

4248/2020

I

3687/20



18/9/2020

पश्चिम बंगाल WEST BENGAL

43AB 965482

डॉ. 1905-2-578408/2020



84,77,011/-

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SALE DEED

(VALUED AT RUPEES 84,77,011/-)

Addn	21/11
Assess	22/115
8	

THIS DEED OF SALE is made on this the 18th day of September 2020 of the Christian Era.

BETWEEN

18 SEP 2020	
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193638

S. K. Ray Adv.

H.C. C.

No.	
Date	
Rs.	40
PAID BY	
S. K. Ray Adv.	
25 FEB 2020	

25 FEB 2020
25 FEB 2020




 Additional Registrar of
 Assurances II, Cuttack
 25 FEB 2020

Identified by me:
 Lupoing Kuroor Ray
 Advocate
 s/o Late Nitrokanthi Ray
 40, Green Park
 Saranbally
 Kot - Fodds

SRI NIMAI BANERJEE alias **NEMAI BANERJEE** son of Late Bankim Banerjee alias Bankim Chandra Banerjee by faith Hindu by Occupation - Business being a citizen of India by birth of Patharghata, Post Office - Patharghata, Police Station - Rajarhat presently New Town, District - North 24 Pargana, PIN - 700135 having **PAN No. BAMPB5819D** and **Adhar No. 2804 0817 6080** hereinafter for the sake of brevity referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **FIRST PART:**

AND

MOONLIGHT BUILDCON PRIVATE LIMITED, (CIN U45400WB2007PTC118366), (PAN AAFCM2167C) having its office at Newtown Road, Action Area - II, Chakpanchuria Near TCS Gitanjali Park Kolkata - 700156, Post Office - Rajarhat New Town, Police Station - New Town represented by its Designated Partner, **SRI DIPAK KUMAR AGARWAL @ DIPAK AGARWAL** son of Sri Basudeo Agarwal by faith Hindu by occupation Business having Adhar No. 4090 8280 7090 and having PAN No. ADIPA4263G, **Block - B, 1st Floor, 54 Bangur Avenue, Near Mother Dairy, Kolkata - 700055, Post Office - Bangur Avenue, Police Station - Lake Town**

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As... of Kolkata
18 SEP 2023



hereinafter for the sake of brevity be referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include all Designated Partners and each of its respective successors-in-interest/title) of the **SECOND PART:**

WHEREAS one Smt. Sitamoni Chakraborty alias Sailabala Chakraborty wife of Late Lalit Mohan Chakraborty of Notun Pukur, Police Station - Rajarhat, District - North 24 Parganas had inherited a stretch of land in various Dag Numbers as her share from her deceased husband and mutated her name in the records of the Block Land and Land Revenue Office and obtained a separate Khatian under her name being No. 717 under Chapna Mouza pertaining to J.L. No. 35, Touzi No. 10 District North 24 Parganas.

AND WHEREAS the said Smt. Sitamoni Chakraborty alias Sailabala Chakraborty during her life time enjoyed the said land as sixteen annas owner thereof and without any objection and hindrances whatsoever.

AND WHEREAS while in possession of the said land the said Smt. Sitamoni Chakraborty alias Sailabala Chakraborty decided to sell 11 decimal of Bastu land in Dag No 620 under Chapna Mouza pertaining to J.L. No. 35, Touzi No. 10 District North 24 Parganas

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Assurances of Calcutta

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along with some other lands in various Dag Numbers to the present Vendor and accordingly a Bengali Kobala was executed by and between the parties therein and the said Kobala was registered in the Office of the Additional District Sub Registrar Bidhannagar on 20th May 1994 and entered into Book No. I, Volume No. 68, Pages 61 to 66 Being No. 3057 of 1994 for a valuable consideration as mentioned therein.

AND WHEREAS the present vendor thus seized and possessed and otherwise well and sufficiently entitled to the said 11 decimal of Bastu land and thereafter mutated his name in the records of the Block Land and Land Reforms Office under Khatian being No. 868 Dag No. 620, under Chapna Mouza pertaining to J.L. No. 35, Touzi No. 10 under Additional District Sub Registry Office Bidhannagar Police Station - Rajarhat, District - North 24 Parganas.

