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D- 6736/2020



5/10/20

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 574200

2-1247310/20

Certified that the document is admitted to registration. The security sheet / sheet's & the endorsement / endorsement's attached with this document's are the part of this document.

[Handwritten Signature]

Additional District Sub-Registrar
Rajshahi New Town, North 24 Pgs.

07 OCT 2020

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 5th... day of October Two Thousand And Twenty of the Christian Era;

BETWEEN

12417 DATE

15 SEP 2021

NAME

Suhgola Builders Pvt Ltd

ADD

AD-169, Sec-1 Salt Lake

AMT

500 (Five hundred only)

NO-64

Pratap Kumar Saha



5169

Mousumi Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

Pratap Kumar Saha



5170



Sudipta Bha
39, New Bazar Lane
NO-6
PS- Burtala

Additional District Sub-Registrar
Bajarat New Town, North 24-Pgs.

05 OCT 2021

SRI PRATAP KUMAR SAHA (having PAN: ANBPS3751J and Aadhaar No. 6800 7989 1285) son of Late Subodh Kumar Saha, Occupation: Business, by Nationality Indian, by faith Hindu, residing at 32, Goabagan Lane, P.O.: Beadon Street S.O., Police Station: Burtola, Kolkata – 700 006, hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal successors, executors, administrators, representatives, nominees and assigns) of the **FIRST PART**;

A N D

M/S SUNGOLD BUILDCON PVT. LTD., (having PAN No – AANCS9528H) a registered Private Limited Company within the meaning of the Companies act, 1956, having it's principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064, being represented by Authorized Signatory **SRI SANJAY GUPTA** (having PAN No – ADRPG6327Q and Aadhaar No. 7089 5093 7284) son of Sri. Gopal Prasad Gupta, by Nationality Indian, Caste Hindu, by occupation Business hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include it's Successor or Successor-in-office, Executor, Administrator and Assigns) of the **SECOND PART**;

WHEREAS THE VENDOR HEREIN HAVE REPRESENTED TO THE PURCHASER HEREIN THAT:

A. By a registered Deed of Conveyance dated 09.03.1956 duly registered at Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 35, Pages 261 to 270, Being No. 2115 for the year 1956, the erstwhile Principal Landlord Roy Bahadur Kanai Lal Nandi sold, transferred and conveyed several Sali/Agriculture landed properties total admeasuring more or less 30.41 acres under several Khatians, all at Mouza Sulangari, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, to Kartick Chandra Seal, Makhan Lal Seal being Benamder of Kartick Chandra Seal and to Renuka Bala Seal being Benamder of Anil Chandra Seal free from all encumbrances whatsoever.



Armitage District Sub-Regional
Kajamat New Town, North 24th Ave.

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B. Since after the aforesaid purchase the said Kartick Chandra Seal, Makhan Lal Seal and Renuka Bala Seal thus became seized and possessed the aforesaid properties and subsequently during Revisional Survey Settlement their names had been duly recorded under R.S. Khatian Nos. 228 & 201 and; while in enjoyment thereof, on or about 1967 and 1969 the said Kartick Chandra Seal and Sri Anil Chandra Seal respectively filed Declaratory Suits being Title Suit No. 491 of 1967 and Title Suit No. 8 of 1969, in the 3rd Court of Munsiff at Sealdha against the aforesaid Benamders Makhan Lal Seal and Renuka Bala Seal in respect of the aforesaid property AND finally obtained necessary decree against the aforesaid Benamders in respect of the aforesaid properties; and in consequences thereof, the said Kartick Chandra Seal and Sri Anil Chandra Seal thus became absolute owners in a proportions that the said Kartick Chandra Seal entitled to 2/3rd share and Anil Chandra Seal entitled to 1/3rd share of all the aforesaid properties and subsequently for better enjoyment thereof by mutual arrangement at Mouza: Sulangari, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas and seized and possessed of and well and sufficiently entitle thereto free from all encumbrances whatsoever.

