

2-2611

2-2434/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Z 530756

10/5/18
24/5/18

certified that the document is submitted to registration. The Signature sheet and the original map sheet attached with this document are at the end of the document.

Addl. District Sub-Registrar
Sonarpur, South 24 Parganas



THIS DEED OF CONVEYANCE made this 10th day
of May Two Thousand Eighteen (2018) BETWEEN

Contd. P/2

971111
NAME: K. K Lahiri (Adv)
Address: H/ Court, Kat-01

Prop:- Srikant Tewari
Licenced Stamp Vender
BACHAN GANGA
2 & 3, Bankshall Street
Kolkata - 700 001

09 MAR 2018

09 MAR 2018



Mihir Nandi
S/o. Rajmohan Nandi
vill + P.O - Pratapnagar
P.S - Azambag
Dist. - Hooghly
pin - 712422
occu - service

(1) **ATARJAN LASKAR** alias **ATARJAN BIBI** (PAN : AUXPL 3095 R) wife of Kajem Laskar by faith Mohammedan, by Nationality - Indian, by Occupation Housewife residing at Dakhin Bade Hooghly, P.O. Malancha Mahinagar, P.S. Sonarpur, Dist. 24 Pgs (S), PIN - 700 145, (2) **AATIPAN BIBI MONDAL** (PAN : EEFPM 1825 E) wife of Majed Mondal by faith Mohammedan, by Nationality - Indian, by Occupation Housewife residing at Musalman Para, Chowhati, Rajpur Sonarpur Municipality, P.O. Chowhati, P.S. Sonarpur, Dist. 24 Pgs (S), PIN - 700 149, (3) **PALAN MONDAL** (PAN : EEAPM 7318 F), (4) **KHOKAN MONDAL** (PAN : EEAPM 7438 L) both sons of Naran Mondal by faith Mohammedan, by Nationality - Indian, by Occupation Cultivation residing at Uttar Bade Hooghly, P.O. Malancha Mahinagar, P.S. Sonarpur, Dist. 24 Pgs (S), PIN - 700 145, (5) **AISHA BIBI** (PAN : CBBPB 9730 N) wife of Mannan Mia by faith Mohammedan, by Nationality - Indian, by Occupation Housewife residing at 44/B, Ramkrishna Road, P.O. & P.S. - Rishra, Dist. Hooghly, PIN - 712 248 and (6) **SERINA SEKH** (PAN : JDIPS 7042 N) wife of Usman Sekh by faith Mohammedan, by Nationality - Indian, by Occupation Housewife residing at Uttar Bade Hooghly, Molla Para, P.O. Malancha Mahinagar, P.S. Sonarpur, Dist. 24 Pgs (S), PIN - 700 145, hereinafter jointly and collectively referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their heirs, executors, successors, successors-in-interest, legal representatives, administrators and assigns) of the ONE PART

AND

ULTRASHINE REALESTATE PRIVATE LIMITED (PAN : AABCU 7158 B), a Private Limited Company incorporated under the Companies Act,



2013 (CIN : U70102WB2014PTC202191) having its registered office at 8, Camac Street, Shantiniketan Building, Suite No. 503, 5th Floor, P.O. - Circus Avenue, P.S. Shakespear Sarani, Kolkata - 700 017, West Bengal, and represented by its Director MR. ANUP BHATTACHARYA (PAN : AEFPB 4482 C) son of Late Pravat Kumar Bhattacharya, by Caste - Hindu, by Nationality - Indian, by Occupation - Business, residing at C/O Amal Kumar Chatterjee, Banerjeechat, P.O. & P.S. Maheshtala (M), 24 Parganas (South), Pin - 700 141, West Bengal, hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, representative and assigns) of the OTHER PART.

WHEREAS at all material times Osman Laskar and Rahaman Laskar were the joint and absolute owners of ALL THAT the piece or parcel of Sali land containing an area of 17 Decimal be the same a little more or less, comprised in R.S. Dag No. 733 recorded in RS Khatian No. 255 lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal.

AND WHEREAS the said Rahaman Laskar being the owner of 50% share of the said Dag No. 733 died intestate leaving behind his wife Rabijan Bewa Laskar, two sons namely Mojammel Laskar and Musa Laskar and four daughters namely Aatipan Bibi Mondal, Jochiman Bewa, Natipan Bewa and Atarjan Laskar alias Atarjan Bibi, as his legal heirs and heiresses who jointly inherited ALL THAT the piece or parcel of undivided Sali land containing an area of 8.5 Decimal more or less out of total dag area 17 Decimal, comprised in R.S./L.R. Dag No. 733 recorded in RS Khatian No. 255 lying and situate at Mouza - Bade



Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal referred as the said **"Rahaman's Property"** left by said Rahaman Laskar as per their respective share.

AND WHEREAS the said Osman Laskar being the owner of balance 50% share of the said Dag No. 733 died intestate leaving behind his wife Johra Bibi, three sons namely Monajat Laskar, Moslem Ali Laskar and Jubbar Ali Laskar alias Jubbar Naskar and six daughters namely Sakina Bibi, Amena Bibi, Samena Bibi, Arjina Bibi, Momena Bibi and Khatena Bibi, as his legal heirs and heiresses who jointly inherited the said Osman's Property left by said Osman Laskar as per their respective share.

AND WHEREAS by virtue of inheritance the said Johra Bibi, Monajat Laskar, Moslem Ali Laskar and Jubbar Ali Laskar alias Jubbar Naskar, Sakina Bibi, Amena Bibi, Samena Bibi, Arjina Bibi, Momena Bibi and Khatena Bibi became the owner of 8.5 Decimal land (i.e. 50% share of total dag area 17 Decimal of R.S./L.R. Dag No. 733) but in the records of B.L. & L.R.O. Sonarpur, instead of the aforesaid 8.5 Decimals, which formed heirs of Osman Naskar's undivided share of property, 17 Decimal was incorrectly mutated in the names of Johra Bibi, Monajat Laskar, Moslem Ali Laskar and Jubbar Ali Laskar alias Jubbar Naskar in L.R. Khatian Nos. 407, 703, 693 and 382 respectively in Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal.

AND WHEREAS by virtue of inheritance the said Rabijan Bewa Laskar, Mojammel Laskar and Musa Laskar, Aatipan Bibi Mondal, Jochiman



Bewa, Natipan Bewa and Atarjan Laskar alias Atarjan Bibi became the absolute owner of said Rahaman's Property ALL THAT the piece or parcel of undivided Sali land containing an area of 8.5 Decimal more or less out of total dag area 17 Decimal, comprised in R.S./L.R. Dag No. 733 recorded in RS Khatian No. 255 (erroneously full share is recorded in L.R. Khatian Nos. 407, 703, 693 and 382 as mentioned above) lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal.