AND WHEREAS one Bhadreswar Chakraborty was the absolute owner of a stretch of 26.99 decimal of Bastu land be the same a little more or less in the Dag No. 620, under Chapna Mouza pertaining to J.L. No. 35, Touzi No. 10 under Additional District Sub Registry Office Bidhannagar Police Station - Rajarhat, District - North 24 Parganas.

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18 SEP 2013



AND WHEREAS the said Bhadreswar Chakraborty died intestate leaving behind him and surviving him his Widow (Smt. Sailabala Chakraborty having Khatian 640/1 and three sons **i.** Sri Gobinda Chakraborty having Khatian No. 215/1; **ii.** Sri Laxmikanta Chakraborty having Khatian No. 620/1; **iii.** Sri Gopal Chandra Chakraborty having Khatian No. 215/2) and five daughters **A.** Smt. Narani Chakraborty having Khatian No. 358/1; **B.** Urmila Chakraborty having Khatian 136/1; **C.** Kamla Chakraborty having Khatian No. 157/1; **D.** Sukla Achyarja having Khatian No. 721/1; **E.** Parani Chakraborty having Khatian No. 388/1 who had inherited the said land along with other lands and properties in equal share as per the Hindu Succession Act 1956 and mutated their names in the record of the concerned Block Land & Land Reforms Office.

AND WHEREAS the said Widow Smt. Sailabala Chakraborty thereafter died intestate as such the said three sons and five daughters inherited her share and accordingly they each has $1/8^{\text{th}}$ share in the said Bastu land.

AND WHEREAS thereafter the said Parani Chakraborty, her husband being predeceased, died intestate leaving behind one son (Sri Nimai Chakraborty son of Late Chintamoni Chakraborty) and two married daughters **i.** Smt. Kalpana Chakraborty wife of Sri Kenaram

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Additional Secretary of
Assam Government
18 SEP 1953



Chakraborty **ii.** Smt. Purnima Chakraborty (Ghosal) wife of Sri Manas Ghosal who had inherited the undivided 1/8th share of their mother (Smt. Paranai Chakraborty) and started enjoying the said undivided bastu land as co-owners.

AND WHEREAS the present Vendor coming to know that the said legal heirs of Sri Bhadreswar Chakraborty and Smt. Sailabala Chakraborty along with the legal heirs of Smt. Parani Chakraborty are willing to sell 4 decimals of Bastu land in the Dag No.620 under Chapna Mouza pertaining to J.L. No. 35, Touzi No. 10 approached to them and they being satisfied about getting the highest price as per market executed a Deed of Sale (Bengali Kobala) thereby transferring the said 4 decimals of bastu land in favour of the said Vendor on 28th April 2014 and the said Deed was registered in the office of A.D.S.R Rajarhat North 24 Parganas and the same was entered into Book No. I, Volume No. 7 Page No. 13584 to 13599 Being No. 04838 of 2014 for a valuable consideration as mentioned therein.

AND WHEREAS the Vendor herein thereafter mutated his name in the records of the Block Land & Land Reform Office and is thus possessed and sufficiently entitled to the said 15 decimal of bastu land in Dag No. 620 under Khatian 868 under Chapna Mouza pertaining to J.L. No. 35, Touzi No. 10 in the Block Rajarhat Police

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Additional Secretary of
Assam Government, Kolkata
18 SEP 2013



Station - Rajarhat District - North 24 Parganas morefully and particularly described in the schedule below.