C. By a Deed of Conveyance duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 17, Pages: 27 to 30, Being (Deed) No. 212 for the year 1973, the said Sri Kartick Chandra Seal and said Sri Anil Chandra Seal being the owners thereof therein as the Vendors sold, conveyed and transferred free from all encumbrances, All That piece or parcel of Sali Land measuring about 0.40 acre comprised in part of R.S. Dag Nos. 539 and 0.11 acre comprised in part of R.S. Dag Nos. 542 both under and Part of R.S. Khatian No. 228 togetherwith 0.24 acre comprised in part of R.S. Dag No. 541 and 0.08 acre comprised in part of R.S. Dag No. 540 both under and Part of R.S. Khatian No. 201, total Sali Land admeasuring 0.83 acre comprised in Part of said four Dags all at Mouza Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Bhadreshwar Ghosh therein called as the Purchaser free from all encumbrances whatsoever; and after such purchase while in seized and possessed thereof, subsequently by a Deed of



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Conveyance dated 06.07.1976 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 68, Pages: 268 to 270, Being (Deed) No. 4591 for the year 1976, the said Sri Bhadreshwar Ghosh being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased properties being All That piece or parcel of Sali Land total admeasuring 0.83 acre comprised in Part of said four Dags recorded under and Part of R.S. Khatian Nos. 228 & 201 all at Mouza Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Smt. Namita Bala Mondal wife of Sri Bhupati Krishna Mondal therein called as the Purchaser free from all encumbrances whatsoever.

D. By another Deed of Conveyance dated 30.01.1974 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 21, Pages: 46 to 48, Being (Deed) No. 538 for the year 1974, the said Sri Kartick Chandra Seal and said Sri Anil Chandra Seal being the owners thereof therein as the Vendors sold, conveyed and transferred free from all encumbrances, All That piece or parcel of Sali Land measuring about 0.24 acre comprised in R.S. Dag Nos. 597 and 0.24 acre another part of Sali Land comprised in part of R.S. Dag Nos. 598, total admeasuring 0.48 acre in Part of said two Dags both under R.S. Khatian No. 228, at Mouza: Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Smt. Sunanda Chowdhury, Smt. Jaya Ghosh and Smt. Bela Ghosh all therein jointly called as the Purchasers free from all encumbrances whatsoever, and after such purchase while jointly seized and possessed thereof, by a Deed of Conveyance dated 06.12.1976 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 137, Pages: 57 to 59, Being (Deed) No. 7911 for the year 1976, the said Smt. Sunanda Chowdhury, Smt. Jaya Ghosh and Smt. Bela Ghosh being the joint owners thereof therein as the Vendors jointly sold, conveyed and transferred free from all encumbrances, the entirety of their aforesaid purchased properties being All That piece or parcel of Sali Land measuring about 0.24 acre comprised in R.S. Dag Nos. 597 and 0.24 acre comprised in part of R.S. Dag Nos. 598 total admeasuring 0.48 acre comprised in Part of said two Dags both under



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R.S. Khatian No. 228, all at Mouza: Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Sukhendu Ghosh son of Tarapada Ghosh therein called as the Purchaser free from all encumbrances whatsoever.

E. Since after the aforesaid purchase the Said Sukhendu Ghosh thus became seized and possessed of the aforesaid property being All That piece or parcel of Sali Land total admeasuring 0.48 acre comprised in R.S. Dag Nos. 597 & 598 both under R.S. Khatian No. 228, all at Mouza: Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, as the absolute owner thereof and; while in seized and possessed thereof, by a Deed of Conveyance dated 15.11.1977 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 140, Pages: 103 to 105, Being (Deed) No. 6215 for the year 1977, the said Sri Sukhendu Ghosh therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased Sali Land total admeasuring 0.48 acre morefully described in the Schedule therein unto and in favour of Sri Bhupati Krishna Mondal the husband of aforesaid Namita Bala Mondal absolutely and forever.