AND WHEREAS the said Rabijan Bewa Laskar being second wife of Late Rahaman Laskar also died intestate leaving behind her two sons namely Mojammel Laskar and Musa Laskar and one daughter Atarjan Laskar alias Atarjan Bibi as her legal heirs and heiress who jointly inherited the share of land left by said Rabijan Bewa Laskar as per their respective share.

AND WHEREAS the said Jochiman Bewa one of the daughter of Late Rahaman Laskar died intestate leaving behind her two sons namely Palan Mondal and Khokan Mondal and two daughters namely Aisha Bibi and Serina Sekh, as her legal heirs and heiresses who jointly inherited the Jochiman Bibi's share in the said Rahaman's Property left by said Jochiman Bewa as per their respective share.

AND WHEREAS in the circumstances mentioned above the said Atarjan Laskar alias Atarjan Bibi, Aatipan Bibi Mondal Palan Mondal, Khokan Mondal, Aisha Bibi and Serina Sekh the Vendors herein have become the joint and absolute owners and are seized and possessed of and or otherwise well and sufficiently entitled to ALL THAT the piece or parcel of undivided Sali land containing an area of 3 Decimal more or



less out of total dag area 17 Decimal, comprised in R.S./L.R. Dag No. 733 recorded in RS Khatian No. 255 (currently recoded in L.R. Khatian Nos. 407, 703, 693 and 382) lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal and hereinafter referred to as the **"said Property"**.

A. The Vendors herein have held out, warranted, assured and represented before the Purchaser, as follows:-

- i. That the said Property is in uninterrupted and exclusive "Khas" peaceful vacant and physical possession of the Vendors without any disturbance obstruction claim or objection of any and every nature whatsoever from any person or persons and that no person or persons has/have ever claimed title or possession to the said Property or any part thereof adversely to the Vendors;
- ii. That no part or portion of the said Property has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property nor is there any case pending under such Acts or Statutes;
- iii. That the Vendors never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property and that the Vendors have not done anything in violation or contravention of the West Bengal Land Reforms



Act, 1955 or any other Act or statute applicable to the said Property;

- iv. That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- v. That no declaration has been made or notification published for acquisition or requisition of the said Property;
- vi. That said Property or any portion thereof is neither under the Land Acquisition Act nor any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever;
- vii. That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever;
- viii. That there is no impediment or restriction under any law for the time being in force on the Vendors which prevent or restrict the Vendors from selling conveying and transferring the said Property or any portion thereof unto and in favour of the Purchaser;



- ix. That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof is pending and that no person has ever claimed any right title interest or possession of any and every nature whatsoever in or in respect of the said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person has or can claim any right title or interest of any and every nature whatsoever in the said Property or any portion thereof;
- x. That the said Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;
- xi. That the said Property or any portion thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act or any other Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment



before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or properties or any of them, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/Revenue and (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

- xii. That there is no defect in the Vendors' title to the said Property or any part thereof which could expose the Purchaser to any risk nor is there any material or latent defect in the said Property or any part thereof or in the Vendors' title thereto;
 - xiii. That no document judgment or any other order is in force as on date affecting the said Property or any part thereof nor is the said Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;
 - xiv. That the Vendors have not done anything whereby the rights title or interest of the Vendors in the said Property or any part thereof could have been encumbered impeached challenged or disputed in any way;
- B. That the Purchaser relying on the aforesaid representations and assurances of the Vendors and believing the same to be true and correct and acting on the faith thereof has agreed to purchase and the Vendors have agreed to sell the entirety of the said



Property, ALL THAT the piece or parcel of undivided Sali land containing an area of 3 Decimal more or less out of total dag area 17 Decimal, comprised in R.S./L.R. Dag No. 733 recorded in RS Khatian No. 255 (currently recoded in L.R. Khatian Nos. 407, 703, 693 and 382) lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal togetherwith all other easements and/or facilities attached thereto including the right of access to the said land and more particularly described in Schedule hereunder written and referred to herein as the '**said Property**' at or for a total consideration of Rs. 3,80,000/- (Rupees Three Lakhs Eighty Thousand only) absolutely and forever free from all encumbrances and liabilities whatsoever.

- C. The Purchaser has at or before execution of this deed of sale paid the full consideration amount to the Vendors and the Vendors have put the Purchaser in Khas, peaceful, vacant and physical possession of the said Property.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 3,80,000/- (Rupees Three Lakhs Eighty Thousand only) duly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as well as by the receipt for the same hereunder written admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the said Property hereby sold, conveyed and transferred and every part thereof) the Vendors do and each of them doth hereby grant, sell, convey, transfer,



assign, and assure unto and in favour of the Purchaser herein ALL THAT the piece or parcel of undivided Sali land containing an area of 3 Decimal more or less out of total dag area 17 Decimal, comprised in R.S./L.R. Dag No. 733 recorded in RS Khatian No. 255 (currently recoded in L.R. Khatian Nos. 407, 703, 693 and 382) lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal and more particularly described in the Schedule hereunder written and hereinbefore as well as hereinafter for the sake of brevity referred to as the **"said Property"** and delineated in the map or plan hereto annexed and thereon bordered **RED** togetherwith all other easements and/or facilities attached thereto including the right of access to the said land TOGETHERWITH all other easement rights including the right of ingress and egress and the compound and appurtenances belonging thereto OR HOWSOEVER OTHERWISE the said Property or any part thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished together with all paths, passages, waters, water-courses, sewers, drains and all manner of former and other lights, rights, liberties, easements, privileges, emoluments, advantages, appendages and appurtenances whatsoever to the said Property belonging or in anywise appertaining thereto or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or reminders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendors into upon or in respect of the said Property and every part thereof hereby granted and transferred AND all deeds, pattahs, muniments, writing and



evidences of title which in anywise relating to the said Property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property AND the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be together with right of ingress and egress and all other rights, interests, members and appurtenances belonging thereunto and every part thereof unto and to the use of the Purchaser absolutely and forever free from all mortgages, charges, liens, lispendens, encumbrances and liabilities whatsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER:

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors made, done, committed or knowingly or willingly suffered to the contrary, the Vendors are absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said Property in its entirety free from all encumbrances and liabilities whatsoever.
- b) That the Vendors have good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever.