AND WHEREAS the Vendor due to his personal requirement decided to sell the said land measuring approximately 15 decimal morefully and particularly described in the schedule below and coming to know that the Purchaser herein offered the Vendor to purchase the said 15 decimal of Bastu land for a total consideration of Rs. 84,77,011/- (Rupees Eighty Four Lakhs Seventy Seven Thousand and eleven only) and the Vendor after being satisfied that the price offered by the Purchaser is the highest as per market agreed to sell the said land in favour of the Purchaser absolutely and forever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said oral agreement and advance payment of Rs. 1,00,000/- (Rupees One lakh only) and in consideration of the total sum of Rs. 84,77,011/- (Rupees Eighty Four Lakhs Seventy Seven Thousand and eleven only) being the agreed total consideration money, (the receipt whereof the Vendor doth hereby and written hereunder and acknowledge) and of and from the same and every part thereof hereby acquit release and discharge in favour of the Purchaser the said Bastu Land and the Vendor herein jointly and severally hereby absolutely and indefeasibly sale, transfer, grant,

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convey, assign and assure unto and to the Purchaser free from all encumbrances charges or liens whatsoever **ALL THAT** piece or parcel of Bastu land being measuring 15 decimals containing by estimation an area of 09 Cottahs 01 Chittacks and 09 Sq.ft. be the same a little more or less along with a temporary structure of bamboo hut standing thereon measuring about 150 square feet more or less, within the Block Rajarhat, Police Station - Rajarhat, as delineated in the plan hereto annexed in Mouza Chapna, Khatian - 868, Dag No. 620, J.L. No. 35, Touzi No. 10, Sub-Registration Office A.D.S.R. Rajarhat, District Registration Office at Barasat in the District of North 24 Parganas, morefully and particularly described in the **SCHEDULE** written hereunder and shown and delineated with red border in the map and sketch annexed hereto and formed part hereof **OR HOWSOEVER OTHERWISE** the said land, at any time heretofore situated, butted bounded known numbered or distinguished **TOGETHER WITH** all sewers, fittings and fixtures appurtenant thereto drains, ways, passages, paths, water courses and all and every manner of rights liberties and privileges easements advantages appendages whatsoever to the said land or any part thereof belonging to or in any way appertaining to or usually held used occupied or enjoyed therewith and the reversion or reversions, rent, issues and profits thereof, and all the estate right title interest inheritance



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Additional Registrar of
Assurances, Kolkata
18 SEP 2000



possession claims demands whatsoever of the Vendor into or out of or upon the said land **TO HOLD** the said land absolutely and forever free from all encumbrances, trust, liens, lis-pendens, attachments charges, claims and demands and other stipulation and provisions in connection with the beneficial use and enjoyment of the said land belonging to and to hold by the Purchaser **TO HAVE AND TO HOLD** the said land hereby sold and conveyed and intended or expressed to be sold or conveyed **UNTO AND TO THE USE** of the said Purchaser, its heirs, executors and assigns absolutely and forever **AND** the Vendor doth hereby covenant with the Purchaser that he has not previously transferred or encumbered in any way the said land more fully and particularly described in the Schedule below or any portion thereof nor has the same been sold in execution of any decree of any Court, nor any suit is pending in any Court of law relating to the said land **AND THAT** the said land is not affected by any scheme for acquisition or requisition by the Government or any Public Authority or local body nor any notice to that effect has been served upon the Vendor and nor any compensation being received by the Vendor to that effect either partially or completely and the same is free from all encumbrances and the Vendor have now good right, title, interest, claim and full power to grant, convey, transfer and dispose of the said land and hereby grant and conveyed or intended or expressed so to

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Assurances, Calcutta

18 SEP 1953



be unto and to the use of the Purchaser in the manner aforesaid any be the Vendor doth hereby further covenant with the Purchaser that the Purchaser shall and may at all times hereafter peaceably, quietly possess and enjoy the said land and **FURTHER THAT THE** Vendor and its heirs, successors-in-office and assigns shall and will from time to time and all times hereafter the request and cost of the Purchaser or his heirs, successors or assigns shall execute deeds and things or any other writings whatsoever as required under law or further and more perfectly assuring the said property and premises and every part thereof **UNTO AND TO THE USE** of the Purchaser in the manner as shall or may be reasonably without charging or claiming any monetary consideration.