F. In the manners of aforesaid respective purchase by dint of the aforesaid two registered Deed of Conveyances Being Nos. 4591/1976 and 6215/1977, the said Smt. Namita Bala Mondal and her husband Sri Bhupati Krishna Mondal thus became the owners of total Sali Land measuring 0.99 acre comprised in Part of R.S. Dag Nos. 539, 542, 597 & 598 all under and Part of R.S. Khatian No. 228 togetherwith 0.32 acre comprised in Part of R.S. Dag Nos. 540 & 541 both under and Part of R.S. Khatian No. 201 total admeasuring 1.31(0.99+0.32) acre of Sali Land all lying and situated at Mouza Sulangari, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas, and became seized and possessed thereof without being interrupted by any person whomsoever and or from any comer whatsoever and also free from all encumbrances whatsoever and; during L.R. Survey Settlement the name of said Smt. Namita Bala Mondal duly recorded under **L.R. Khatian No. 204** and the name of said Bhupati Krishan



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Mondal duly recorded under **L.R. Khatian No. 327** in respect of the aforesaid properties so purchased by each of them in the manners aforesaid.

G. Subsequently, the said Bhupati Krihsna Mondal died intestate survived by his said wife Namita Bala Mondal, four sons namely Tarani Mondal, Satyajit Mondal, Swapan Mondal and Amiya Mondal, four daughters namely Mrs. Uma Mondal, Gouri Mondal, Parbati Nag and Miss Pratima Mondal all as the joint legal successors of said Late Bhupati Krishna Mondal and all those who since after his expiry became jointly seized and possessed of all the assets and properties including of the said 0.48 (0.24+0.24) acre of Sali Land comprised in R.S. Dag Nos. 597 & 598, at Mouza Sulangari, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas, recorded under L.R. Khatian No. 327 so left by said Bhupati Krishna Mondal since deceased and; while in joint enjoyment thereof, the said Namita Bala Mondal along with all her aforesaid sons and daughters being the joint owners thereof demarcated their aforesaid landed properties into some plots and sold out some of the plots to some different purchaser/s.

H. By a Deed of Conveyance dated 13/07/1992 duly registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 153, Pages: 335 to 346, Being (Deed) No. 7008 for the year 1992, the said Namita Bala Mondal along with Tarani Mondal, Satyajit Mondal, Swapan Mondal, Amiya Mondal, Mrs. Uma Mondal, Gouri Mondal, Parbati Nag being the joint owners thereof, therein as the Vendors, sold, conveyed and transferred free from all encumbrances, out of their aforesaid Sali Land a demarcated portion thereof consisting of a piece or parcel of Sali Land measuring 06 Cottahs, 40 Sqft, a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 under L.R. Khatain No. 204, and 03 Cottahs, 15 Chittaks, 05 Sqft. a little more or less comprised in part of R.S. as well L.R. Dag No. 598 under L.R. Khatain No. 327, **total Sali Land admeasuring 10 Cottahs, a little more or less in Part of said two Dags** under and part of R.S. Khatian No. 228 corresponding to L.R. Khatian No. 204 & 327, **amalgamatedly & collectively** marked therein as Scheme Plan Plot No. 5 alongwith common rights in and over **common passage**, at Mouza: Sulangari, Police Station: Rajarhat at present P.S. New Town, District: 24



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Parganas now North 24 Parganas, morefully described in the schedule therein and also described in Part-1 of the Schedule hereunder written and also delineated in map or plan showing the said plot of land thereby sold bordered in Red colour and annexed thereto unto and in favour of Pratap Kumar Saha therein called as the Purchaser free from all encumbrances whatsoever.

L. Since by virtue of the aforesaid registered Deed of Conveyance dated 13/07/1992, Being No. 7008/1992 the said **Pratap Kumar Saha** thus has become absolutely seized and possessed of his said Plot of Land marked as plan Plot No. 05 measuring 06 Cottahs, 40 Sqft, a little more or less comprised in Part of R.S. as well L.R. Dag No. 539 under L.R. Khatain No. 204, and 03 Cottahs, 15 Chittaks, 05 Sqft. a little more or less comprised in part of R.S. as well L.R. Dag No. 598 under L.R. Khatain No. 327, **total Sali Land admeasuring 10 Cottahs, a little more or less in Part of said two Dags** with common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, under and Part of R.S. Khatian No. 228, **subsequently under and part of L.R. Khatain No. 204 & 327**, lying and situated at **Mouza: Sulangari**, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station: formerly Rajarhat now New Town P.S., District: North 24 Parganas morefully and particularly described in the Part-1 of the Schedule written hereunder without being interrupted by any person whomsoever and or from any corner whatsoever and free from any charge, claim, demand, lien, attachment, suit, injunction and of and from any encumbrances of whatsoever nature as the absolute owner thereof;