- c) That the transfer being effected by this Conveyance is subject to indemnification by the Vendors about the correctness of Vendors' title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- d) That the Vendors shall remain liable for all outgoings and impositions payable in respect of the said Property upto the date of these presents and the Vendors shall at all time keep the Purchaser saved, harmless and indemnified against any loss or damages if suffered by any claim of any person or persons or parties in respect of the said Property.
- e) That the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property hereby granted, sold, conveyed and transferred and receive and enjoy the rents issues and profits thereof and every part thereof without any lawful let, suit, trouble, hindrance, eviction, interruption, disturbance, claim and demand whatsoever from of or by the Vendors or any other person or persons lawfully or equitably claiming from through under or in trust for the Vendors.
- f) That the said Property benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments



trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or the Vendors' predecessors-in-title.

- g) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendors and at the cost and expenses of the Vendors well and sufficiently saved, defended, kept, harmless and indemnified of from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispendens, debts, attachments (including attachment under any certificate case or proceedings) executions, encumbrances and liabilities whatsoever made or suffered by the Vendors.
- h) That the Vendors doth hereby further covenant with the Purchaser and declare that no notice has been served upon the Vendors for acquisition and/or requisition of the said Property or any part thereof and that the said Property or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings is pending in any Court or Tribunal or any other competent authority for acquiring or requisitioning the said Property or any part thereof or for any other reason.
- i) The Vendors doth hereby further covenant with the Purchaser that the Vendors have or hath not at any time done, executed or



performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said Property or any part thereof is or are or may be impeached, charged encumbered or affected by reason whereof the Vendors may be prevented from conveying the said Property in the manner aforesaid.

- j) The Vendors hereby collectively state, affirm, declare and record that by this Deed of Conveyance they are transferring 3 Decimal land with all their right, title, interest, claim of any and every nature whatsoever to the Purchaser in R.S./L.R. Dag No. 733 in Mouza - Bade Hooghly, J.L. No. 80, P.S. - Sonarpur, District 24 Parganas South and henceforth the Vendors hereby collectively declare and confirm that no land remains with any of the Vendors in R.S./L.R. Dag No. 733.
- k) Further the Vendors and all persons having or lawful or equitably claiming estates, rights, title, interest, Property claim and demand whatsoever into or upon the said Property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser and/or its successor or successors, executors, administrators, legal representative and/or assigns, make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly, effectually or satisfactorily granting transferring and assuring the



said Property and every part and parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.

AND THE VENDORS DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER as follows:

- i. THAT the Vendors are and shall always be liable for payment of all outgoings and impositions payable in respect of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchaser and the Vendors shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof and also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;
- ii. **AND THAT** the Vendors shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed;
- iii. **AND THAT** the Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the



Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the names of the Purchaser and in this regards the Vendors shall sign all documents and papers as required by the Purchaser.

THE SCHEDULE ABOVE REFERRED TO

(the Property sold herewith)

ALL THAT the piece or parcel of undivided Sali land containing an area of 3 Decimal more or less out of total dag area 17 Decimal, comprised in R.S./L.R. Dag No. 733 recorded in RS Khatian No. 255 (currently recoded in L.R. Khatian Nos. 407, 703, 693 and 382) lying and situate at Mouza - Bade Hooghly, J.L. No. 80, within the limits of Poleghat Gram Panchayet, P.S. - Sonarpur, District South 24 Parganas in the State of West Bengal, with all other easements and/or facilities attached thereto including the right of access to the said land. The total dag area 17 Decimal is delineated in the sketch map or plan hereto annexed and thereon bordered **RED** and butted and bounded in the manner as follows:

ON THE NORTH	: By Dag No. 731
ON THE SOUTH	: By Dag No. 734
ON THE EAST	: By Dag No. 729
ON THE WEST	: By Dag Nos. 732



IN WITNESS WHEREOF the Vendors hereto set and subscribed their hands on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the VENDORS at Kolkata in the presence of :-

1. Himadri Sankar Mukherjee
Kalyanpur Dhammaram
Narua Main Road,
Chandannagar Hooghly

2. Anurupa Saha

গুরু ও বাকী হওয়া

দা. সত্য সত্য হওয়া

২০২০ খ্রিস্টাব্দ ৭.৩.২০ তারিখ

Drafted, read and
explained by me

K. C. Konmoker
Advocate

High Court, Calcutta
WB/8671/83

গুরু ও বাকী হওয়া
দা. সত্য সত্য হওয়া

অনুরূপা সাহা
দা. সত্য সত্য হওয়া

অনুরূপা সাহা
দা. সত্য সত্য হওয়া

অনুরূপা সাহা
দা. সত্য সত্য হওয়া

অনুরূপা সাহা
দা. সত্য সত্য হওয়া
(VENDORS)

অনুরূপা সাহা
দা. সত্য সত্য হওয়া

(VENDORS)



RECEIVED of and from the withinnamed Purchaser the within mentioned sum Rs. 3,80,000/- (Rupees Three Lakhs Eighty Thousand only) being the full amount of the consideration money under this Indenture as per Memo below :

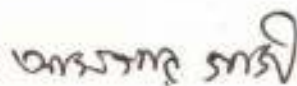
MEMO OF CONSIDERATION

<u>Date</u>	<u>DD No.</u>	<u>Bank Name & Branch</u>	<u>Amount (Rs.)</u>	<u>Received by</u>
02.05.2018	040349	Allahbad Bank, Park Street Branch	1,44,600/-	Atarjan Laskar @ Atarjan Bibi
02.05.2018	040350	- do -	1,17,700/-	Aatipan Bibi Mondal
02.05.2018	040351	- do -	39,233/-	Palan Mondal
02.05.2018	040352	- do -	39,233/-	Khokan Mondal
02.05.2018	040353	- do -	19,617/-	Aisha Bibi
02.05.2018	040354	- do -	19,617/-	Serina Sekh
			<u>3,80,000/-</u>	

(Rupees Three Lakhs Eighty Thousand only)

WITNESSES :

1. 

2. 

