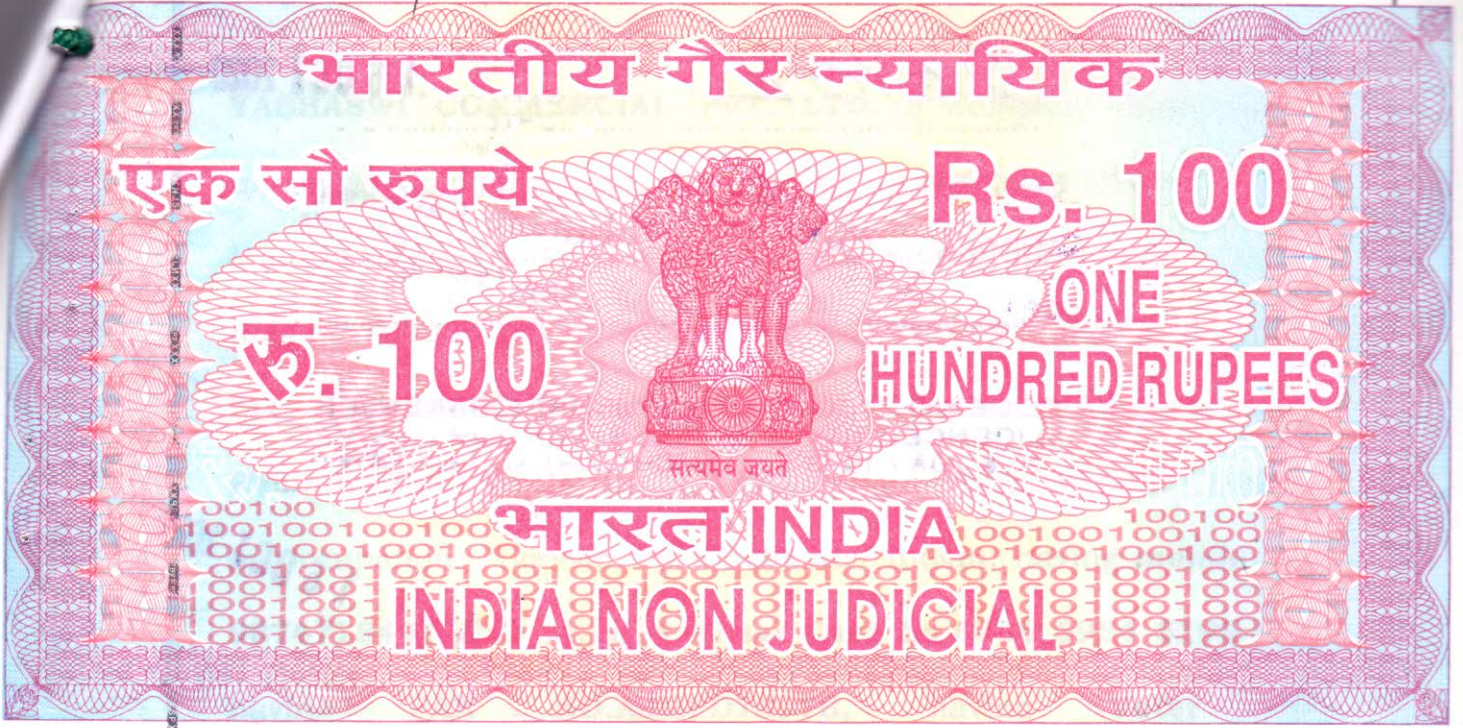


5331/2020

I

4631/20



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AE 014460

15/10/20
Date, 1908-2-124/220/20-20

MR. Rs. 11,88,000/-

Certified that this document is limited to Registration and enforcement of rights and is not a document are the parties Document.

[Signature]
Additional Registrar



Additional Registrar of Assam

9 OCT 2020

THIS DEED OF CONVEYANCE is made on this the 19th day of October Two Thousand Twenty BETWEEN

26102

16 OCT

SOLD TO.....

