents as he or they may require and will in the meantime, unless prevented as aforesaid, keep the said deeds safe, unobliterated and uncanceled .

THE SCHEDULE ABOVE REFERRED TO

S. Khany D. St.
ALL THAT piece and parcel of the land measuring more or less **2**
(two) cottahs 10 (ten) chittacks 14 (fourteen) sq. ft. with a brick built
two storied residential structure standing thereon measuring about 1200
sq. ft. (each floor measuring 600 sq.ft.) *Cemented* lying and situated at Mouza-
Barhas Fartabad, R.S. Khatian No. 1052, R.S. Dag No. 104, Sub-



Additional District Sub-Registrar,
Garia South 24 Parganas

4 DEC 2021

Registry office Garia, Touzi No. 109, **Holding No. 7, Garia Road**, Kolkata
- 700084 under Ward no 29, Rajpur Sonarpur Municipality, P.S.-
Narendrapur (previously Sonarpur), District South 24-Parganas, with all
easement and quasi easement right and appurtenances thereto the
entire land is butted and bounded as follows :

ON THE NORTH : By Land of RS Plot No. 104;

ON THE SOUTH : By Land of RS Plot No. 103;

ON THE EAST : By 12 ft. wide Municipal Road;

ON THE WEST : By Land of RS Plot No. 100 & 103;

IN WITNESS WHEREOF the Parties have put their signature and
seals hereto on the day, month and year first above written.

Signed, Sealed and Delivered

In presence of :

WITNESSES

1. *Wangidh.*
Mahamayajee School Road,
Garia. Kol-84.

2. Deleokrata Mazumdar.
Partabhad Sahasra
P.O.-Garia.
Kol-84

Prishma Dutta

Sushomy Dutt

SIGNATURE OF THE OWNERS/VENDORS



Adil District Sub-Registrar,
Garha, South 24 Parganas

14 DEC 2021

MEMO OF CONSIDERATION

RECEIVED sum of **Rs. 1,00,00,000/- (One Crore)** only from
the within named Purchasers in the following manner :

SL.	DATE	RTGS NO.	NAME	BANK NAME & BRANCE	AMOUNT (RS.)
1	10.12.20	ICICR42020121000320787	KRISHNA DUTTA	ICICI BANK	24,81,250/-
2	10.12.20	ICICR42020121000318517	SUBHOMOY DUTTA	ICICI BANK	24,81,250/-
3	10.12.20	ICICR42020121000336969	KRISHNA DUTTA	ICICI BANK	24,81,250/-
4	10.12.20	ICICR42020121000333612	SUBHOMOY DUTTA	ICICI BANK	24,81,250/-
5	T.D.S				75,000/-
Total					1,00,00,000/-

WITNESSES:-

1. *Kanaj dr.*

Krishna Dutta

2. *Keelabrata Mazumder.*

Subhomy Dutt

SIGNATURE OF THE OWNERS/VENDORS

Drafted by:-

Soma Chakraborty

SOMA CHAKRABORTY

Advocate.

Baruipur Civil Court

WB - 2618/99



Additional District Magistrate,
Garia South 24 Parganas

4 DEC 2020

SPECIMEN FORM FOR TEN FINGER PRINTS



Krishna Dutt

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



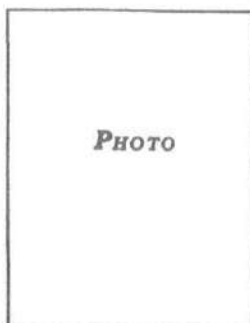
Subhany Dutt

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



Satish Chandra

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



PHOTO

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



Additional District Sub-Registrar,
Garo South 24 Parganas

4 DEC 2020

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

ENLIGHTEN BUILDTECH PRIVATE LIMITED

Date of Incorporation / Formation

20/07/2020



Signature Not
Verified

Digitized by Internet Archive
 PAN Service Unit
 eGovernment
 Date: 2007-07-27 12:22:27
 SAT-05-30
 Reason: N/A, PAN Dept
 Location: Manila

- The Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including provision of taxes, assessment, tax deduction at source, matching of information and easy maintenance & retrieval of records in Information Technology based system.
- आयकर प्रमाण पत्र (पैन) एक कार्ड पर से संबंधित विभिन्न प्रकारों में की जायेगी या आपका बिना को प्रमाणित करता है। इसमें कर के प्रमाण, आकलन, जो योग, बैंक खाता, सूचना के स्रोत और अनुसंधान आयकर का प्रमाण प्रदान करने के कारणों शामिल हो सकते हैं।
- Enhancement PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B) and Income Tax Rules, 1962.)
अनुसंधान पैन (पैन) अब अनिवार्य है कि कई तरह के लेन देणें के लिए सभी प्रकार के लेन देणें के लिए (अनुसंधान नियम 1962 के अंतर्गत 114B के अनुसार)
- Please do not change more than one PAN as per the law & may attract penalty of upto Rs. 10,000.
एक से अधिक पैन नहीं बदलें (पैन) का प्रयोग के अंतर्गत अन्य, कानून के अंतर्गत है और फाइन - रु. 10,000 तक का हो सकता है (अनुसंधान)
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Key word to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".
आपके पास के पैन कार्ड में एंक्वॉड कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पढ़ाई है। Google Play स्टोर पर यह विशेष मोबाइल ऐप को खोजने के लिए शब्द "Enhanced QR Code Reader for PAN Card".