AND WHEREAS the Vendor has for his personal necessities decided to sell, out of his 'Said Plot' described in PART-1 OF THE SCHEDULE hereunder a **demarcated portion marked herein as PLOT NO. P-5B** measuring 03 Cottahs, 15 Chittaks, 05 Sqft. a little more or less comprised in Part of R.S. as well L.R. Dag No. 598, R.S Khatian No. 228, under L.R. Khatain No. 327, morefully described in **PART-II OF THE SCHEDULE** hereunder free from all encumbrances of whatsoever nature to some prospective buyer or buyers intending to purchase the same and the purchaser having knowledge of the same and relying on the above representation made by the vendor to be true, being interested to purchase the said Plot being "P-5B", described **UNDER PART-II OF THE SCHEDULE** hereto written



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(hereinafter for the sake of brevity referred to as the "SAID PLOT"/"SAID PROPERTY") approached and offered the Vendor a sum of Rs. 18,53,895/- (Rupees Eighteen Lakh Fifty Three Thousand Eight Hundred Ninety Five) only as a whole or lump-sum price for the 'Said Property' described in Part-II of the Schedule hereto which offer has been accepted by the Vendor.

AND WHEREAS the Vendor herein has agreed to sell and the purchaser herein has agreed to purchase the 'SAID PROPERTY' described in PART-II of the Schedule written hereto absolutely with all easement rights and other facilities connected thereto free from all encumbrances whatsoever at or for the total consideration price of Rs. 18,53,895/- (Rupees Eighteen Lakh Fifty Three Thousand Eight Hundred Ninety Five) only;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 18,53,895/- (Rupees Eighteen Lakh Fifty Three Thousand Eight Hundred Ninety Five) only paid to the Vendor by the Purchaser as per memo below on/or before execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit, release and forever discharge the said purchaser as well as the said property (particularly described in Part-II of the schedule hereunder written), the Vendor as beneficial owner hereby sell, grant, transfer, convey, assure and assign unto the purchaser free from all encumbrances, attachments, charges, liens, lispendens, acquisitions and or requisitions, ALL THAT piece and parcel of the 'Said Property' described in Part-II of the Schedule hereunder and all rights and properties, easements and appurtenances whatsoever belonging and in connection to the Said Property as particularly mentioned and described in Part-II of the Schedule hereunder written TO HAVE AND TO HOLD the 'Said Property' (Plot No. P-5B) and all its appurtenances hereby granted, conveyed, transferred, assigned and assured or expressed and intended so to be and every part thereof unto and to the use of the purchaser herein absolutely and forever free from all encumbrances, charges, liens, attachments etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession;
AND



საარჩევნო ადმინისტრაციის ეროვნული ცენტრი
გეორგიის ადმინისტრაცია, ნოვოტროიცი

05 OCT 2020

THE VENDOR HEREIN DO HEREBY COVENANT WITH THE PURCHASER:-

1. THAT notwithstanding any acts, deed, matter or things whatsoever by the Vendor has at all material time heretofore and is fully and absolutely seized and possessed thereof and or well and sufficiently entitled to the 'Said Property' hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate of inheritance without any manner or condition of use, trust or other thing whatsoever to alter or make void the same; and

2. THAT notwithstanding any acts, deed, matter or things whatsoever aforesaid, the Vendor has good right, lawful absolute authority and indefeasible title to grant, convey, transfer and assign the 'Said Land' under Part-II of the Schedule hereto and every part thereof hereby granted, transferred and assigned or expressed or intended so to be and every part thereof with the rights, properties, benefits and appurtenances in connection therewith unto and to the use of the purchaser herein and according to the true intent and meaning of these presents; and

3. THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly enter into hold, occupy, possess and enjoy the 'Said Land' hereby granted, transferred and assigned and shall be fully entitled to the rents, issues and profits thereof for the absolute and beneficiary use and enjoyment thereof without any lawful hinder and interruption, suit, eviction, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for any of them; and

4. THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the vendor well and sufficiently saved defended kept harmless, indemnified and other estate rights, title, claim, mortgages, charges, liens, lispendens, attachments and encumbrances whatsoever arising out of the Vendor title in the subject property hereunder sale; and



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5. FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate right, title or interest whatsoever in the 'Said Land' or any part thereof from under or in trust for the Vendor, his legal successors and the erstwhile owners his/her/their legal successors shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute all such lawful acts, deeds and things whatsoever for further better and more perfectly conveying and assigned or expressed or intended to be transferred and assigned the 'Said Property' under Part-II of the schedule hereto and every part thereof unto and to the use of the Purchaser in the manners aforesaid and as may be lawfully required; and

6. That to the best of the knowledge of the Vendor, the 'Said Property' under the Schedule hereto and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and under any court order or under SARFAESI;

7. That there is no Tenant of any nature whatsoever in the said Property.

8. THAT the Vendor herein have not yet received any Notice of Requisition or Acquisition in respect of the property described in the Schedule below; and

9. THAT the Purchaser and all person or persons claiming through under it shall has/have undisputed rights, title and interest in all lawful manners on and over the 'Said Land' under Part-II of the Schedule hereto and all rights, properties, benefits and appurtenances togetherwith all common easementary right on and over the common passage and others whatsoever existing in connection thereto; and



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IT IS HEREBY declared by the vendor herein that the land described in the Schedule below is the self-acquired property of the Vendor and it is not the benamdar of any one.

AND THE Vendor deliver this day the peaceful possession of the 'Said Land' under Part-II of the Schedule hereto in peaceful vacant condition to the Purchaser free from all sorts of encumbrances whatsoever.

THE PART – I OF THE SHCHEDULE AS REFERRED TO ABOVE: -

(The 'Total Land' of the Vendor)

ALL THAT piece or parcel of "Sali" Land marked as **Plan Plot No. 05** of a Master Scheme Plan total measuring 10 Cottahs little more or less out of which 06 Cottahs, 40 Sqft, a little more or less comprised in Part of R.S. as well **L.R. Dag No. 539, under L.R. Khatain No. 204,** and 03 Cottahs, 15 Chittaks, 05 Sqft. a little more or less comprised in part of R.S. as well **L.R. Dag No. 598 under L.R. Khatain No. 327, total Sali Land admeasuring 10 Cottahs be the same a little more or less in Part of said two Dags** with common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, under and Part of R.S. Khatian No. 228, **subsequently under and part of L.R. Khatain No. 204 & 327,** lying and situated at **Mouza: Sulanguri, J.L. No. 22, Touzi No. 178, Police Station: formerly Rajarhat now New Town P.S., District: North 24 Parganas** within the ambit of the B.L. & L.R.O. Rajarhat, under Jyangra Hatiara Garam Panchayet- II, Police Station: New Town formerly Rajarhat, Sub-Registration Office: Additional District Sub- Registrar: **Rajarhat, New Town formerly A.D.S.R Bidhannagar (Salt Lake City), North 24 Parganas.** The said Plot of Land hereunder sale is butted and bounded as follows:

- ON THE NORTH : By land in part of L.R. Dag No. 539 & 598
- ON THE SOUTH : By 10 ft. wide common passage (Kachha Road);
- ON THE EAST : By Scheme Plan Plot No. 08 comprised in part of L.R. Dag No. 595;
- ON THE WEST : By Plan Plot No. 1 & 2 comprised in part of L.R. Dag No. 539 & 540;



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PART- II OF THE SHCHEDULE REFERRED TO ABOVE: -

(Plot No. P- 5B Hereunder Sale)