ADDRESS.....

RS.....

16 OCT 2020

100/-

Sutanu Karimakar
Advocate
High Court, Calcutta

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA.

16 OCT 2020

Handwritten notes in Bengali script, including a date '19/10/20' and other illegible text.



Handwritten signature of the Additional Registrar.

Additional Registrar of
Assessment III

19 OCT 2020

YASHASWI COMMERCIAL PVT. LTD. a company incorporated under the Companies Act, 1956 having its registered office at 193/1 Mahatma Gandhi Road Police Station -Posta, Post office- Posta Kolkata-700007 having **mobile no. 9874718497** and having **PAN NO.AAACY2665G** duly represented by its Authorised Signatory **Mr. Rabindra Nath Dutta** son of Late Ramnath Dutta, by faith - Hindu, by occupation - Service, by Nationality- Indian, having **mobile no. 9874718497** and having **Aadhaar Card No.5736 5954 6195** and having **PAN NO.AJMPD7897B,** having **Voter ID No.WB/18/112/420283** 1st floor, 8 Vivekanand Park, Post Office- Haridevpur, Police Station- Haridevpur, Kolkata-700082, hereinafter referred to as the **VENDOR** (which term or expression shall unless repugnant to the context and meaning thereof shall mean and include its successors-in-office and assigns) of the **ONE PART**

AND

AMB REALTORS PVT. LTD. a Company incorporated under the Companies Act, 1956 having **mobile no.9051800049** and having **PAN: AAFCA9493B** having its registered office at 19/6, Nayan Chand Dutt Street, Ground Floor, Police Station -Burtolla & Post Office -Bedon Street, Kolkata-700006, duly represented by its Authorised Signatory **Mr. Pratosh Kumar Pathak** son of Sudhir Kumar Pathak, Sex: Male, by faith: Hindu, by Nationality: Indian, having **mobile no.9051800049** and having **Voter ID**

No.CNL5211909 and having **Aadhaar Card No.8529 4152 8220.**
and having **PAN: CDYPP8761Q**, residing at , FL-3B Murari Mohan
Mitra Road, Agarpara, Kamarhati, Police Station- Kharda, Post
Office- Agarpara, North 24-Parganas, Kolkata-700058. hereinafter
referred to as the **PURCHASER** (which term or expression shall
unless repugnant to the context and meaning thereof shall mean
and include its successors-in-office and assigns) of the **OTHER
PART** ;

WHEREAS by virtue of Deed of Conveyance being No.5110 for the
year 1954 registered at the office of Sub-Registrar Cossipore Dum
Dum the said Krishnapada Mondal and Manindra Nath Mondal,
became absolute Owner and absolutely seized and possessed of
and/or otherwise well and sufficiently entitled to in fee simple in
possession **All That** piece and parcel of land measuring an area
05.53 Acre comprised in **R.S. Dag No.1302** and others under R.S.
Khatian No. 72, lying and situate at Mouza -Ghuni, P.S. Rajarhat,
within the limit of Gram Panchayet, J.L. No.23, District- 24-
Parganas ;

AND WHEREAS at the time of Revisional Settlement the said
Krishnapada Mondal and Manindra Nath Mondal, in respect of land
measuring an area **02.22 Acre** comprised in R.S. Dag No.1302
under R.S. Khatian No. 72.

AND WHEREAS by a Deed of Conveyance dated 04.05.1976 registered at the office of the Sub-Registrar Cossipore Dum Dum, and recorded in Book No. 1, Volume No. 58, Pages 62 to 64, Being No. 2996 for the year 1976 Krishnapada Mondal, therein described as the Vendor, sold, transferred and conveyed unto and in favour of Ashok Kumar Mondal **ALL THAT** piece or parcel of land measuring an area **1.11 Acre** more or less comprised in R.S. Dag No.1302 under R.S. Khatian No. 72 lying and situate at Mouza - Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, J.L No.23, District- 24-Parganas ;

