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2-1079/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2-5432/21

H 917793

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

[Handwritten Signature]

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

22 JAN 2021

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 22nd day of January Two Thousand And Twenty One of the Christian Era;

BETWEEN

নং- 209 তারিখ- 04 JAN 2021 মূল্য

স্বাক্ষর

ক্রয়তার নাম ও মাং
স্ট্যাম্প (ভেড়াব স্বাক্ষর)
বিধান নগর (সল্টলোক গাটি) এ ডি.এস.আর.ও
মোট স্ট্যাম্প ক্রয় তা: ৪০.০০০
চালান নং.....মোট কত টাকা খরিদ.....
ট্রেজারী-ঝারাকপুর, ভেড়াম-মিতা দত্ত

Sungold Residcom Ltd - ৫৫২,
AD-169, ৫২, ৫৫৫

18 DEC 2020

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

22 JAN 2021



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

GRN: 19-202021-021178088-1

Payment Mode Online Payment

GRN Date: 22/01/2021 11:40:42

Bank : HDFC Bank

BRN : 1350528601

BRN Date: 22/01/2021 11:41:13

DEPOSITOR'S DETAILS

Id No. : 2000005432/3/2021

[Query No./Query Year]

Name : Sungold Buildcon Pvt Ltd
Contact No. : 9331018602 Mobile No. : +91 9331018602
E-mail : AD169JASS@GMAIL.COM
Address : AD169 Salllake Sec1 Kol64
Applicant Name : Mr Sanjay Gupta
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000005432/3/2021	Property Registration Stamp duty	0030 02-103-003-02	73770
2	2000005432/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	14864
Total				88634

In Words . Rupees Eighty Eight Thousand Six Hundred Thirty Four only



SRI BIKARMA SHARMA (having PAN No. **CYLPS1178L** and Aadhaar No. **8918 1283 7522**) son of Late Deo Nandan Sharma, by Nationality Indian, by Caste Hindu, by occupation Business, residing at 123/H/9 Keshab Chandra Sen Street, P.O.: Raja Ram Mohan Sarani, P.S.: Amharst Street, Kolkata: 700 009, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his Legal Successor/s, Representative, Administrator and Assigns) of the **FIRST PART**;

A N D

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 Vodmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064, being represented by Authorized Signatory **SRI SANJAY GUPTA** (having PAN No – **ADPG6327Q** and Aadhaar No. **7089 5093 7284**) son of Sn. 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 VENDORS HAVE REPRESENTED TO THE PURCHASER THAT:

A. One Sri Aurobindo Ghosh S/o. Late Bijay Kumar Ghosh was of the Rayoti Owner of several landed properties including of a plot of Sali Land measuring 0.07 Acre comprised in part of C.S Dag No. 518 corresponding to R.S. as well L.R. Dag No. 554 and 0.08 Acre comprised in part of C.S Dag No. 519 corresponding to R.S. as well L.R. Dag No. 555 at Mouja – Sulanguri, under and part of C.S. Khatian No. 74, R.S. Khatian No. 207 being part of R.S. Khatian No. 104 K.B Khatian No. 409 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, by dint of a Bengali Deed of Family Settlement dated 17.11.1984



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

22 JAN 2021

executed by Smt. Rupa Ghosh W/o. Late Bijay Kumar Ghosh and duly registered with the office of the A.D.S.R. Bidhannagar, Salt Lake City, in Book – 1, Volume No. 98F, Pages from 79 to 84, being No. 6279 for the year 1984 and wherein and whereby the said Smt. Rupa Ghosh settled, bequeathed, transferred and conveyed the several landed properties total admeasuring 0.84 acre including of the aforesaid 0.07 Acre Sali land in part of R.S as well L.R Dag No. 554 and 0.08 Acre Sali land in part of R.S as well L.R Dag No. 555 morefully described in the schedules therein unto and in favour of her said son the said Aurobindo Ghosh absolutely and forever free from all sorts of encumbrances whatsoever.