ALL THAT piece of parcel of Land measuring **03 Cottahs 15 Chitacak 05 Sqft**, a little more or less marked as **Plot No. P-5B** being the demarcated **Eastern Part** of the said **Plan Plot No. P-5** under a Master Plan and described in Part-I of the Schedule above alongwith common right on and over 10' feet wide common passage touching the said Plot comprised in part of **R.S. as well L.R. Dag No. 598**, with all others rights and benefits in connection thereto, lying and situated at **Mouza-Salunguri, J.L. No. 22, Touzi No. 178, R.S. Khatian No. 228** subsequently recorded under and part of **L.R. Khatian No. 327** within the ambit of the B.L & L.R.O. Rajarhat, Police Station: New Town formerly Rajarhat P.S., Sub-Registration Office: Additional District Sub- Registrar Bidhannagar (Salt Lake City) at present under A.D.S.R Rajarhat, New Town, District: North 24 Parganas. The said Plot is butted and bounded as follows:

- ON THE NORTH** : By Land Comprised in Part of R.S. Dag No. 598;
- ON THE SOUTH** : By 10' feet wide Common Passage (Kachha Road);
- ON THE EAST** : By Plan Plot No.8B being the demarcated portion of Plan Plot No.P-8 Comprised in Part of R.S. Dag No. 598;
- ON THE WEST** : By land of the Vendor marked as Plan Plot No. 5A being the demarcated portion of Plan Plot No.P-5 Comprised in Part of R.S. Dag No. 539;

The said Demarcated **Plot of Land** under the Schedule hereto and hereunder sale is delineated in a map or plan bordered in 'Red' colour and annexed hereto forming part of this Deed.



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IN WITNESSES WHEREOF the Vendor hereto has hereunto set and subscribed his respective hands on the day, month and year first above written.

SIGNED, SEALED AND
DELIVERED By the VENDORS
at Kolkata in the presence of, -

1. SUDIPTA SAHA
32, 60a Bagin Lane
Kc-6

2. Mr. Komal Haldar,
S/o Nirajan Haldar,
Faidpur Colony,
P.O. - Katwa, Burdwan,
Dist. - 713130.

Pratap Kumar Saha
VENDOR

Drafted by: me as Per declaration dated by Vendor.

Saunick Saha
Advocate
High Court Calcutta
D/1595/1199/2016



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MEMO OF CONSIDERATION

RECEIVED from the within named purchasers M/S. SUNGOLD BUILDCON PVT. LTD., the withinmentioned sum of Rs. 18,53,895/- (Rupees Eighteen Lakh Fifty Three Thousand Eight Hundred Ninety Five) only being the full consideration money of the 'Said Land' described in the Schedule hereinabove as per memo below: -

MEMO

Paid by Managers Cheque No.065035, Dated 30/09/2020 drawn on HDFC Bank, Kolkata by Sungold Buildcon Pvt. Ltd. in favour of Sri. Pratap Kumar Saha.	Rs. 18,53,895/-
(Rupees Eighteen Lakh Fifty Three Thousand Eight Hundred Ninety Five only)	Rs. 18,53,895/-

WITNESSES :

1. SUPRIYA SAHA
32, GAN BASUN Lane
KOL - 6

2. Nil kamal Halder,

Pratap Kumar Saha

VENDOR



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New Town, North 24 Pgs.

05 OCT 2020

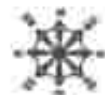
SITE PLAN OF R.S. /L.R DAG NO. - 598 ,R.S KHATIAN 228 SUBSEQUENTLY RECORDED UNDER AND PART OF L.R. KHATIAN NO. 327, AT MOUZA - SULANNGARI , J.L NO. - 22, TOUZI NO. 178, IN P.S . NEW TOWN ,DIST. - 24 PARGANAS (N), WITHIN THE LOCAL LIMIT OF JYANGRA HATIARA 2 NO. GRAM PANCHAYET.



Pratap Kumar Saha

NAME OF PURCHASER'S	SHREYAS BUILDCON PVT LTD.
NAME OF SELLER'S	PRATAP KUMAR SAHA

AREA STATEMENT		
R.S./L.R DAG NO.	PLOT NO.	AREA
598	F-28	1 X 15 CH. - 10 SPT.




