- অতরজান লস্কার @ অতরজান
বীবি

অতরজান বীবি

- পালান মন্ডল
পালান মন্ডল

খোকান মন্ডল
খোকান মন্ডল

(VENDORS)

আশা বীবি
আশা বীবি

সেরিনা সেক
সেরিনা সেক

(VENDORS)



SPECIMEN FORM FOR TEN FINGERPRINTS



అంబికా దేవి - కుమార్తె
అంబికా దేవి - కుమార్తె
అంబికా దేవి - కుమార్తె

అంబికా దేవి - కుమార్తె

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



అంబికా దేవి - కుమార్తె
అంబికా దేవి - కుమార్తె
అంబికా దేవి - కుమార్తె

అంబికా దేవి - కుమార్తె

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



అంబికా దేవి - కుమార్తె
అంబికా దేవి - కుమార్తె
అంబికా దేవి - కుమార్తె

అంబికా దేవి - కుమార్తె

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



SPECIMEN FORM FOR TEN FINGERPRINTS



মুহাম্মদ হোসেন

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

মুহাম্মদ হোসেন
জন্ম তারিখ: ১৫/০৫/১৯৬৫
বাস: ঢাকা



শ্রীমতী মাহিনা

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

শ্রীমতী মাহিনা
জন্ম তারিখ: ১৫/০৫/১৯৬৫
বাস: ঢাকা



মুহাম্মদ হোসেন

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

মুহাম্মদ হোসেন
জন্ম তারিখ: ১৫/০৫/১৯৬৫
বাস: ঢাকা



SPECIMEN FORM FOR TEN FINGERPRINTS



For ULTRASHINE REALESTATE PVT.

Anup Bhabhcher
Director

Anup Bhabhcher		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					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



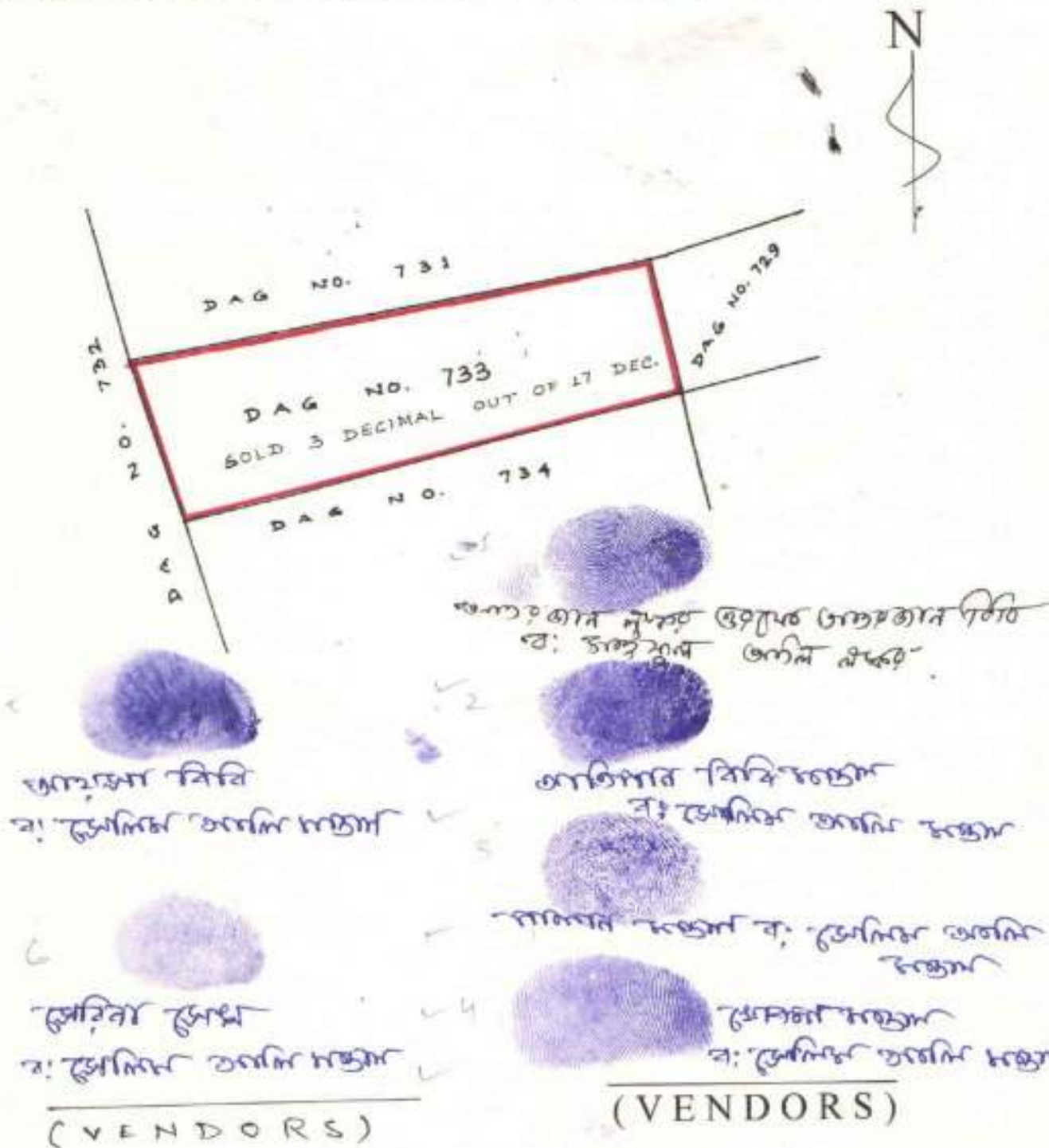
SALE DEED PLAN

OF MOUZA BADE HOUGHLY, J.L. NO. 80, RS KHATIAN NO. 255,
L.R. KHATIAN NOS. 407, 703, 693 & 382, R.S./L.R. DAG NO. 733,
UNDER POLEGHAT GRAM PANCHAYET, POLICE STATION
SONARPUR, DISTRICT SOUTH 24 PARGANAS, WEST BENGAL

SOLD AREA OF LAND **3** DECIMAL

OUT OF TOTAL DAG AREA **17** DECIMAL SHOWN IN RED BORDER 
NOT TO SCALE

PURCHASER'S NAME : ULTRASHINE REALESTATE PVT. LTD.