B. Since after then the said Sri Aurobindo Ghosh thus became absolutely seized and possessed of and or well and sufficiently entitled to All the properties under the aforesaid Deed of Settlement dated 17.11.1984 including of the said 0.07 Acre of Sali land comprised in part of C.S Dag No. 518 corresponding to R.S. as well L.R Dag No. 554 and 0.08 Acre comprised in part of C.S Dag No. 519 corresponding to R.S. as well L.R. Dag No. 555 at Mouja – Sulanguri, 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 subsequently his name was duly recorded in the Record of Right under Kri Khatlan No. 33 in respect of the aforesaid properties as the absolute owner under the government of West Bengal paying rents and taxes thereof.

C. By a Deed of Conveyance dated 21.11.2008 duly registered at Sub-Registration Office of the A.D.S.R. Bidhannagar, Salt Lake City, recorded in Book 1, CD Volume No. 13, Pages 1564 to 1576, Being No. 13635 for the year 2008, the said Sri Aurobinda Ghosh S/o. Late Bijay Kumar Ghosh therein called as the owner/vendor sold, transferred and conveyed All that piece and parcel of demarcated plot of Sali land measuring 3 Cottahs, 13 Chitaks a little more or less comprised in R.S as well L.R Dag No. 554 togetherwith 0.08 acre equivalent to 5 Collahs a little more or less comprised in R.S as well L.R Dag No. 555 total admeasuring 8 Cottahs 13 Chitaks little more or less with common easement rights in common passage in connection thereto, under and part of R.S. Khatian No. 207, K.B Khatian No. 409 subsequently under L.R. Kri Khatian No. 33, at



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

12 2 JAN 2021

Mauza - Sulanguri, 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, morefully described in the schedule therein unto and in favour of one Smt. Padma Gita Paul D/o. Late Suklal Paul free from all encumbrances whatsoever.

D. Since after the aforesaid purchase the said Padma Gita Paul thus became seized and possessed of and or well and sufficiently entitled to the aforesaid demarcated plot of Sali land measuring 3 Cottahs, 13 Chitaks a little more or less comprised in R.S as well L.R Dag No. 554 togetherwith 0.08 acre equivalent to 5 Cottahs a little more or less comprised in R.S as well L.R Dag No. 555 total admeasuring 8 Cottahs 13 Chitaks little more or less with common easement rights in common passage in connection thereto, under and part of R.S. Khatian No. 207, K.B Khatian No. 409 subsequently under L.R. Kri Khatian No. 33, at Mauza - Sulanguri, 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, without being interrupted by any person whomesoever and or from any corner whatever and also free from any charge, claim, demand, attachment, mortgage, liens and from any sorts of encumbrances whatsoever, and have been paying Rent or Khajna to Government of West Bengal,

E. By a Bongali Deed of Convoyance dated 11.05.2011 duly registered at the Office of the A.D.S.R. Bidhannagar recorded in Book 1, CD Volume, No. 11, Pages from 3986 to 3997 Being (Deed) No. 05335 for the year 2011, the said Smt. Padma Gita Paul being the owner thereof therein as the Vendor out of her aforesaid purchase property sold, conveyed and transferred free from all encumbrances, All That a demarcated portion of Sali Land measuring about 1 Cottahs 15 Chitaks a little more or less be the same a little more or less comprised in part of R.S. as well L.R Dag Nos. 554 and also 1 Cottah 1 Chitaks, a little more or less comprised in part of R.S. as well L.R. Dag No. 555 total admeasuring 3 cottahs be the same a little more or less lying and situate at Mouza - Sulanguri, with common easement rights in common passage in connection thereto, under and part of R.S. Khatian No. 207, K.B Khatian No. 409



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.
12 2 JAN 2021

subsequently under L.R. Kri Khatian No. 33, Police Station: Rajarhat at present New Town, District: North 24 Parganas, morefully described in the Schedule therein unto and in favour of Bikarma Sharma the Vendor herein therein called as the Purchaser free from all encumbrances whatsoever.