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Ratanpur, North 24 Pgs.

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SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 <i>Prakash Kumar</i>					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	 <i>Prakash Kumar</i>	LEFT HAND			
Little		Ring	Middle	Fore	Thumb
					
RIGHT HAND					
Thumb		Fore	Middle	Ring	Little
					
 <i>Sachin Kumar</i>	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little



Additional District Sub-Registrar
Bijapur New Town, North

05 OCT 2020



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

GRN: 19-202021-010289124-1

Payment Mode: Online Payment

GRN Date: 03/10/2020 16:27:30

Bank: State Bank of India

BRN: CK00021890

BRN Date: 03/10/2020 16:28:48

DEPOSITOR'S DETAILS

Id No.: 2001247310/6/2020
(Query No./Query Year)

Name: SUNGOLD BUILDCON PRIVATE LIMITED
Contact No.: Mobile No.: +91 9331018602
E-mail:
Address: AD169 SALT LAKE CITY KOL700064
Applicant Name: Mr Sanjay Gupta
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale, Sale Document Payment No 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001247310/6/2020	Property Registration- Stamp duty	0030-02-103-003-02	182228
2	2001247310/6/2020	Property Registration- Registration Fees	0030-03-104-001-16	32556

Total

194784

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



Major Information of the Deed

Deed No :	I-1523-06736/2020	Date of Registration	07/10/2020
Query No / Year	1523-2001247310/2020	Office where deed is registered	
Query Date	01/10/2020 1:30:07 PM	1523-2001247310/2020	
Applicant Name, Address & Other Details	Sanjay Gupta AD-169, Salt Lake City, Sector-I, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9932023029, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 18,53,895/-	Rs. 32,54,167/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,62,728/- (Article:23)	Rs. 32,556/- (Article:A(1), E)		
Remarks:			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Pin Code : 700159

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-598 (RS :-)	LR-327	Bastu	Shali	3 Katha 15 Chatak 5 Sq Ft	18,53,895/-	32,54,167/-	Width of Approach Road: 10 Ft.
Grand Total :					6.5083Dec	18,53,895 /-	32,54,167 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Pratap Kumar Saha (Presentant) Son of Late Subodh Kumar Saha 32, Goabagan Lane, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ANxxxxx1J, Aadhaar No: 68xxxxxxxx1285, Status :individual, Executed by: Self, Date of Execution: 05/10/2020 , Admitted by: Self, Date of Admission: 05/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2020 , Admitted by: Self, Date of Admission: 05/10/2020 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sungold Buildcon Private Limited AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.: AAxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Sanjay Gupta Son of Mr Gopal Prasad Gupta AD-169, Sector-I, Salt Lake City, P.O:- Bidhannagar, P.S:- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx7Q, Aadhaar No: 70xxxxxxxx7284 Status : Representative, Representative of : Sungold Buildcon Private Limited (as Authorized Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sudipta Saha Son of Mr Prolay Kumar Saha 32, Goabagan Lane, P.O:- Beadoni Street, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006			
Identifier Of Mr Pratap Kumar Saha, Mr Sanjay Gupta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Pratap Kumar Saha	Sungold Buildcon Private Limited-6.50833 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Pin Code : 700159

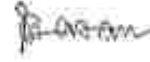
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 598, LR Khatian No:- 327	Owner: জগতি কুমার মণ্ডল, Gurdian: বীরা না মণ্ড, Address: মিড Classification: শাদি, Area: 0.05000000 Acre.	Seller is not the recorded Owner as per Applicant.



On 01-10-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 32,54,167/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 05-10-2020


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

Presented for registration at 15:25 hrs on 05-10-2020, at the Private residence by Mr Pratap Kumar Saha ,Executant.