AND WHEREAS by a Deed of conveyance dated 17.08.1985 registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No. I, Volume No. 119F, Pages- 53 to 60, Being No. 6339 for the year 1985, **Ashok Kumar Mondal**, therein described as the Vendor, sold, transferred and conveyed unto and in favour of Bankim Chandra Halder **ALL THAT** piece or parcel of land measuring an area **4 Cottahs** more or less comprised in **R.S. Dag No.1302** under R.S. Khatian No. 72 lying and situate at Mouza- Ghuni, P.S. Rajarhat, within the limit of Jyangra Hatiara 2 No.Gram Panchayet, J.L. No.23, District- 24-Parganas (.North) ;

AND WHEREAS by a Deed of Conveyance dated 27.02.2004 registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No. 81, Pages- 190 to 204, Being No. 1365 for the year 2004 Bankim Chandra Halder, therein described as the Vendor, sold, transferred and conveyed unto and in favour of Rabindra Nath Sarkar **ALL THAT** piece or parcel of land measuring an area **2 Cottahs** more or less comprised in R.S. Dag No.1302 under R.S. Khatian No. 72 lying and situate at Mouza - Ghuni, P.S. Rajarhat, within the limit of Jyangra Hatiara 2 No. Gram Panchayet, J.L. No.23, District- 24-Parganas (North) ;

AND WHEREAS by a Deed of Conveyance dated 17.05.2006 registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No. 566, Pages 273 to 282, Being No. 9381 for the year 2006 Rabindra Nath Sarkar, therein described as the Vendor, sold, transferred and conveyed unto and in favour of Adhir Sarkar **ALL THAT** piece or parcel of land measuring an area **2 Cottahs** more or less comprised in R.S. Dag No. 1302 under R,S. Khatian No. 72, LR. Khatian No. 62, lying and situate at Mouza - Ghuni, P.S. Rajarhat, within the limit of Jyangra Hatiara 2 No. Gram Panchayet, J.L. No.23, District- 24-Parganas (North);

AND WHEREAS at the time of Recent Settlement the said land comprised in R.S. Dag No. 1302 has been recorded under L.R. Khatian No. 62.

AND WHEREAS thus the said Sri Adhir Sarkar, became absolute Owner **ALL THAT** piece nad parcel of land measuring **2 Cottahs** more or less comprised in **R.S. Dag No. 1302** under R.S. Khatian No. 72, L.R. Khatian No. 62, lying and situate at Mouza -Ghuni, P.S. Rajarhat, within the limit of Jyangra Hatiara 2 No. Gram Panchayet, J.L No.23, District- 24-Parganas (North) ;

AND WHEREAS by a Deed of Conveyance dated 5th day of January, 2012 registered at the office of the ADSR Bidhannagar (Salt Lake City) and recorded in Book No.I, Volume No.1, pages: 2934-2947, being No.00148 for the year 2012 made between Sri Adhir Sarkar, therein called as the Vendor, sold transferred and conveyed unto and in favour of YASHASHWI COMMERCIAL PVT. LTD., therein described as the Purchaser **ALL THAT** piece and parcel of land measuring **2 Cottahs** more or less comprised in **R.S. Dag No.1302** under R.S. Khatian No. 72, L.R. Khatian No. 62, lying and situate at Mouza -Ghuni, P.S. Rajarhat, within the limit of Jyangra Hatiara 2 No. Gram Panchayet, J.L No.23, District- 24-Parganas (North);

AND WHEREAS by virtue of Deed of Conveyance dated 5th day of January, 2012 the said YASHASHWI COMMERCIAL PVT. LTD., became absolute Owner **ALL THAT** piece nad parcel of land measuring **2 Cottahs** more or less comprised in **R.S. Dag No.1302** under R.S. Khatian No. 72, L.R. Khatian No. 62, lying and situate at Mouza -Ghuni, P.S. Rajarhat, within the limit of Jyangra Hatiara 2 No. Gram Panchayet, J.L No.23, District- 24-Parganas (North) ;