1997

The logo of the Income Tax Department of India, featuring the Ashoka Lion Capital.

[illegible]

Il tuo cane ti ha portato il tuo cane ti ha portato
 please return / return to

Beattie Tee PAM Services Ltd, 347A,
5th Floor, Marine, Sterling,
Plot No. 343, Survey No. 9978,
Model Colony, Near High Tongdole Chauri
Ring, 411 016

Tel: 41-26-2721 8000, Fax: 41-26-2721 8003
e-mail: info@fuchs.ch

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 (B) of Section 139A of Income Tax Act, 1961 and sub-rule (E) of Rule 114 of the Income Tax Rules, 1962. For more details,

ENLIGHTEN BUILDTECH PRIVATE LIMITED

ENLIGHTEN BUILDTECH PRIVATE LIMITED

Director/Authorised Signatory

Director/Authorised Signatory





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির নম্বর/ Enrolment No.: 2017/25101/17786

Download Date: 30/08/2017

To
অমিত গঙ্গুলী
Amit Ganguly
S/O: Ranjit Ganguly
Garia station Road, opp, Barada Prasad High school
Rajpur Sonarpur (M)
Garia
South 24 Parganas West Bengal - 700084
9831810374

Generation Date: 11/05/2016



আপনার আধার সংখ্যা / Your Aadhaar No. :

2726 8086 1832

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অমিত গঙ্গুলী
Amit Ganguly
জন্মতারিখ/DOB: 04/10/1977
পুরুষ/ MALE



2726 8086 1832

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়াম তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

এম/ও: রঞ্জিত গঙ্গুলী, গড়িয়া স্টেশন রোড, ওপ, বরদা প্রসাদ
হাই স্কুল, রাজপুর সোনারপুর (এম), দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700084

Address:
S/O: Ranjit Ganguly, Garia station
Road, opp, Barada Prasad High school, Rajpur
Sonarpur (M), South 24 Parganas,
West Bengal - 700084



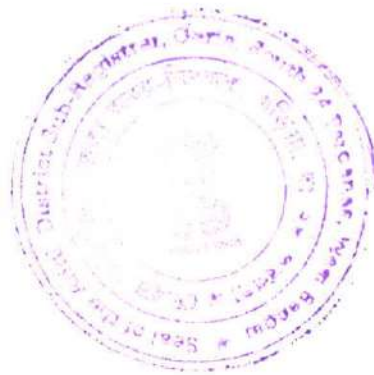
2726 8086 1832

1047

help@uidai.gov.in

www.uidai.gov.in

Handwritten signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMIT GANGULY
RANJIT GANGULY
11/11/1977
Permanent/Account Number
AIEPG3746R

Signature



Amity



आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT. OF INDIA
KRISHNA DUTTA	
JATINDRA MOHAN ROY	
30/10/1951	
Permanent Account Number	
AVBPD8278P	
Krishna Dutta	
Signature	

Krishna Dutta

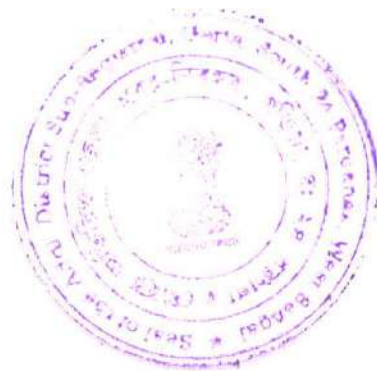
आधार - सामान्य मानुषेर अधिकार

Government of India

क्रिष्णा दत्त
Krishna Datta
Date of Birth: 15/08/1951
Name: Jyoti Menon Roy
Aadhaar Number: 6104 2438 4477
Gender: Male

आधार - सामान्य मानुषेर अधिकार

 ভারতীয় Unique Identification Authority of India	ঠিকানা: /: গোবিন্দ দত্ত পড়িয়া স্টেশন রোড বরোদা প্রসাদ হাই স্কুলের বিপরিতে রাজপুর সোনারপুর (এম), পড়িয়া দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,
১৯৪৭	Address: W/O: Gobinda Dutta, GARIA STATION ROAD, APPPOSITE BARODA PRASAD HIGH SCHOOL, Rajpur Sonarpur (M), South 24 Parganas, Garia, West Bengal, 700084