F. Since by dint of the aforesaid registered Deed of Conveyance dated 11.05.2011 the Vendor herein has thus become and is seized and possessed of the said Plot of Sall Land measuring 03 cottahs be the same a little more or less out of which 01 Cottahs 15 Chitaks a little more or less be the same a little more or less comprised in part of R.S. as well L.R Dag Nos. 554 and 01 Cottah 01 Chitaks, a little more or less comprised in part of R.S. as well L.R. Dag No. 555, togetherwith common easement rights in all common passages and all the rights, properties, benefits and appurtenances in connection thereto, lying and situated at Mouza - Sulanguri, J.L. No. 22, under and part of R.S. Khatian No. 207, subsequently under I R Kri Kh No 33, at present under I R Khatian No 1243, within the ambit of the B.L. & L.R.O. Rajarhat, Police Station: New Town, District: North 24 Parganas morefully described in the First Schedule written hereunder hereinafter for the sake of brevity shall be referred to as the **“SAID LAND”/“SAID PROPERTY”** and the Vendor herein is well and sufficiently entitle to his 'Said Land' under the Schedule hereto as the absolute Rayoti Owner/s thereof under the State Government without any interruptions and or obstructions by or from any person whomsoever or of and from any corner whatsoever and also free from any charge claim, demands, liens, attachment, suits, injunctions and also free from all sorts of encumbrances whatsoever; AND the Vendor herein has never dealt with the entire aforesaid land and or any portion thereof In any such manner so that the Vendor is or may be restrained to deal with the entire land or any part or portion thereof in any lawful way or manner at it's own choice and absolute discretion, AND in other way the Vendor herein is freely, clearly and absolutely entitled to deal with its entire Land or any part or portion thereof in such lawful manner as the Vendor herein deem fit and proper.

AND WHEREAS due to paucity of fund and for other personal reason the Vendor herein has decided to sell the said demarcated plot of land marked and known as



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

22 JAN 2021

P-2 measuring 03 cottahs be the same a little more or less out of which 01 Cottahs 15 Chitaks a little more or less be the same a little more or less comprised in part of R.S. as well L.R. Dag Nos. 554 and 01 Cottah 01 Chitaks, a little more or less comprised in part of R.S. as well L.R. Dag No. 555, togetherwith common easement rights in all common passages and all the rights, properties, benefits and appurtenances in connection thereto, lying and situated at Mouza Sulanguri, J.L. No. 22, under and part of R.S. Khatian No. 207, subsequently under L.R. Kri Kh. No. 33, at present recorded in the name of the **Vendor under L.R. Khatian No. 1243, lying and situated at Mauza: Sulangari, J.L. No. 22, R.S. No. 196, Touzi No. 178, Police Station: New Town formerly Rajarhat, District: North 24 Parganas** morefully and particularly described in the Schedule written hereunder hereinafter for the sake of brevity referred to as the **"SAID LAND"/"SAID PROPERTY"** free from all sorts of encumbrances whatsoever to prospective buyer/s intending to purchase the 'Said Land' under the Schedule hereto;

AND WHEREAS the purchaser herein is a Developer Company dealing with business of Real Estate and development and construction of Housing Projects in and around different areas within the North 24 Parganas including the same locality wherein the subject land is lying and situated and as such having knowledge of the same and also relying on the above representations made by the vendor herein to be true being interested to purchase the said demarcated plot of land marked as Plot No. 2, measuring 03 cottahs be the same a little more or less out of which 01 Cottahs 15 Chitaks a little more or less be the same a little more or less comprised in part of R.S. as well L.R. Dag Nos. 554 and 01 Cottah 01 Chitaks, a little more or less comprised in part of R.S. as well L.R. Dag No. 555, togetherwith common easement rights in all common passages and all the rights, properties, benefits and appurtenances in connection thereto, lying and situated at Mouza - Sulanguri, J.L. No. 22, under and part of R.S. Khatian No. 207, subsequently under L.R. Kri Kh. No. 33, at present under L.R. Khatian No. 1243 and approached and offered the Vendor a sum of **Rs. 12,00,000/- (Rupees Twelve Lakh)** only as a whole or lump-sum price for the 'Said Land' under the Schedule hereto with all rights, properties, benefits and appurtenances in