AND WHEREAS the said YASHASHWI COMMERCIAL PVT. LTD., duly mutated its name in the records of rights under new L.R. Khatian No. 4931 in respect of the aforesaid land;

AND WHEREAS the Vendor is desirous of selling **ALL THAT** piece nad parcel of land measuring **2 Cottahs** more or less comprised in **R.S. & L.R. Dag No. 1302** under R.S. Khatian No. 72, L.R. Khatian No. 62, new L.R. Khatian No. 4931 lying and situate at Mouza - Ghuni, P.S. Rajarhat, within the limit of Jyangra Hatiara 2 No. Gram Panchayet, J.L No.23, District- 24-Parganas (North), as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said land** free from all encumbrances, charges, liens, lispendencies, attachments, claims and demands whatsoever ;

AND WHEREAS the Purchaser has agreed to purchase and the Vendor has agreed to sell **ALL THAT** piece nad parcel of land measuring **2 Cottahs** more or less comprised in **R.S. & L.R. Dag No.1302** under R.S. Khatian No. 72, L.R. Khatian No. 62, new L.R. Khatian No. 4931 lying and situate at Mouza -Ghuni, P.S. Rajarhat, within the limit of Jyangra Hatiara 2 No. Gram Panchayet, J.L No.23, District- 24-Parganas (North) at a total consideration of Rs.8,00,000/- (Rupees Eight Lac) only free from all encumbrances, charges, liens, lispendences, attachments, claims and demands whatsoever on the terms and conditions stated hereunder ;

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the said sum of Rs.8,00,000/- (Rupees Eight Lac) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and from the payment of the same and every part thereof do hereby acquit, release and discharge the Purchaser as also the **said land**) the Vendor do hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT** piece nad parcel of land measuring **2 Cottahs** more or less comprised in **R.S. & L.R. Dag No.1302** under R.S. Khatian No. 72, L.R. Khatian No. 62, new L.R. Khatian No. 4931 lying and situate at

Mouza -Ghuni, P.S. Rajarhat, within the limit of Jyangra Hatiara 2 No. Gram Panchayet, J.L No.23, District- 24-Parganas (North) TOGETHERWITH all sewers, areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto or any part thereof with which the same now are or is or at any time or times heretofore were or was held used occupied enjoyed accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendor into upon or in respect of the **said land** and every part thereof TOGETHERWITH all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the **said land** or any part thereof which now are or is or at any time or times hereafter shall or may in the possession, custody, power or control of the Vendor or its heirs, executors, administrators or legal representatives or in the custody of power or of any other person or persons from whom the Vendor can or may procure the same without any suit or action TO HAVE AND TO HOLD the same and

the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser or its heirs, executors, administrators or legal representatives and assigns absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendor has good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the **said land** hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.

- b) That the Purchaser and its heirs, executors, administrators or legal representatives and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the **said land** and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person

or persons lawfully equitably claiming from under or in trust for the Vendor or its Predecessor-in-Title.

- c) That the **said land** is free and clear from all encumbrances and attachments whatsoever and freely clearly and absolutely exonerated and forever released and discharged otherwise by the Vendor and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate, title charge and encumbrances, mortgages, claims, demands, lispences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendor.
- d) That the Vendor and all persons and persons 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 or from or under any of their Predecessor-in-Title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser doth or execute or cause to be done and executed all such acts, deed and things whatsoever for further better and more perfectly assuring the **said land** and every part thereof unto and to the use of the

Purchaser in manner aforesaid as shall or may be reasonably required.

- e) That no part of the **said land** being conveyed under these presents is vested with Government or Semi-Government Authority and there is no Bargadar in respect of any part of the **said land** in any way and the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid and for any reason whatsoever if the Purchaser is dispossessed or deprived of full enjoyment of the **said land** or any part thereof then in that event the Vendor doth hereby agree to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the **said land** hereby sold to the Purchaser.
- f) That the Vendor shall and will at all times hereafter at the request of the Purchaser produce all or any of the documents of title relating to the **said land** as the Purchaser may direct all the title deed documents and writing for evidencing of title in respect of the **said land**, and also furnish to the Purchaser copies of or extracts from the said title deeds documents and

writings and shall and will in the meanwhile keep the same safe un-obliterated and un-cancelled.