Subho Moy Dutta





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 2309/10226/28872

To,
Subho Moy Dutta
S/O Gobind Dutta
H.NO. 1080
1ST FLOOR
HOUSING BOARD Amritsar, J.
Amritsar G.P.O. Amritsar, Amritsar
Punjab 143001
7009515496

Ref: 384 / 25X / 307780 / 309326 / P



SB817645925FH



आपका आधार क्रमांक / Your Aadhaar No. :

6479 3706 0269

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Subho Moy Dutta
DOB: 19/11/1977
Male



6479 3706 0269

मेरा आधार, मेरी पहचान

Subho Moy Dutta




 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/Sex : পুং / M

জন্ম তারিখ : XXXX/1975

Date of Birth :

Debabrata Mazumder.

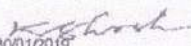
WB/23/109/489815

ঠিকানা:

দক্ষিণ ফরতাবাদ, রাজপুর সোনারপুর, নরেন্দ্রপুর,
দক্ষিণ ২৪ পরগণা-700084

Address:

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

Date: 30/01/2019 

151 - সোনারপুর উত্তর বিধানসভা কেন্দ্রের নির্বাচক নিযুক্ত
আধিকারিকের স্বাক্ষরের অনুমতি

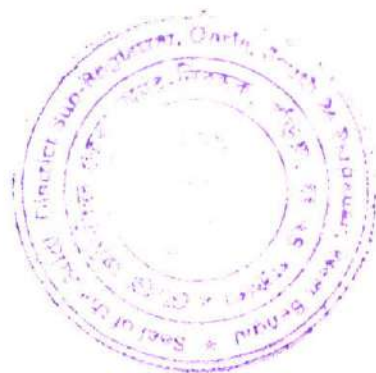
Facsimile Signature of the Electoral
Registration Officer for

151 - Sonarpur Uttar Constituency

টিকানা পরিবর্তন হলে নতুন ঠিকানাতে ভোটার লিষ্টে নাম
ভেঁলা ও একই সফরের মানুষ সঠিক পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নথিটি 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



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, NCTA,
eGovt/Ministry
Date: 2020.07.20 11:31:38
GMT+05:30
Reason: NCTA, ePAN Sign
Location: Mumbai

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, self demand tax returns, matching of information and easy income tax return & retrieval of electronic information etc. relating to a PAN holder.
- स्थायी लेखा संख्या (PAN) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने से आयकर विभाग को सहायक होता है, जिसमें कर के भुगतान, आकलन, कर वापस, आदि के लिए और इलेक्ट्रॉनिक जानकारी का आदान प्रदान करने के लिए भी शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114 of Income Tax Rules, 1962) and various amendments, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (PAN) का उल्लेख अब अनिवार्य है। आयकर विभाग, 1962 के नियमों (114) के अंतर्गत विभिन्न संशोधनों के साथ।
- Provisioning of Permanent Account Number (PAN) is required under the law & may attract penalty of upto Rs. 10,000.
- एक से अधिक स्थायी लेखा संख्या (PAN) का रखना या उपयोग करना, करदाता के लिए दंड के अधीन है जो अधिकतम ₹ 10,000 तक का हो सकता है।
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Key words to search in the Google Play Store is "Enhanced QR Code Reader for PAN Card".
- संलग्न PAN कार्ड में एंहांस्ड QR कोड शामिल है जो एक विशिष्ट एंड्रोइड मोबाइल ऐप द्वारा पढ़ा जा सकता है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Get

आयकर विभाग
INCOME TAX DEPARTMENT



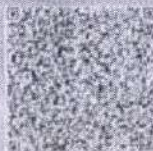
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAFCE9781L

नाम/Name
ENLIGHTEN PROMOTERS PRIVATE
LIMITED

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



इस कार्ड के साथ/सर्वे का प्रयोग करने के लिए/for use
आपको निम्न जानकारी चाहिए/you need the following
1. मोबाइल, 2. इंटरनेट,
3. मोबाइल ऐप, 4. इंटरनेट,
5. मोबाइल ऐप, 6. इंटरनेट,
7. मोबाइल ऐप, 8. इंटरनेट,
9. मोबाइल ऐप, 10. इंटरनेट

If the card is lost / someone is using it in Name
please inform / inform to
Income Tax PAN Service Unit, NCTA,
1st Floor, NCTA Building,
Plot No. 141, Survey No. 957 B,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8888, Fax: 91-20-2721 8881
e-mail: info@nctapn.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 129A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, visit: www.incometax.gov.in

ENLIGHTEN PROMOTERS PRIVATE LIMITED

[Signature]