The Vendor doth hereby covenant with the Purchasers as follows:

(a) That notwithstanding any act deed or thing done committed or knowingly suffered by it to the contrary the Vendor is lawfully and rightfully seized and possessed or of otherwise well and sufficiently entitled to the said bastu land measuring 15 decimal in Dag No. 620 under Mouza - Chapna District - North 24 Parganas more fully described in the Schedule hereunder and delineated in the plan hereto annexed hereby sold conveyed transferred and assigned as an absolute and indefeasible estate equivalent thereto free from all

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Address: Director of
Assessment, Kolkata
18 SEP 1950



encumbrances whatsoever and that the Vendor has fully power and absolute and indefeasible right and authority to sell grant convey and transfer the said bastu land measuring 15 decimal in Dag No. 620 under Mouza - Chapna District - North 24 Parganas morefully described in the Schedule hereunder unto the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

(b) That it shall be lawful for the Purchaser at all times hereafter peacefully and enjoy the said bastu land measuring 15 decimal in Dag No. 620 under Mouza - Chapna District - North 24 Parganas more fully described and receive the rents issues and profits thereof without any hindrance interruption disturbances claim or demand whatsoever by the Vendor or by any person or persons claiming any estate right title and interest from under through or in trust for the Vendor and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of and from against all charges and encumbrances whatsoever made done executed or occasioned by the Vendor.

(c) The Vendor and all persons claiming any right title or interest in the said bastu land measuring 15 decimal in Dag No. 620 under Mouza - Chapna District - North 24 Parganas more fully described in

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Address of Registrar of
Assurances of Kolkata
18 SEP 1953



the Schedule hereunder through from under of in trust for the Vendor shall and will from time to times hereafter at the request and cost of the purchaser do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof hereby granted unto the Purchaser as may be reasonably required according to the true intent and meaning of this Deed and it shall be lawful for the Purchaser at all times hereafter to move with horse carts, carriages, motors, or other vehicles and pass and re-pass over along the said roads and passages and leading to out of the said premises and lay down drains sewers gas electric telephone lines water connection pipes under the said common passages or roads and passages.

(d) The Vendor doth hereby further Covenant with the Purchaser that the Vendor shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser produce or cause to be produced to the Purchaser or his solicitors or agents or at any trial hearing examination on commission or otherwise as occasion shall require the title deeds for the purpose of showing and manifesting the title of the Purchaser to the land measuring 15 decimal in Dag No. 620 under Mouza - Chapna District - North 24 Parganas hereby conveyed or expressed to so be or any

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Assurances, Kolkata
18 SEP 1950



part thereof and at the like request and cost deliver copies or extracts from the said documents relating to the said land measuring 15 decimal in Dag No. 620 under Mouza - Chapna District - North 24 Parganas as the Purchaser shall and may require and will in the meantime unless prevented by fire or other irresistible accident keep the said documents safe and un-obliterated.

e) The Vendor has further assured and represented that there is no excess vacant land in terms of the Urban Land Ceiling Regulation Act, 1976 and the Vendor is entitled to transfer and convey the said bastu land described in the Schedule hereunder written without being barred to do so under the provisions of the said Act.

f) The Vendor has further assured and represented that the said bastu land more fully described in the Schedule hereunder written is not subject to any acquisition or requisition proceedings and the Vendors have neither received nor has knowledge about issuance of any such notice concerning their premises.

g) And that the said bastu land of the Vendor more fully described in the Schedule hereunder written and agreed to be sold, transferred and conveyed to the Purchaser is not affected

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Assurances at Kolkata

18 SEP 2022



by any attachment including attachments under Certificate case or any proceedings started at the instance of the Income Tax Authorities or any other taxing authority or under the Public

Demand Recovery Act or any such other Acts for the time being in force and that the said bastu land of the Vendor more fully described in the Schedule hereunder written and agreed to be sold, transferred and conveyed to the Purchaser is not affected by any notice or claim of any public or local authority. ✓

h) And that the said bastu land of the Vendor more fully described in the Schedule hereunder written is free from all encumbrances, liens, attachments, leases, restrictions, covenants, lispensens, uses and trusts of whatsoever nature made or suffered by the Vendor respectively or any person or persons claiming any estate or interest therein from under or in trust for the Vendor. ✓