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

GRN: 19-201819-023573379-1

Payment Mode Online Payment

GRN Date: 09/05/2018 18:31:43

Bank : HDFC Bank

BRN : 513741369

BRN Date: 09/05/2018 18:32:08

DEPOSITOR'S DETAILS

Id No. : 16080000681762/2/2018

(Tender Number)

Name : ANUP BHATTACHARYA

Contact No. :

Mobile No. : +91 9331849382

E-mail :

Address : S 24 PGNS

Applicant Name : Mr Anup Bhattacharya

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16080000681762/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	19011
2	16080000681762/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	3832
3	16080000681762/2/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	120

Total

22963

In Words : Rupees Twenty Two Thousand Nine Hundred Sixty Three only



Form pending


 भारतीय निर्वाचन आयोग
 Election Commission of India
 IDENTIFICATION CARD
 KCT0808570




निर्वाचक नाम : माखन लख
 Elector's Name : Maxan Laxar
 पति नाम : राजेश लख
 Husband's Name : Rajesh Laxar
 लिंग / Sex : स्त्री / F
 जन्म तिथि : XX / XX / 1992
 Date of Birth : XX / XX / 1992

KCT0808570

ठिकाना:
 बकिम बाहेरगाडी पोस्ट-बाहेर बकिम पोस्ट
 पंजाब जिल्हा 700145

Address:
 Bakhim Baharagadi P.O., Mahinagar
 Mahinagar Polghat Sonapur South 24
 Parganas 700145

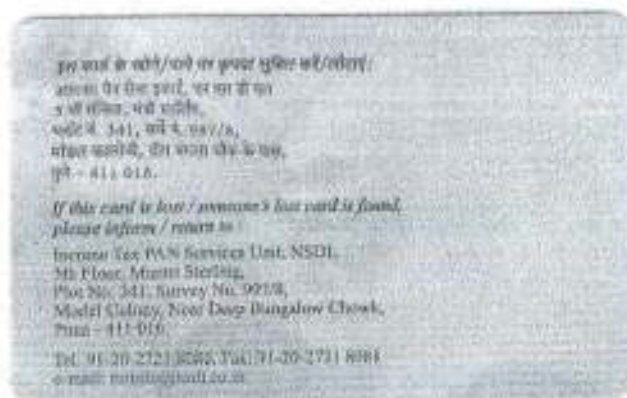
(Signature)

Date: 05/08/2007
 110-बिहमपूर पूर्व (असम) विधान क्षेत्र
 बिहमपूर पूर्व विधान क्षेत्र
 Facsimile Signature of the Electoral
 Registration Officer for
 110-Bihmapur East (SC) Constituency

ठिकाना बदलल्यास या कार्डावर ठिकाना बदलून नवीन ठिकाना नोंदवून घ्यावे.
 In case of change in address mention the Card No.
 in the relevant Form for recording your name in the
 roll at the changed address and to obtain the card
 with same number.



आचार्य लख, उपाध्यक्ष आचार्य लख
 व: आचार्य लख



आयकर विभाग, नए नए डी यू -
च: अरुण लाल लाल


 ভারতের নির্বাচন কমিশন
 Election Commission of India
 KCT0780460




নির্বাচক নাম : আতিমান বিবি মন্ডল
 Elector's Name : Atiman Bibi Mondal
 স্বামীর নাম : মাজেদ মন্ডল
 Husband's Name : Majed Mondal
 লিঙ্গ / Sex : ♀ / F
 জন্ম তারিখ / Date of Birth : 13/04/1950

KCT0780460

ঠিকানা:
 মুসলমানপাড়া, পোস-চৌহাতি, ওয়ার্ড ২২, সোনারপুর
 Sonarpur South 24 Parganas 700149

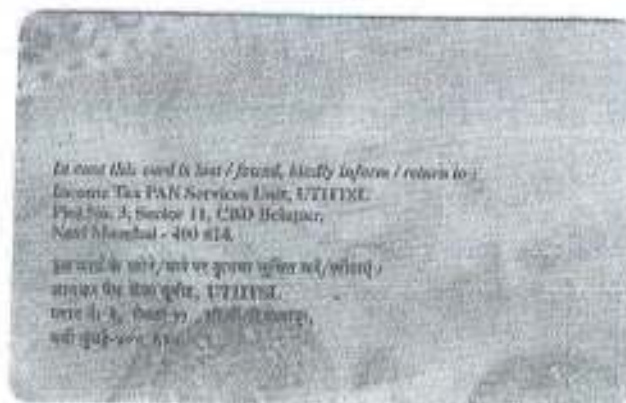
Address:
 Musalmangara, P.O.-Chowhatti, Ward 22,
 Sonarpur South 24 Parganas 700149

Date: 23/07/2007
 ১১০-নিম্নপূর্ব পূর্ব (পশ্চিমবঙ্গ) নির্বাচন অঞ্চল
 ১১০-নিম্নপূর্ব পূর্ব (পশ্চিমবঙ্গ) নির্বাচন অঞ্চল
 Facsimile Signature of the Electoral
 Registration Officer for
 110-Bahmipur East (SC) Constituency

(নিম্নের নির্দেশনায় ক্রম নম্বর টিকাকার কোডের সাথে
 যেমন ও ক্রম নম্বর নতুন নতুন নির্দেশনায় নতুন
 করে নির্দেশনায় ওই নির্দেশনায় নতুন নির্দেশনায়
 In case of change of 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.



আতিমান বিবি মন্ডল
 স: হুমায়ুন আহমেদ মন্ডল



आतिशय गिरि मल्ल
२: हजलिह आलि मल्ल

 भारतीय निर्वाचन आयोग
 Election Commission of India
 IDENTITY CARD
 VOTER ID NO: 1044510



निर्वाचक नाम : श्रीमान रामचंद्र
 Elector Name : Ram Chandra
 पतेदार : श्रीमान रामचंद्र
 Family Name : Ram Chandra
 पालिका : गा. अ. १८
 गा. विकास क्षेत्र का नाम : KODAKHOLI

VOTER ID NO: 1044510

ध्यान दें:
 इस कार्ड को सुरक्षित रखें। इसे खोना या नष्ट होना दंडनीय अपराध है।

अधिकारी:
 DISTRICT OFFICE, BUDHAGU,
 SOHANPUR, DISTRICT OF NAGARHAR-
 1044510

Signature

Date: 08/05/2015

This Card is issued to the voter for the purpose of
 identification and voting.
 It is the property of the Electoral
 Commission and must be kept safe.
 It is a document of Confidentiality.

ध्यान दें: इस कार्ड को सुरक्षित रखें। इसे खोना या नष्ट होना दंडनीय अपराध है।
 यह निर्वाचन आयोग की संपत्ति है और इसे सुरक्षित रखना आवश्यक है।
 यह एक गोपनीय दस्तावेज़ है।



श्रीमान रामचंद्र
 श्रीमान रामचंद्र

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा-संख्या कार्ड
Permanent Account Number Card
EEAPM7319F

नाम / Name
PALAH MONDAL

पिता/माता/पति का नाम / Father's Name
NARAN MONDAL

प्रकार की तिथि / Date of Birth
01/01/1957

हस्ताक्षर / Signature



18M3017

इस कार्ड के खोने/खोने पर कृपया सूचित करें/नोट करें:
आयकर सेवा सेवा इकाई, 3rd फ्लोर, मीठी स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 697B,
मोडल कॉलोनी, नज़्द देव जंगल चर्च,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, PSEU,
3rd Floor, Mithi Sterling,
Plot No. 341, Survey No. 697B,
Model Colony, Near Deep Jungles Church,
Pune - 411 016.