- g) That the Vendor doth hereby undertake to pay all outstanding District Board or Panchayat rates and taxes, Government revenue and all other imposition whatsoever due and payable by the Vendor or any of its Predecessors-in-Title in respect of the **said land** up to the date of these presents and further agrees to keep the Purchaser fully indemnified in respect of all costs, charges and expenses arising in respect thereof.
- h) The Vendor has handed over khas possession of the **said land** to the Purchaser and the Purchaser shall mutate its name in respect of the **said land**.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece nad parcel of land measuring **2 Cottahs** more or less comprised in **R.S. & L.R. Dag No.1302** under R.S. Khatian No. 72, L.R. Khatian No. 62, new L.R. Khatian No. 4931 lying and situate at Mouza -Ghuni, P.S. Rajarhat, within the limit of Jyangra Hatiara 2 No. Gram Panchayet, J.L No.23, District- 24-Parganas (North), and butted and bounded as follows:-



ON THE NORTH:-	Part of R.S Dag-1302
ON THE SOUTH:-	4'ft wide passage
ON THE EAST :-	12'ft wide passage
ON THE WEST :-	Part of R.S.Dag-2702

IN WITNESS WHEREOF the parties hereto have executed these presents the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

Yashaswi Commercial Private Limited
Rajindranath Datta
 Director/Authorised Signatory

Vendor

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

For AMB REALTORS PRIVATE LIMITED
Pratosh Kumar Pathak
 Director/Authorised Signatory

Purchaser

Witnesses :

1) Sajal Acharya
 26, B. T. Road,
 Kol. - 58.

2) Tapas Kumar Mondal
 F-345/06
 KOL - 1

Drafted by :

Santanu Karmakar, F-345/06
 Advocate, High Court, Calcutta.

RECEIVED by the VENDOR of and from within
 named PURCHASER the within mentioned the
 Rs.8,00,000/- (Rupees Eight Lakh) only
 being the consideration money
 as per memo below :

Rs.8,00,000.00

MEMO OF CONSIDERATION

A/c. Payee Cheque No.	Date	Drawn on	In favour of	Amount (Rs.)
000119	19.10.2020	HDFC Bank Suraj Apartment Dhalipara, New Town Rajarhat, Kolkata-700102	Vendor	8,00,000.00
			Total :	8,00,000.00

(Rupees Eight Lakh) only

Witnesses :

1) Sajal Acharya
 26, B. T. Road.
 Kol. - 58

Yashaswi Commercial Private Limited
 Balindranath Saha
 Director/Authorised Signatory

2) Tapas Kumar Das
 7c, K. S. Road
 Kurl - 1

SPECIMEN FORM FOR TEN FINGERPRINTS

16

Signature of the
executants and/or
purchaser Presents

1.



Rajinder Singh Ditt

	LITTLE	RING	MIDDLE	FORE	THUMB
	(LEFT HAND)				
	THUMB	FORE	MIDDLE	RING	LITTLE
	(RIGHT HAND)				

2.



Prakash Kumar Patta

	LITTLE	RING	MIDDLE	FORE	THUMB
	(LEFT HAND)				
	THUMB	FORE	MIDDLE	RING	LITTLE
	(RIGHT HAND)				

3.

	LITTLE	RING	MIDDLE	FORE	THUMB
	(LEFT HAND)				
	THUMB	FORE	MIDDLE	RING	LITTLE
	(RIGHT HAND)				

4.