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Additional Registrar of
Assurances at Kolkata
18 SEP 2020



THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of Bastu land being measuring 15 decimals containing by estimation an area of 09 Cottahs 01 Chittacks and 09 Sq.ft. be the same a little more or less with a temporary structure of bamboo hut standing thereon measuring about 150 square feet more or less within the Block Rajarhat, Police Station - Rajarhat, as delineated in the plan hereto annexed and for all purpose be treated to be a part of it, in Mouza Chapna, Khatian - 868, Dag No. 620, J.L. No. 35, Touzi No. 10, Sub-Registration Office A.D.S.R. Rajarhat, District Registration Office at Barasat in the District of North 24 Parganas and butted and bounded in the manner following that is to say,

On the North	:	Dag No. 623	/	
On the South	:	Part of 620 Dag No	/	
On the East	:	Dag No. 621	/	
On the West	:	Dag No. 619 and thereafter canal and		
		<u>Thereafter 10ft Metal Gram Panchayet Road</u>		

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Additional Registrar of
Assurances at Calcutta
18 SEP 1950



IN WITNESS WHEREOF the Vendor has caused its Common Seal to have been affixed hereunto on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

In presence of :-

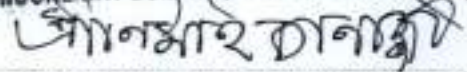
WITNESSES:

1. Sadhan K. Biswas
870 Lake M.K. Biswas
Patharghata Barasat
P.O. Patharghata
New Town 700135

2. Subhankar Biswas
Vill. Ganga Ganga,
Patharghata.
P.S. Rajarhat.
700135.

Read over and explained in Bengali



MOONLIGHT BUILDCON PRIVATE LIMITED


SIGNATURE OF THE VENDOR



(SUDIPAK KUMAR AGARWAL)
SIGNATURE OF PURCHASER

Drafted and prepared by:


Supriyo Kumār Ray
Advocate
High Court, Calcutta
(WB/606/2003)

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Additional Registrar of
Assurances, Kolkata
18 SEP 2013



MEMO OF CONSIDERATION

Received of and from the within named Purchaser herein a sum of Rs. 84,77,011/- (Rupees Eighty Four Lakhs Seventy Seven Thousand and eleven only) towards total consideration money in respects of the aforesaid Premises the details of which is written hereunder.

Bank	Branch	Cheque/Draft No	Date	Amount INR
IDBI BANK	Rajarhat Road	IBKL200101526774		1,00,000
IDBI BANK	Rajarhat Road	185319	03.06.2020	5,00,000
IDBI BANK	Rajarhat Road	NEFT	10.07.2020	2,00,000
SBI	Rajarhat Township	DD No. 001194	16.09.2020	76,77,011

Total 84,77,011

In presence of :-

WITNESSES:

1. Sadhan A. Biswas.
S/O Keli M. M. Biswas.
Biswa Sreya, Rajarhat.
P.O. Rajarhat.
Medinipur. 700135

2. Subhankar Biswas.
Vill - Gara Gure.
P.O. Patharakhata.
P.S. Rajarhat.
7000135.





Read over and explained in Bengali
[Signature]

[Signature]
SIGNATURE OF THE VENDOR

[Handwritten signature]
Additional Secretary of
Assam, Kolkata
18 SEP 2009



SPECIMEN FORM FOR TEN FINGER PRINTS

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

श्रीगणेशाय नमः
 श्रीगणेशाय नमः

DATED 01/08/2024
 BY POK KUMAR AGARWAL



[Handwritten signature]
Address of Registrar of
Assurances of Calcutta
18 SEP 1922



SITE PLAN OF RS & LR DAG NO. 620; R.S KHATIAN NO KHATIAN NO 868 AT MOUZA CHHAPNA; JL NO 35; RS NO 162; UZI NO 169; P.S RAJARHAT NOW UNDER NEW TOWN; (IN THE LOCAL LIMITS OF PATHARGHATA GRAM PANCHAYET). DIST NORTH 24 PARGANAS

AREA SHOWN IN RED BORDER
SCALE = N. T. S.