Tel: 01-26-2721 8080; Fax: 01-26-2721 8081
e-mail: tininfo@cdi.co.in



मालिक महोदय
व: हस्ताक्षर वाला महोदय


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 KCT0810848




নির্বাচকের নাম : খোকন মন্ডল
 Elector's Name : Khokan Mandal
 পিতার নাম : নারান মন্ডল
 Father's Name : Naran Mandal
 লিঙ্গ / Sex : পুরু / M
 জন্ম তারিখ : XX / XX / 1967
 Date of Birth

KCT0810848

ঠিকানা:
 উত্তর বাদয় হুগলী, মোল্লা পরামলান্চা
 মেহিনাগর পলিহাট সোনারপুর দক্ষিণ 24 পরগণা 700145

Address:
 Uttar Badoy Huggli, Molla Paramalancho
 Mahinagar Polghat Sonarpur South 24
 Parganas 700145

Date: 27/07/2007
 110-বিশ্বপুর পূর্ব (কলিঙ্গী অসি) নির্বাচন কেন্দ্রের
 নির্বাচন নিয়ন্ত্রণ অফিসারের স্বাক্ষরে স্বাক্ষরিত
 Facsimile Signature of the Electoral
 Registration Officer for
 110-Bishnupur East (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার তথ্যের সিলেট নাম
 দেওয়া ও একটি নতুন নতুন সঠিক পরিচয়পত্র পাওয়ার
 জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রে সংযুক্ত 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.



মোকন মন্ডল
 ২: সুসীলিত ভাষা মন্ডল

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी भोला संख्या कार्ड
Permanent Account Number Card

EEAPM7438L

नाम / Name
KHOKAN MONDAL

(पिता का नाम) Father's Name
NARAN MONDAL

जन्म की तिथि Date of Birth
01/01/1967



अभिज्ञ / Signature



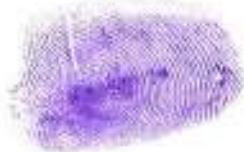
14880031

इस कार्ड के खोने/पहने पर कृपया सूचित करें/सूचित करें:
आयकर सेवा सेवा इकाई, एन एस डी
5 वीं फ्लोर, मास्टर स्टारिंग,
प्लॉट नं. 343, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप रिंगलॉव चौक,
पाने - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL,
5th Floor, Master Sterling,
Plot No. 343, Survey No. 997/8,
Model Colony, Near Deep Ringlow Chowk,
Pune - 411 016.

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



हस्ताक्षर

२: हस्ताक्षर जारी करने वाला

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AISHA BIBI

NARAL MONDAL

01/07/1950

Permanent Account Number

CBSPB9730N



19512014



आयकर विभाग

नं. नमूना आयकर सल्ला


 भारत निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 KCT0813006



निर्वाचक नाम : सेरिना सेह
 Elector's Name : Serina Sekh
 प्रामाणिक नाम : उमरान सेह
 Husband's Name : Usman Sekh
 लिंग / Sex : स्त्री / F
 जन्म তারিখ / Date of Birth : XX / XX / 1969

KCT0813006

ठিকানা:
 উত্তর বাদ্য হুগলী, মোল্লা পাড়া মন্ডল মহানগর পলিগাতি
 Sonarpur South 24 Parganas 700145

Address:
 Uttar Baday Huggli, Molla Para Malancha
 Mahinagar Polighat Sonarpur South 24
 Parganas 700145

Date: 27/07/2007
 ১১০-সিদ্ধান্ত পূর্ব (অনুষ্ঠানিক) নির্বাচন অফিসার
 নির্বাচন নিয়ন্ত্রণ অধিদপ্তরের স্বাক্ষর অনুমতি
 Facsimile Signature of the Electoral
 Registration Officer for
 110-Bishnupur East (SC) Constituency

নির্বাচন পরিচালনা মন্ত্রণালয় থেকে নির্বাচন অফিসার নির্দেশিত স্থানে
 ভোটার বা ভোটে নিষেধাজ্ঞা প্রদান করার ক্ষেত্রে নির্বাচন অফিসার
 স্বাক্ষর করা হবে।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 list at the changed address and to obtain the card
 with same number.



সেরিলা সেহ
 স: সেরিলা উমরান সেহ

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

JDIPS7042N

नाम / Name
SERINA SEKH

पिता का नाम / Father's Name
NARAYAN MONDAL

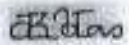
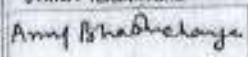
जन्म की तिथि / Date of Birth
01/01/1969



19102017



हस्ताक्षर
च: हस्ताक्षर जारी करने वाला

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER		
AEFPB4482C		
	नाम /NAME	ANUP BHATTACHARYA
	पिता का नाम /FATHER'S NAME	PROVAT KUMAR BHATTACHARYA
	जन्म तिथि /DATE OF BIRTH	06-11-1955
हस्ताक्षर /SIGNATURE		
		आयकर अधिकारी, प. ३ - XI COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड को खो / गिरा जाने पर कृपया जल्दी करने वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर अधिकारी (पद्धति एवं तकनीकी),
पी-३,
चौरंगी स्क्वायर,
फ़ोनसंख्या - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-3,
Chowringhee Square,

For ULTRASHINE REALTY PVT. LTD.

Anup Bhattacharya
Director



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



তালিকাভুক্তির নম্বর/Enrolment No.: 1040/21161/00977

Date: 01/04/2016

Anup Bhattacharya (অনুপ ভট্টাচার্য)

C/O, Amal Kumar Chatterjee, Banerjee Hat,
Maheshtala (M), South 24 Parganas,
West Bengal - 700141

আপনার আধার সংখ্যা/Your Aadhaar No.:

8301 5015 6786



আমার আধার, আমার পরিচয়



1947



help@uidai.gov.in

www.uidai.gov.in

তথ্য

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

INFORMATION

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

Validity unknown

Digitally signed by UIDAI
IDENTIFICATION AUTHORITY OF INDIA
Date: 2016.04.01 14:02:16 IST

- আধার দ্বারা দেশে মন্য
- আধার আধারের জন্য আপনার একবারই তালিকাভুক্তি করার অপেক্ষাকৃত্তা আছে।
- অনুরূপ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। একে ডুবিয়াতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत-सरकार

GOVERNMENT OF INDIA



অনুপ ভট্টাচার্য

Anup Bhattacharya

জন্মতারিখ/ DOB: 05/11/1955

পুরুষ / MALE



8301 5015 6786

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

C/O অমল কুমার চট্টোপাধ্যায়,
ব্যানার্জী হাট, মাহেশতলা
(এম), পশ্চিম ২৪ পরগণা,
পশ্চিম বঙ্গ - ৭০০১৪১

Address:

C/O Amal Kumar Chatterjee,
Banerjee Hat, Maheshtala (M),
South 24 Parganas,
West Bengal - 700141

8301 5015 6786

MEERA AADHAAR, MERI PEHACHAN

For ULTRASHINE REALESTATE PVT. LTD.