	LITTLE	RING	MIDDLE	FORE	THUMB
	(LEFT HAND)				
	THUMB	FORE	MIDDLE	RING	LITTLE
	(RIGHT HAND)				



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

BRN: 19-202021-011673103-1
BRN Date: 14/10/2020 18:13:18
BRN : 1259416164

Payment Mode Online Payment
Bank : HDFC Bank
BRN Date: 14/10/2020 18:14:38

DEPOSITOR'S DETAILS

Id No. : 2001241220/1/2020
[Query No./Query Year]

Name : AMB REALTORS PVT LTD
Contact No. : Mobile No. : +91 9831067710
E-mail : vladia@dhootgroup.net
Address : 196 NAYAN CHAND DUTT STREET KOL700006
Applicant Name : Mr Tapas Kumar Maity
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001241220/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	59420
2	2001241220/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	11894

Total 71314

In Words : Rupees Seventy One Thousand Three Hundred Fourteen only

17

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

YASHASWI COMMERCIAL PRIVATE
LIMITED

11/02/2004

Permanent Account Number

AAACY2665G



09062015

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card
AJMPD7897B

नाम / Name
RABINDRANATH DUTTA

पिता का नाम / Father's Name
RAMANATH DUTTA

जन्म की तिथि / Date of Birth
18/03/1972

हस्ताक्षर / Signature



Rabindranath Dutta



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

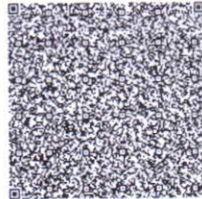
नामांकन क्रम/ Enrolment No.: 0635/10277/07642

To
প্রত্যয় কুমার পাठक
Pratosh Kumar Pathak
C/O Sudhir Kumar Pathak
FL - 3B, 3RD FLOOR
12/1 MURARI MOHAN MITRA ROAD
AGARPARA
Kamarhati (m)
Kamarhati
North 24 Parganas West Bengal - 700058
9123674968

Download Date: 13/09/2018

Generation Date: 04/09/2018

Validity unknown



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

8529 4152 8220

VID : 9106 3583 3223 6117

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

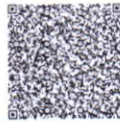


প্রত্যয় কুমার পাठक
Pratosh Kumar Pathak
जन्म तिथि/DOB: 01/03/1977
पुरुष/ MALE

8529 4152 8220

VID : 9106 3583 3223 6117

मेरा आधार, मेरी पहचान



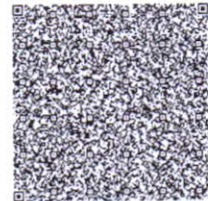
पता:

C/O सुधीर कुमार पाठक, एफएल - 3बी, 3आरडी
फ्लोर/ओओओर, 12/1 एमयूआरएआरआई एमओएचएन
मित्र रोड, एजीएआरपीएआरए, कमरहटी (एम), नॉर्थ 24
पर्गानाल,
वेस्ट बंगाल - 700058

Address:
C/O Sudhir Kumar Pathak, FL - 3B, 3RD
FLOOR, 12/1 MURARI MOHAN MITRA ROAD,
AGARPARA, Kamarhati (m), North 24
Parganas,
West Bengal - 700058



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



QR Code with Photograph

8529 4152 8220

VID : 9106 3583 3223 6117

- सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं |
 - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें |
 - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है |

INFORMATION

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

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

Pratosh Kumar Pathak

आयकर विभाग
INCOME TAX DEPARTMENT
AMB REALTORS PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA

13/02/2006

Permanent Account Number

AAFCA9493B



08062015

19



भारत सरकार
 Unique Identification Authority of India
 Government of India

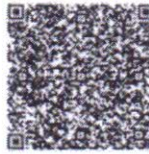
Enrolment No. : 1193/84004/12195

To
 Rabindranath Dutta
 S/O Ramanath Dutta
 8 Vivekananda Park
 Kolkata
 Haridevpur South Twenty Four Parganas
 West Bengal 700082
 9903053304

16/12/2011



UG109402724IN



आपका आधार क्रमांक / Your Aadhaar No. :