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

22 JAN 2021

connection thereto which offer becoming highest price available to him in the locality the Vendor has accepted the same;

AND WHEREAS the Vendor herein has agreed to sell and the purchaser herein has agreed to purchase the 'Said Land' under the Schedule written hereto with all rights, properties, benefits and appurtenances in connection thereto absolutely and free from all sorts of encumbrances whatsoever at or for the total consideration price of **Rs. 12,00,000/- (Rupees Twelve Lakh)** only,

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 12,00,000/- (Rupees Twelve Lakh)** only paid to the Vendor by the Purchaser as per memo below on/or before execution of these presents (the receipt whereof the Vendor do 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 Land'/'Said Property' (particularly described in 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, lispendences, acquisitions and or requisitions ALL THAT 'Said Land' under the Second Schedule hereto and all rights and properties, easements and appurtenances whatsoever belonging and in connection to the Said Property as particularly mentioned and described in the Schedule hereunder written and TO HAVE AND TO HOLD the 'Said Land' 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, claims, demands, mortgages, liens, etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession; AND

THE VENDOR 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 Land' under



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

22 JAN 2021

the Schedule hereto 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 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 and or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for the Vendor or the erstwhile owner; 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 vendor's title in the subject property hereunder sale; and

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 its legal successors and/or erstwhile owners his/her/their legal successor shall and will from time to time and at all



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

22 JAN 2021

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 the Schedule hereto and every part thereof unto and to the use of the Purchaser in the manners aforesaid and as may be reasonably required; and

6. That to the best of the Vendor's knowledge, the 'Said Property' under the Schedule hereto and or any part thereof is/are 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 in the said Property.

8. THAT the Vendor has 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' and all rights, properties, benefits and appurtenances togetherwith all common easementary right on and over the common passages and others whatsoever existing in connection thereto; and

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.



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

22 JAN 2021

AND THE Vendor delivers this day the peaceful possession of the 'Said Land' under the Schedule hereto unto and to the Purchaser free from all sorts of encumbrances whatsoever.

THE SHCHEDULE AS REFERRED TO ABOVE: -

(The 'Said Land' Hereunder Sale)

shadi
ALL THAT demarcated Plot of ^{shadi} Land and marked as P-2 measuring measuring 03 cottahs be the same a little more or less out of which 01 Cottahs 15 Chitaks a little more or less be the same a little more or less comprised in part of **R.S. as well L.R. Dag Nos. 554** and 01 Cottah 01 Chitaks, a little more or less comprised in part of **R.S. as well L.R. Dag No. 555**, with common easement rights on and over all Common Passages and the rights properties benefits and appurtenances in connection to the 'Said Land', lying and situated at **Mouza-Sulanguri, J.L. No. 22, Touzi No. 178, R.S. Khatian No. 207**, subsequently under L.R. Kri Kh. No. 33, **at present under L.R. Khatian No. 1243**, within the ambit of the B.L. & L.R.O. Rajarhat, under Jyangra Hatiyara Garam Panchayet-II, Police Station: New Town formerly Rajarhat, Sub-Registration Office: Additional District Sub-Registrar Rajarhat, New Town, North 24 Parganas. The said Plot of Land is butted and bounded as follows:

ON THE NORTH : By $6'+6'=12$ ft wide kancha common passage;
ON THE SOUTH : By Land being Plan Plot No. P-3 comprised in part of R.S./L.R. Dag No 555,
ON THE EAST : By $4'+4' = 8$ ft wide kancha common passage;
ON THE WEST : By Land comprised in part of R.S./L.R. Dag No. 556;

AND the 'Said Land' hereunder Sale is delineated in a Map or Plan and bordered in Red Colour and annexed hereto.