Director/Authorised Signatory





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

GRN: 19-202021-016465827-1 Payment Mode Online Payment
GRN Date: 12/12/2020 12:06:12 Bank : ICICI Bank
BRN : 55686761 BRN Date: 12/12/2020 12:08:04

DEPOSITOR'S DETAILS

Id No. : 2001661270/2/2020
[Query No./Query Year]

Name : ENLIGHTEN PROMOTERS PVT LTD
Contact No. : Mobile No. : +91 9830195767
E-mail : rishavvjhunhunwala@gmail.com
Address : 86B2 TOPSIA ROAD 3RD FLOOR KOLKATA 700046
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	2001661270/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	600020
2	2001661270/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	100014

In Words : Rupees Seven Lakh Thirty Four only

Total 700034



Major Information of the Deed

Deed No :	I-1629-04463/2020	Date of Registration	14/12/2020
Query No / Year	1629-2001661270/2020	Office where deed is registered	
Query Date	10/12/2020 9:39:01 PM	1629-2001661270/2020	
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. 1,00,00,000/-		Rs. 1,00,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 6,00,030/- (Article:23)		Rs. 1,00,014/- (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 Main Road, Mouza: Barhans Fartabad, , Ward No: 29, Holding No:7 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-104	RS-1052	Bastu	Bastu	2 Katha 10 Chatak 14 Sq Ft	91,00,000/-	91,00,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					4.3633Dec	91,00,000 /-	91,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	9,00,000/-	9,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	9,00,000 /-	9,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Krishna Dutta Wife of Late Gobinda Alias Govind Dutta Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Office	Photo  14/12/2020	Finger Print  LTI 14/12/2020	Signature  14/12/2020
Garia Station Road Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AVxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Office				
2	Name Mr Subhomoy Dutta (Presentant) Son of Late Gobinda Alias Govind Dutta Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Office	Photo  14/12/2020	Finger Print  LTI 14/12/2020	Signature  14/12/2020
Garia Station Road Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AIxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Office				

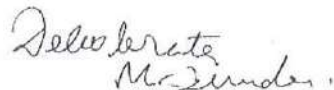
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Enlighten Buildtech Private Limited 86B/2, Topsia Road, South, Flat No: 3D,3rd Floor, P.O:- Gobinda Khatick 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 86B/2, Topsia Road, South, Flat No: 3D,3rd Floor, P.O:- Gobinda Khatick 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 Amit Ganguly 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.:: Alxxxxxx6R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Enlighten Buildtech Private Limited (as Authorized Signatory), Enlighten Promoters Private Limited (as Authorized Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debobrata Mazumder Son of Late Santosh Mazumder 159, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084			
	14/12/2020	14/12/2020	14/12/2020
Identifier Of Mrs Krishna Dutta, Mr Subhomoy Dutta, Mr Amit Ganguly			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Krishna Dutta	Enlighten Buildtech Private Limited-1.09083 Dec,Enlighten Promoters Private Limited-1.09083 Dec
2	Mr Subhomoy Dutta	Enlighten Buildtech Private Limited-1.09083 Dec,Enlighten Promoters Private Limited-1.09083 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Krishna Dutta	Enlighten Buildtech Private Limited-300.00000000 Sq Ft,Enlighten Promoters Private Limited-300.00000000 Sq Ft
2	Mr Subhomoy Dutta	Enlighten Buildtech Private Limited-300.00000000 Sq Ft,Enlighten Promoters Private Limited-300.00000000 Sq Ft

On 14-12-2020

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.

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

Presented for registration at 13:28 hrs on 14-12-2020, at the Office of the A.D.S.R. GARIA by Mr Subhomoy Dutta , one of the Executants.

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 1,00,00,000/-

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

Execution is admitted on 14/12/2020 by 1. Mrs Krishna Dutta, Wife of Late Gobinda Alias Govind Dutta, Garia Station Road Now PS Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Mr Subhomoy Dutta, Son of Late Gobinda Alias Govind Dutta, Garia Station Road Now PS Narendrapur, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Indetified by Mr Debabrata Mazumder, , Son of Late Santosh Mazumder, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,00,014/- (A(1) = Rs 1,00,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,00,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2020 12:08PM with Govt. Ref. No: 192020210164658271 on 12-12-2020, Amount Rs: 1,00,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 55686761 on 12-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,00,020/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 6,00,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2270, Amount: Rs.10/-, Date of Purchase: 26/11/2020, Vendor name: Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2020 12:08PM with Govt. Ref. No: 192020210164658271 on 12-12-2020, Amount Rs: 6,00,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 55686761 on 12-12-2020, 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 151918 to 151943
being No 162904463 for the year 2020.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2020.12.14 16:48:02 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/12/14 04:48:02 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)