5736 5954 6195

आधार – आम आदमी का अधिकार

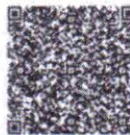
Rabindranath Dutta



भारत सरकार
GOVERNMENT OF INDIA



Rabindranath Dutta
 Year of Birth : 1972
 Male



5736 5954 6195

आधार – आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

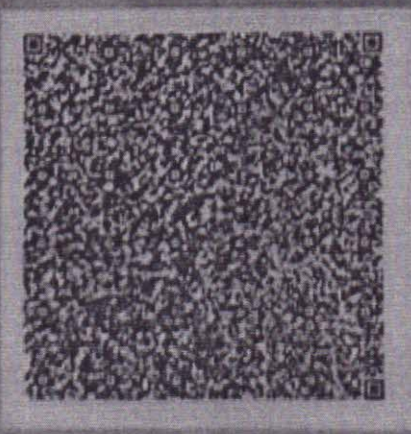


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CDYPP8761Q



26092018

नाम / Name
PRATOSH KUMAR PATHAK

पिता का नाम / Father's Name
SUDHIR KUMAR PATHAK

जन्म की तारीख /
Date of Birth
01/03/1977

Holder's Name Pathak
हस्ताक्षर / Signature

Pratosh Kumar Pathak



23

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

তালিকাভুক্তির আই ডি / Enrollment No. : 1058/99901/15426

To
Tapas Kumar Maity
 তাপস কুমার মাইতি
 31/07/2015
 Mahammadpur
 Mahammadpur, Purba Medinipur
 West Bengal - 721601
 9831818356



KH508092298FT
50809229



আপনার আধার সংখ্যা / Your Aadhaar No. :

9631 4334 4444

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



তাপস কুমার মাইতি
Tapas Kumar Maity
 পিতা : কানাইলাল মাইতি
 Father : KANAI LAL MAITY

জন্মতারিখ / DOB: 27/10/1987
 পুংস্ব / Male

9631 4334 4444



আধার - সাধারণ মানুষের অধিকার

Tapas Kumar Maity

DATED THIS DAY OF 2020

-BETWEEN-

YASHASWI COMMERCIAL PVT. LTD.

VENDOR

-AND-

AMB REALTORS PVT. LTD.

PURCHASER

DEED OF CONVEYANCE

Major Information of the Deed

Deed No :	I-1903-04631/2020	Date of Registration	19/10/2020
Deed No / Year	1903-2001241220/2020	Office where deed is registered	
Query Date	30/09/2020 5:13:26 PM	1903-2001241220/2020	
Applicant Name, Address & Other Details	Tapas Kumar Maity Village And Post Office Mohammadpur,Thana : Bhabanipur, District : Purba Midnapore, WEST BENGAL, PIN - 721601, Mobile No. : 9831818356, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 8,00,000/-	Rs. 11,88,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 59,520/- (Article:23)	Rs. 11,978/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1302 (RS :-)	LR-4931	Bastu Shali	2 Katha	8,00,000/-	11,88,000/-	Width of Approach Road: 12 Ft.,
Grand Total :				3.3Dec	8,00,000 /-	11,88,000 /-	

Seller Details :




SI No	Name,Address,Photo,Finger print and Signature
1	YASHASWI COMMERCIAL PRIVATE LIMITED 193/1, M G ROAD, P.O:- POSTA, P.S:- Posta, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :



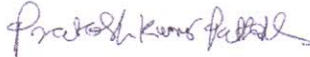
SI No	Name,Address,Photo,Finger print and Signature
1	AMB REALTORS PRIVATE LIMITED 19/6,NAYAN CHAND DUTT STREET, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Identificative Details :

Name, Address, Photo, Finger print and Signature



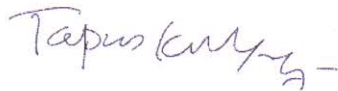
Name	Photo	Finger Print	Signature
Mr RABINDRA NATH DUTTA Son of Late RAMNATH DUTTA Date of Execution - 19/10/2020, , Admitted by: Self, Date of Admission: 19/10/2020, Place of Admission of Execution: Office			
	Oct 19 2020 6:35PM	LTI 19/10/2020	19/10/2020