Anup Bhattacharya

Director



For ULTRASHINE REALESTATE PVT. LTD.

Anup Bhabhani
Director



Government of India



ভারত সরকার

Government of India

এনক্রিপ্টেড আই ডি/Enrollment No.: 1040/19825/34222

তথ্য

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

INFORMATION

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

To

মিহির নন্দী
Mihir Nandi
Pratapnagar
Pratapnagar Hooghly
West Bengal 712422



MN217555129DF



আপনার আইডি সংখ্যা/ Your Aadhaar No. :

8927 6887 8560

- সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

মিহির নন্দী
Mihir Nandi
পিতা : রাজমোহন নন্দী
Father : RAJMOHAN NANDI
জন্ম তারিখ / Year of Birth : 1982
লিঙ্গ / Male



8927 6887 8560

- সাধারণ মানুষের অধিকার

- আইডি সারা দেশে মান্য।
- আইডি 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.

21755512



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
প্রতাপনগর, প্রতাপনগর, হুগলী,
পশ্চিমবঙ্গ, 712422

Address:
Pratapnagar, Pratapnagar,
Hooghly, West Bengal,
712422



1947
toll-free 1247



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947,
Hooghly-712422

Mihir Nandi




 ଭାରତର ନିର୍ବାଚନ କମିସନ
 ନିର୍ବାଚକଙ୍କ ଲାଭ
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

ANS2019659




ନିର୍ବାଚକଙ୍କ ନାମ : ଅଶିଷା ବିବି
 Elector's Name : Ashis Bis

ସାଥୀଙ୍କ ନାମ : ମନମୋହନ ବିହାରୀ
 Husband's Name : Manmohan Ma

ଲିଙ୍ଗ/ସ୍ତ୍ରୀ : ସ୍ତ୍ରୀ / F
 ଜନ୍ମ ତାରିଖ : 01/07/1950
 Date of Birth



ଅଶିଷା ବିବି
 ସ. ଡିଭିଜନର ଅଧିକାରୀଙ୍କୁ ଉପସ୍ଥାପନ

11-42000

Address:

Date: 10/01/2017

Facsimile Signature of the Electoral
Registration Officer for

ਪ੍ਰਿਥਵੀ ਪਰਿਵਾਰ ਵਿਚ ਸ਼ਾਮਲ ਹੋਣ ਵਾਲੇ ਪ੍ਰਣਾਲੀ ਵਿਚ
ਅਸਲ ਵਿਚ ਅਸਲ ਵਿਚ ਅਸਲ ਵਿਚ ਅਸਲ ਵਿਚ
ਅਸਲ ਵਿਚ ਅਸਲ ਵਿਚ ਅਸਲ ਵਿਚ ਅਸਲ ਵਿਚ

In case of change in address mention Geo Card No. in the relevant Form for including your name in the roll at the changed address and to obtain Geo-card with same number.

104 J. J. J.



Major Information of the Deed

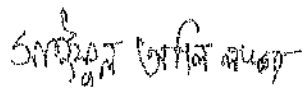
Deed No.	I-1608-02434/2018	Date of Registration	10/05/2018
Query No / Year	1608-0000681762/2018	Office where deed is registered	
Query Date	27/04/2018 6:24:29 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Anup Bhattacharya Banerjeehat, Thana : Maheshtala, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9331849382, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,80,000/-	Rs. 3,81,819/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 19,111/- (Article:23)	Rs. 3,832/- (Article:A(1), E)		
Remarks			

Land Details :

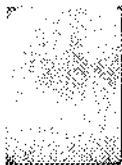
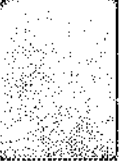
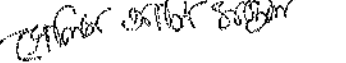
District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali

Sch No.	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-733	LR-407	Bastu	Shali	3 Dec	3,80,000/-	3,81,819/-	
Grand Total :					3Dec	3,80,000 /-	3,81,819 /-	

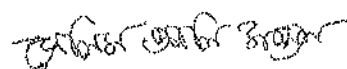
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Atarjan Laskar, (Alias: Atarjan Bibi) Wife of Kajem Laskar Executed by: Self, Date of Execution: 10/05/2018 , Admitted by: Self, Date of Admission: 10/05/2018 ,Place : Office			
		10/05/2018	LTI 10/05/2018	10/05/2018
	Dakhin Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 10/05/2018 , Admitted by: Self, Date of Admission: 10/05/2018 ,Place : Office			

Major Information of the Deed :- I-1608-02434/2018-10/05/2018

2	Name Aatipan Bibi Mondal Wife of Majed Mondal Executed by: Self, Date of Execution: 10/05/2018 , Admitted by: Self, Date of Admission: 10/05/2018 ,Place : Office	Photo  10/05/2018	Fingerprint  LTI 10/05/2018	Signature  10/05/2018
Musalman Para, Chowhati,, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: EEFP1825E, Status :Individual, Executed by: Self, Date of Execution: 10/05/2018 , Admitted by: Self, Date of Admission: 10/05/2018 ,Place : Office				
3	Name Palan Mondal (Presentant) Son of Naran Mondal Executed by: Self, Date of Execution: 10/05/2018 , Admitted by: Self, Date of Admission: 10/05/2018 ,Place : Office	Photo  10/05/2018	Fingerprint  LTI 10/05/2018	Signature  10/05/2018
Uttar Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 10/05/2018 , Admitted by: Self, Date of Admission: 10/05/2018 ,Place : Office				
4	Name Khokan Mondal Son of Naran Mondal Executed by: Self, Date of Execution: 10/05/2018 , Admitted by: Self, Date of Admission: 10/05/2018 ,Place : Office	Photo  10/05/2018	Fingerprint  LTI 10/05/2018	Signature  10/05/2018
Uttar Bade Hooghly, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: EEAPM7438L, Status :Individual, Executed by: Self, Date of Execution: 10/05/2018 , Admitted by: Self, Date of Admission: 10/05/2018 ,Place : Office				
5	Name Aisha Bibi Wife of Mannan Mia Executed by: Self, Date of Execution: 10/05/2018 , Admitted by: Self, Date of Admission: 10/05/2018 ,Place : Office	Photo  10/05/2018	Fingerprint  LTI 10/05/2018	Signature  10/05/2018
44/B, Ramkrishna Road, P.O:- Rishra, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN - 712248 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: CBBPB9730N, Status :Individual, Executed by: Self, Date of Execution: 10/05/2018 , Admitted by: Self, Date of Admission: 10/05/2018 ,Place : Office				