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

22 JAN 2021

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

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

1. Bumit Sinha

S/o. Late Sandip Sinha,
171/B, A.P.C Road,
P.O.- Shyambazar,
P.S.- Shyampukur,
Kolkata – 700004.

2. Amij Kumar Sharma.
S/o Bikarma Sharma
123/H/9, Keshab Chandra Sen
Street, Kolkata-700009

बिभूति सिन्हा

VENDOR

Drafted by:

Krishna Das
Advocate
Barakat Jeddah
WB/1027/98



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

22 JAN 2021

MEMO OF CONSIDERATION

RECEIVED from the within named purchaser **SUNGOLD BUILDCON PVT. LTD.** the withinmentioned sum of **Rs. 12,00,000/- (Rupees Twelve Lakh)** only being the full consideration money of the 'Said Land' described in the Schedule hereinabove as per memo below: -

MEMO

Paid by Cheque No. 000389, Dated 18.12.2020 drawn on HDFC Bank, by Sungold Buildcon Pvt. Ltd. in favour of Mr. Bikarma Sharma.	Rs. 2,00,000/-
Paid by Managers Cheque No. 065381, Dated 22.01.2021 drawn on HDFC Bank, by Sungold Buildcon Pvt. Ltd. in favour of Mr. Bikarma Sharma.	Rs. 10,00,000/-
(Rupees Twelve Lakh) only	Rs. 12,00,000/-

WITNESSES :

1. Sumit Singh

2. *Aditya Kumar Sharma,*



बिकर्मा शर्मा

VENDOR

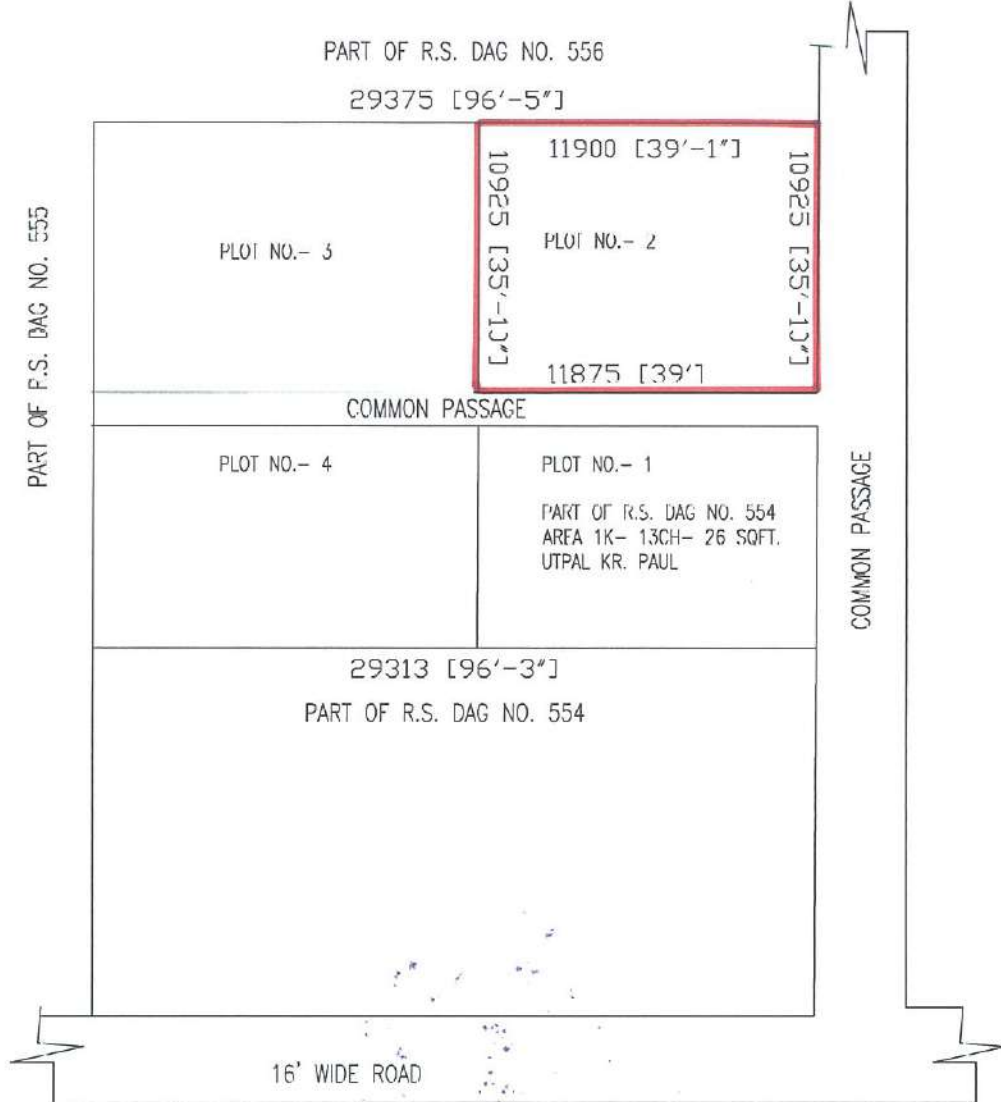
Read over & explained to
the vendor *Sumit Singh*