8, VIVEKANAND PARK, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AJxxxxxx7B, Aadhaar No: 57xxxxxxx6195 Status : Representative, Representative of : YASHASWI COMMERCIAL PRIVATE LIMITED (as AUTHORIZED SIGNATORY)

Name	Photo	Finger Print	Signature
2 Mr PRATOSH KUMAR PATHAK (Presentant) Son of SUDHIR KUMAR PATHAK Date of Execution - 19/10/2020, , Admitted by: Self, Date of Admission: 19/10/2020, Place of Admission of Execution: Office			
	Oct 19 2020 6:36PM	LTI 19/10/2020	19/10/2020

FL-3B, MURARI MOHAN MITRA ROAD, P.O:- AGARPARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: CDxxxxxx1Q, Aadhaar No: 85xxxxxxx8220 Status : Representative, Representative of : AMB REALTORS PRIVATE LIMITED (as AUTHORIZED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
TAPAS KUMAR MAITY Son of Shri KANAI LAL MAITY VILL- MAHAMMADPUR, P.O:- MAHAMMADPUR, P.S:- Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN - 721601			
	19/10/2020	19/10/2020	19/10/2020

Identifier Of Mr RABINDRA NATH DUTTA, Mr PRATOSH KUMAR PATHAK

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	YASHASWI COMMERCIAL PRIVATE LIMITED	AMB REALTORS PRIVATE LIMITED-3.3 Dec

Details as per Land Record

North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin
700135

Sl. No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1302, LR Khatian No:- 4931	Owner:ঈশ্বরশ্রী কমার্শিয়াল, Gurdian:প্রাইভে লিমিটেড, Address:193/1,এম.জি.রোড। কলকাতা-700007 , Classification:শালি, Area:0.03000000 Acre,	YASHASWI COMMERCIAL PRIVATE LIMITED

19-10-2020

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.

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

Presented for registration at 17:46 hrs on 19-10-2020, at the Office of the A.R.A. - III KOLKATA by Mr PRATOSH KUMAR PATHAK ,.

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 11,88,000/-

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

Execution is admitted on 19-10-2020 by Mr RABINDRA NATH DUTTA, AUTHORIZED SIGNATORY, YASHASWI COMMERCIAL PRIVATE LIMITED, 193/1, M G ROAD, P.O:- POSTA, P.S:- Posta, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007

Identified by TAPAS KUMAR MAITY, , , Son of Shri KANAI LAL MAITY, VILL- MAHAMMADPUR, P.O: MAHAMMADPUR, Thana: Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-10-2020 by Mr PRATOSH KUMAR PATHAK, AUTHORIZED SIGNATORY, AMB REALTORS PRIVATE LIMITED, 19/6,NAYAN CHAND DUTT STREET, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Identified by TAPAS KUMAR MAITY, , , Son of Shri KANAI LAL MAITY, VILL- MAHAMMADPUR, P.O: MAHAMMADPUR, Thana: Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,978/- (A(1) = Rs 11,880/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 11,894/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/10/2020 6:14PM with Govt. Ref. No: 192020210116731031 on 14-10-2020, Amount Rs: 11,894/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1259416164 on 14-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 59,420/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 59,420/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26102, Amount: Rs.100/-, Date of Purchase: 16/10/2020, Vendor name: Anjushree Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/10/2020 6:14PM with Govt. Ref. No: 192020210116731031 on 14-10-2020, Amount Rs: 59,420/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1259416164 on 14-10-2020, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2020, Page from 216260 to 216290
being No 190304631 for the year 2020.



Probir Kumar Golder

Digitally signed by PROBIR KUMAR
GOLDER
Date: 2020.11.13 15:01:39 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2020/11/13 03:01:39 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