Major Information of the Deed :- I-1608-02434/2018-10/05/2018

6	Name	Photo	Fingerprint	Signature
	Serina Sekh Wife of Usman Sekh Executed by: Self, Date of Execution: 10/05/2018 , Admitted by: Self, Date of Admission: 10/05/2018 ,Place : Office			
		10/05/2018	LTI 10/05/2018	10/05/2018
Uttar Bade Hooghly, Mollia Para, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: JDIPS7042N, Status :Individual, Executed by: Self, Date of Execution: 10/05/2018 , Admitted by: Self, Date of Admission: 10/05/2018 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ultrashine Realestate Private Limited 8, Camac Street, Shantiniketan Building, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.: AABCU7158B, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Anup Bhattacharya Son of Late Pravat Kumar Bhattacharya Banerjeehat, P.O:- Maheshtala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700141, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AEFPB4482C Status : Representative, Representative of : Ultrashine Realestate Private Limited (as Director)

Identifier Details :

Name & address	
Mihir Nandi Son of Rajmohan Nandi Pratapnagar, P.O:- Aarambagh, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712422, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Atarjan Laskar, Aatipan Bibi Mondal, Palan Mondal, Khokan Mondal, Aisha Bibi, Serina Sekh,	
Mihir Nandi	10/05/2018

Major Information of the Deed :- I-1608-02434/2018-10/05/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Atarjan Laskar	Ultrashine Realestate Private Limited-1.1422 Dec
2	Aatipan Bibi Mondal	Ultrashine Realestate Private Limited-0.9297 Dec
3	Palan Mondal	Ultrashine Realestate Private Limited-0.3099 Dec
4	Khokan Mondal	Ultrashine Realestate Private Limited-0.3099 Dec
5	Aisha Bibi	Ultrashine Realestate Private Limited-0.1541 Dec
6	Serina Sekh	Ultrashine Realestate Private Limited-0.1542 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Bade Hugali

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 733(Corresponding RS Plot No:- 733), LR Khatian No:- 407	Owner:জোহারা বিবি, Gurdian:ওজমান আলী নসর, Address:লিজ, Classification:শালি, Area:0.02000000 Acre,

Endorsement For Deed Number : I - 160802434 / 2018

On 10-05-2018

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 16:25 hrs on 10-05-2018, at the Office of the A.D.S.R. SONARPUR by Palan Mondal , 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 3,81,819/-

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

Execution is admitted on 10/05/2018 by 1. Atarjan Laskar, Alias Atarjan Bibi, Wife of Kajem Laskar, Dakhin Bade Hooghly, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession House wife, 2. Aatipan Bibi Mondal, Wife of Majed Mondal, Musalman Para, Chowhati,, P.O: Chowhati, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Muslim, by Profession House wife, 3. Palan Mondal, Son of Naran Mondal, Uttar Bade Hooghly, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Cultivation, 4. Khokan Mondal, Son of Naran Mondal, Uttar Bade Hooghly, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Cultivation, 5. Aisha Bibi, Wife of Mannan Mia, 44/B, Ramkrishna Road, P.O: Rishra, Thana: Rishra, , Hooghly, WEST BENGAL, India, PIN - 712248, by caste Muslim, by Profession House wife, 6. Serina Sekh, Wife of Usman Sekh, Uttar Bade Hooghly, Molla Para, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession House wife

Major Information of the Deed :- I-1608-02434/2018-10/05/2018

Indetified by Mihir Nandi, , Son of Rajmohan Nandi, Pratapnagar, P.O: Aarambagh, Thana: Arambag, , Hooghly, WEST BENGAL, India, PIN - 712422, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,832/- (A(1) = Rs 3,818/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,832/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/05/2018 6:32PM with Govt. Ref. No: 192018190235733791 on 09-05-2018, Amount Rs: 3,832/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 513741369 on 09-05-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

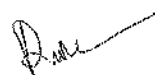
Certified that required Stamp Duty payable for this document is Rs. 19,111/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,011/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 97141, Amount: Rs.100/-, Date of Purchase: 09/03/2018, Vendor name: Srikanta Tiwari

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/05/2018 6:32PM with Govt. Ref. No: 192018190235733791 on 09-05-2018, Amount Rs: 19,011/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 513741369 on 09-05-2018, Head of Account 0030-02-103-003-02



Prasanta Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

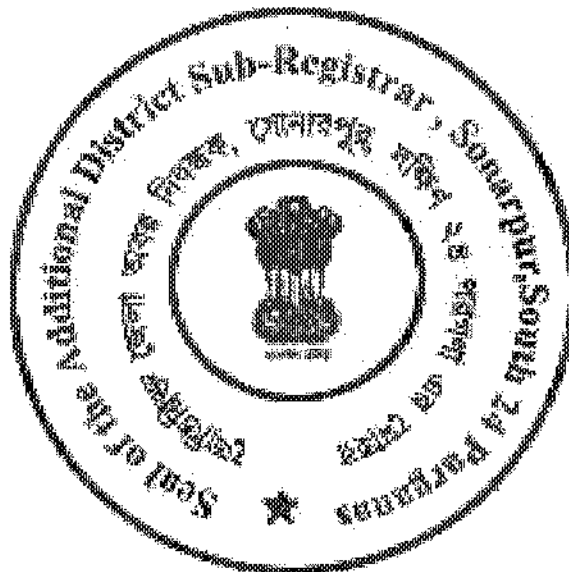
Major Information of the Deed :- I-1608-02434/2018-10/05/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2018, Page from 55654 to 55701

being No 160802434 for the year 2018.



Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2018.05.17 16:22:20 +05:30
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 17-05-2018 16:21:41

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)