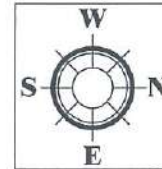
Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

22 JAN 2021

THE PLAN OF R.S DAG NO. 554 & 555 R.S KHATIAN NO. 207 LR KHATIAN NO. 33, AT PRESENT UNDER L.R. KHATIAN NO. 1243, AT MOUZA SULANCARI , J.L. NO 22, IN P.S. NEW TOWN , DISTRICT NORTH 24 PGS, WITHIN THE LOCAL LIMIT OF JAYANGRA HATIRA NO. 2 GRAM PANCHAYET.



PURCHASER	SRI BIKARMA SHARMA	
R.S DAG NO.	PLOT NO.	AREA.
554	2	1K-15CH-0 SQFT.
555		1K-1 CII-0 SQFT.
TOTAL AREA - 3 K-0 CH-0 SQFT.		



Sri Bikarma Sharma

























SIGNATURE OF VENDOR



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

22 JAN 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	 	LEFT HAND			
Little		Ring	Middle	Fore	Thumb
					
RIGHT HAND					
Thumb		Fore	Middle	Ring	Little
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little



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

22 JAN 2021

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BIKARMA SHARMA
DEONANDAN SHARMA

05/02/1955
 Permanent Account Number
CYLP51178L

विक्रमाशर्मा
 Signature



098-00710

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटायें :
 आयकर पैन सेवा इकाई, एन एस डी एल
 तीसरी मंजिल, सफायर चेंबर,
 बानेर टेलिफोन एक्सचेंज केनजदीक,
 बानेर, पुणे - 411045

*If this card is lost / someone's lost card is found,
 please inform / return to :*
 Income Tax PAN Services Unit, NSDL
 3rd Floor, Sapphire Chambers,
 Near Baner Telephone Exchange,
 Baner, Pune - 411045

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

भारत सरकार
Government of India

विक्रमा शर्मा
 Vikrama Sharma
जन्म तिथि / DOB - 01/01/1958
 पुरुष / Male




8918 1283 7522

आधार - आम आदमी का अधिकार


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: आत्मज देवनादन शर्मा,
 सरहरी, सिवान, सिधौली, बिहार, 841507

Address: S/O: Devanadan Sharma,
 Sarahi, Siwan, Singhauli, Bihar 841507

8918 1283 7522

1987
 1822 300 1987

 help@uidai.gov.in

 www.uidai.gov.in

विक्रमाशर्मा



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SUNGOLD BUILDCON PRIVATE
LIMITED