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

Execution is admitted on 05/10/2020 by Mr Pratap Kumar Saha, Son of Late Subodh Kumar Saha, 32, Goabagan Lane, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Identified by Mr Sudipta Saha, , Son of Mr Prolay Kumar Saha, 32, Goabagan Lane, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 07-10-2020

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 32,556/- (A(1) = Rs 32,542/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 32,556/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2020 4:28PM with Govt. Ref. No: 192020210102891241 on 03-10-2020, Amount Rs: 32,556/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKO0021890 on 03-10-2020, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

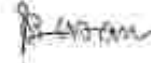
Certified that required Stamp Duty payable for this document is Rs. 1,62,728/- and Stamp Duty paid by Stamp Rs 500/- by online = Rs 1,62,228/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12417, Amount: Rs.500/-, Date of Purchase: 16/09/2020, Vendor name: M GHOSH

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2020 4:28PM with Govt. Ref. No: 192020210102891241 on 03-10-2020, Amount Rs: 1,62,228/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKO0021890 on 03-10-2020, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal







आयकर विभागात पाहण्यात येणारा

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 0681/00312/00451

To
Pratap Kumar Saha

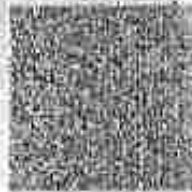
32
GONDAN LANE
Beakuli Street
Beakuli Street, Kolkata, Kolkata,
West Bengal - 700006
8330981731

2351 180712

70000001



KA738226900174



आपका आधार क्रमांक / Your Aadhaar No. :

6800 7989 1285

मेरा आधार, मेरी पहचान



भारत सरकार



Pratap Kumar Saha
प्रताप कुमार साहा

6800 7989 1285



मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRATAP KUMAR SAHA
SUBODH KUMAR SAHA
10/10/1951

PAN/ANBP/S3751J

ANBPS3751J

P. K. Saha



ELECTION COMMISSION OF INDIA
उपचयन आयोग

IDENTITY CARD
चयन आयोग

W/1 / 27 / 158 / 234650

Elector's Name आयकर आयोग	Saha Pratap प्रताप साहा
Father/Mother/ Husband's Name पिता/माता/पति	Subodh सुबोध
Sex लिंग	M पुरुष
Age as on 1.1.1995 1.1.1995-1-1-1995	30 30

Pratap Kumar Saha



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUNGOLD BUILDCON PRIVATE
LIMITED

16/02/2010
Personal Account Number
AANC59523H



24/3/2010



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

आयकर विभाग कार्ड
Income Tax Card

आयकर संख्या
Income Tax Number Card

AORP06327Q

नाम
NAME
SALUPT THIRU

आयकर विभाग कार्ड
GOVT. PRINTING STATION

आयकर संख्या
120M1973



आयकर विभाग कार्ड
Income Tax Card

आयकर संख्या
Income Tax Number Card

आयकर विभाग कार्ड
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भारत सरकार
GOVT OF INDIA

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Income Tax Number Card

आयकर विभाग कार्ड
Income Tax Card

आयकर संख्या
Income Tax Number Card

7089 5093 7284

MO: 9131 3483 440 0765

MERA AADHAAR, MERI PEHCHAN

आयकर विभाग कार्ड
Income Tax Card

आयकर संख्या
Income Tax Number Card

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Income Tax Number Card

XOY0487040

नाम
NAME
SALUPT THIRU

आयकर संख्या
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आयकर विभाग कार्ड
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Income Tax Card

आयकर संख्या
Income Tax Number Card

[Handwritten signature]

10/10/2020





ভারত সরকার

ভারত সরকার
Unique Identification Authority of India
Government of India

ভারত সরকার আই ডি/Enrollment No.: 1040/19841/39433

To
সুদীপ্ত সাহা
Sudipta Saha
32 GOABAGAN LANE
Beaden Street S.O
Beadon Street Kolkata
West Bengal 700006

199564348DF



MN199564348DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8629 9720 9657

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সুদীপ্ত সাহা
Sudipta Saha
পিতা : প্রদয় সাহা
Father : PRGLOY SAHA
জন্ম সাল / Year of Birth : 1979
পুরুষ / Male

Sudipta Saha



8629 9720 9657



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 274417 to 274443

being No 152306736 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.10.08 15:33:07 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/10/08 03:33:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