16/02/2010

Permanent Account Number

AANC89528H

16/02/2010



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADP6327Q

नाम / Name
SANJAY GUPTA

पिता का नाम / Father's Name
GOPAL PRASAD GUPTA

जन्म की तारीख / Date of Birth
12/01/1973

हस्ताक्षर / Signature




18/02/2017

इस कार्ड को खोने / खोने पर कृपया सूचित करें / सूचित करें।
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द बंगला चौक, पुणे - 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, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91 20 7721 8080, Fax: 91 20 7721 8081
e-mail: tininfo@nsdl.co.in

भारत सरकार
GOVERNMENT OF INDIA



संजय गुप्त
Sanjay Gupta
जन्म तारीख / DOB: 12/01/1973
पुरुष / MALE

7089 5093 7284
VID - 9195 9465 4480 0767



MEERA AADHAAR, MERI PEHCHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार ...

ठिकाना:
एन/ओ: गोपाल प्रसाद गुप्त, एडी 169, सल्टलेक
सेक्टर 1, बिधाननगर (एम), उত্তर 24 पारगना, पश्चिम बंग - 700064

Address :
S/O: Gopal Prasad Gupta, AD 169,
SALT LAKE SECTOR 1, Bidhannagar(M),
North 24 Parganas,
West Bengal - 700064

Download Date: 18/12/2018



Generation Date: 17/03/2015

1947
2008 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

Sanjay Gupta





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভূমিকালুপ্তির আই ডি/Enrollment No.: 1040/19858/32834

To
সুমিত সিনহা
Sumit Sinha
2-11/2012
171/B ACHARYA PRAFULLA CHANDRA ROAD
Shyambazar Mail S O
Shyambazar Mail Kolkata
West Denga! 700004

19960251



MN199802615DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8321 1432 1920

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সুমিত সিনহা
Sumit Sinha
পিতা : মন্দীপ সিনহা
Father : SANDIP SINHA
জন্ম সাল / Year of Birth : 1982
পুরুষ / Male

8321 1432 1920



আধার - সাধারণ মানুষের অধিকার



Major Information of the Deed



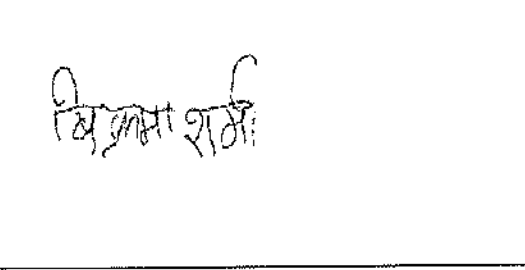
Deed No :	I-1523-01079/2021	Date of Registration	22/01/2021
Query No / Year	1523-2000005432/2021	Office where deed is registered	
Query Date	03/01/2021 2:55:15 PM	1523-2000005432/2021	
Applicant Name, Address & Other Details	Sanjay Gupta AD-169, Salt Lake City, Sector-I, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN 700084, Mobile No. . 9932023029, Status :Duyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 12,00,000/-	Rs. 14,85,001/		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 74,270/- (Article:23)	Rs. 14,864/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza. Sulanguri, JI No. 22, Touzi No: 178 Pin Code : 700162

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-554 (RS -)	LR-1243	Bastu	Shali	1 Katha 15 Chatak	7,75,000/-	9,59,063/-	Width of Approach Road: 12 Ft.,
L2	LR 555 (RS -)	LR 1243	Bastu	Shali	1 Katha 1 Chatak	4,25,000/-	5,25,938/-	Width of Approach Road: 12 Ft.,
		TOTAL :			4 95Dec	12,00,000 /	14,85,001 /-	
		Grand Total :			4.95Dec	12,00,000 /-	14,85,001 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIKARMA SHARMA (Presentant) Son of Late Deo Nandan Sharma Executed by: Self, Date of Execution: 22/01/2021 , Admitted by: Self, Date of Admission: 22/01/2021 ,Place : Office			
		22/01/2021	LT1 22/01/2021	22/01/2021



123/H/9, Keshab Chandra Street, P.O:- Raja Ram Mohan Sarani, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CYxxxxxx8L, Aadhaar No: 89xxxxxxxx7522, Status :Individual, Executed by: Self, Date of Execution: 22/01/2021, Admitted by: Self, Date of Admsslon: 22/01/2021 ,Place : Office



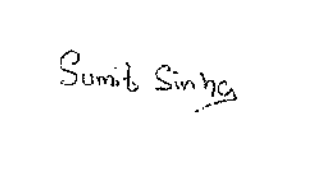
Buyer Details :

SI 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-Parganae, West Bengal, India, PIN - 700064 , PAN No.:: AAxxxxxx8H,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI 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:- Bldhannagar, 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 Sumit Sinha Son of Late Sandip Sinha 171/B, APC Road, P.O:- Shyambazar, P.S:- Shyampukur, Kolkata, District:- Kolkata, West Dengal, India, PIN - 700004			
	22/01/2021	22/01/2021	22/01/2021
Identifier Of Mr BIKARMA SHARMA, Mr Sanjay Gupta			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr BIKARMA SHARMA	SUNGOLD BUILDCON PRIVATE LIMITED-3.19688 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr BIKARMA SHARMA	SUNGOLD BUILDCON PRIVATE LIMITED-1.75312 Dec



Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAI IATIARA-II, Mouza: Sulanguri, JI No: 22, Touzi No: 178 Pin Code : 700162

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 554, LR Khatian No:- 1243	Owner:বিকর্মা শর্মা, Gurdian:দেওনন্দন শর্মা, Address:123/এইচ/৭ কেশব চন্দ্র খাঁড়ি,কোলকাতা-700009 , Classification:শালি, Area:0.03000000 Acre,	Mr BIKARMA SHARMA
L2	LR Plot No:- 555, LR Khatian No:- 1243	Owner:বিকর্মা শর্মা, Gurdian:দেওনন্দন শর্মা, Address:123/এইচ/৭ কেশব চন্দ্র খাঁড়ি,কোলকাতা-700009 , Classification:শালি, Area:0.02000000 Acre,	Mr BIKARMA SHARMA

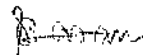


Endorsement For Deed Number : I - 152301079 / 2021

On 06-01-2021

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 14,85,001/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 22-01-2021

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.D. Registration Rules,1962)

Presented for registration at 17:51 hrs on 22-01-2021, at the Office of the A.D.S.R. RAJARHAT by Mr BIKARMA SHARMA ,Executant.

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

Execution is admitted on 22/01/2021 by Mr BIKARMA SHARMA, Son of Late Deo Nandan Sharma, 123/H/9, Keshab Chandra Street, P.O. Raja Ram Mohan Sarani, Thana: Amharst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Business

Identified by Mr Sumil Sinha, , Son of Late Sandip Sinha, 1/1/B, APC Road, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,864/- (A(1) = Rs 14,850/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,864/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/01/2021 11:41AM with Govt. Ref. No: 192020210211780881 on 22-01-2021, Amount Rs: 14,864/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1350528601 on 22 01 2021, Head of Account 0030-03-104-001-10

Payment of Stamp Duty

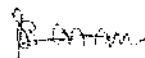
Certified that required Stamp Duty payable for this document is Rs. 74,270/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 73,770/-

Description of Stamp

1. Stamp: Type: Impressod, Serial no 209, Amount: Rs.500/-, Date of Purchase. 04/01/2021, Vendor name. MITA DUTTA

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 22/01/2021 11:41AM with Govt. Ref. No: 192020210211780881 on 22-01-2021, Amount Rs: 73,770/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1350528601 on 22-01-2021, 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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1523-2021, Page from 56704 to 56728
being No 152301079 for the year 2021.**



Digitally signed by SANJOY BASAK
Date: 2021.02.01 11:17:30 +05:30
Reason: Digital Signing of Deed.

**(Sanjoy Basak) 2021/02/01 11:17:30 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.**

(This document is digitally signed.)