VENDOR :-

VENDOR :-

SIGNATURE OF VENDOR

S

PRESENT GRAM PANCHAYET ROAD

PRESENT CANAL

RS & LR DAG NO 619

PART OF RS & LR DAG NO 620

RS & LR DAG NO 620
AREA OF LAND 14.75 DEC (M/L)

MOUZA PATHARGHATA; JL NO 36;
RS & LR DAG NO 2786

RS & LR DAG NO 621

2783

90'0"

37'6"

84'0"

84'6"

81'6"

83'6"

99'0"

48'6"

সৌন্দর্য কানাকী

MOONLIGHT

[Signature]

PRIVATE LIMITED

DIRECTOR

Drawn By :

[Signature]

N.B AS PER PHYSICAL POSITION

VII

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Additional Registrar of
Assurances at Kolkata
18 SEP 2018





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

19-202021-001882703-2
Date: 22/06/2020 21:25:50
684802087
Payment Mode: Counter Payment
Bank: IDBI Bank
BRN Date: 25/06/2020 00:00:00

SITOR'S DETAILS

Id No. : 2000578408/2/2020
(Query No./Query Year)

SITOR : AMBEY STRUCTURAL DEVELOPMENT LLP
Contact No. : Mobile No. : +91 8240349170
Email : accounts@ambeygroup.net
Address : KOLKATA
Applicant Name : Mr Supriyo Kumar Ray
Agent Name :
Agent 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	2000578408/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	423861
2	2000578408/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	84784
3	2000578408/2/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	1500

In Words : **Total** Five Lakh Ten Thousand One Hundred Forty Five only 510145

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Address of Registrar of
Assurances at Kolkata
18 SEP 2008





স্বাধীনতা
সম্রাজ্য

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

ভূমিকায়ের আই ডি / Enrollment No.: 1111/1924/101128

To
শ্রীমতী বানার্জী
NIMAI BANERJEE
PATHAR GHATA
Patharghata
Puthughata
North Twenty Four Parganas
West Bengal 700135



MIN411720021FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2804 0817 6080

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রীমতী বানার্জী
NIMAI BANERJEE
পিতা : বাকিম চন্দ্র বানার্জী
Father : BAKKIM CHANDRA BANERJEE
জন্ম তারিখ / DOB : 07/01/1968
পুং / Male



2804 0817 6080

আধার - সাধারণ মানুষের অধিকার

তথ্য)

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রশাসনিক সেবা গ্রহণ করতে
- ব্যবহার।

INFORMATION

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

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:
PATHAR GHATA, Puthughata,
North Twenty Four
Parganas, West Bengal, 700135

স্বাক্ষরিত চন্দ্র বানার্জী



2804 0817 6080



www



आयकर विभाग

INCOME TAX DEPARTMENT

NEMAI BANERJEE

BANKIM BANERJEE

10/02/1970

Partner's Account Number

BAMPB5819D

श्री नैम बाणर्जी

Signature



भारत सरकार

GOVT. OF INDIA



11-12-2016

श्री नैम बाणर्जी

यदि इस कार्ड को खोने / किसी का बुराफ काम से खोना / लीजें -

आयकर विभाग सेवा केंद्र, एन.एम. बाणर्जी

प्रीतमि चैंबर, लखनऊ रोड

आयकर डिपार्टमेंट एन.एम. बाणर्जी

लखनऊ - 411045

If this card is lost / someone's bad work is found,

please inform / return to:

Income Tax PAN Services Unit, NSDL

2nd Floor, Sapphire Chambers,

New Market Telephone Exchange,

Lucknow, Pune - 411 045

Tel: 91-40-2721 8050 / Fax: 91-40-2721 8081

e-mail: pan@nsdl.co.in







भारत सरकार
GOVERNMENT OF INDIA



Dipak Agarwal
Date of Birth (DOB): 14/04/1976
Sex: MALE



4090 8280 7090

আমার আধার, আমার পরিচয়

Dipak



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

S/O Basudeo Agarwal, BLOCK- B, 1ST
FLOOR, 54, BANGUR AVENUE, NEAR
MOTHER DIARY, KOLKATA, Kolkata,
West Bengal - 700055

4090 8280 7090



1947
http://uidai.gov.in

www.uidai.gov.in

PO Box No.1947
Bangalore-560 011



स्थायी खाते संख्या (PERMANENT ACCOUNT NUMBER)

ADIPA4283G



नाम (NAME)

DIPAK KUMAR AGARWAL

पिता का नाम (FATHER'S NAME)

BASUDEO PRASAD AGARWAL

जन्म तिथि (DATE OF BIRTH)

14-04-1976

हस्ताक्षर (SIGNATURE)

Dipak Kumar Agarwal

(Handwritten Signature)

आसपास संख्या: १४/३११

COMMISSIONER OF INCOME-TAX, W.R. - 81

(Handwritten Signature)

इस कार्ड के जो / जिस खाने पर छाप करी खाने
यहाँ प्रतिलिपि की प्रतियाँ / प्रतियाँ काटे
संयुक्त आसपास संख्या (पट्टिका एवं खानेकी),
६७,
बोरोली चौराहा,
कलकत्ता - 700 089.

In case this card is lost/ found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
F-7,
Clovebridge Square,
Calcutta- 700 009.





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 20 / 136 / 163051

পরিচয় পত্র



Elector's Name নির্বাচক নাম	Roy Supriya রায় সুপ্রিয়া
Father/Mother/ Husband's Name বিতরণাম/মাতার নাম	Nihar Kanti নিহার কান্তি
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১১.১১.১৯৯৫ তারিখ	25 ২৫

FORM OF FIFTEEN, PRODUCE BY THE E.C. IN 1994

Address

140 Jessore Rd., (Green Park), Block-A,
S.DumDumMunicipality, N. 24 Pgs.

বাসা

১৪০ জশোরোড, (গ্রীনপার্ক) ব্লক-এ,
সি. ডুমডুম পৌরসভা, পি: ২৪ পৃ

Facsimile Signature
Electoral Registration Officer
নির্বাচননিবন্ধন অধিকারী

For: 130 - BELGACHIA EAST
Assembly Constituency

১৩০ - বেলগাছিয়া পূর্ব
বিধানসভা নির্বাচন কেন্দ্র

Place স্থান	Calcutta কলিকতা
Date তারিখ	18.07.95 ১৮.০৭.৯৫

Supriya Kumar Ray



Major Information of the Deed

No :	I-1903-03687/2020	Date of Registration	18/09/2020
No / Year	1903-2000578408/2020	Office where deed is registered	
Date	02/06/2020 1:04:00 PM	1903-2000578408/2020	
Grant Name, Address or Details	Supriyo Kumar Ray 140, Saradapally, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9836083890, Status : Advocate		
Transaction	Additional Transaction		
Document Type	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Market Value	Market Value		
Rs. 84,77,011/-	Rs. 84,77,011/-		
Registration Fee Paid	Registration Fee Paid		
Rs. 84,868/- (Article:23)	Rs. 84,868/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chhapna, JI No: 35, Touzi No: 0 Pin Code : 700135



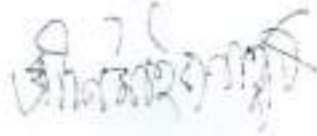
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-620 (RS :-)	LR-868	Bastu	Bastu	15 Dec	84,32,011/-	84,32,011/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
Grand Total :					15Dec	84,32,011 /-	84,32,011 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	45,000/-	45,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		150 sq ft	45,000 /-	45,000 /-	



Seller Details :

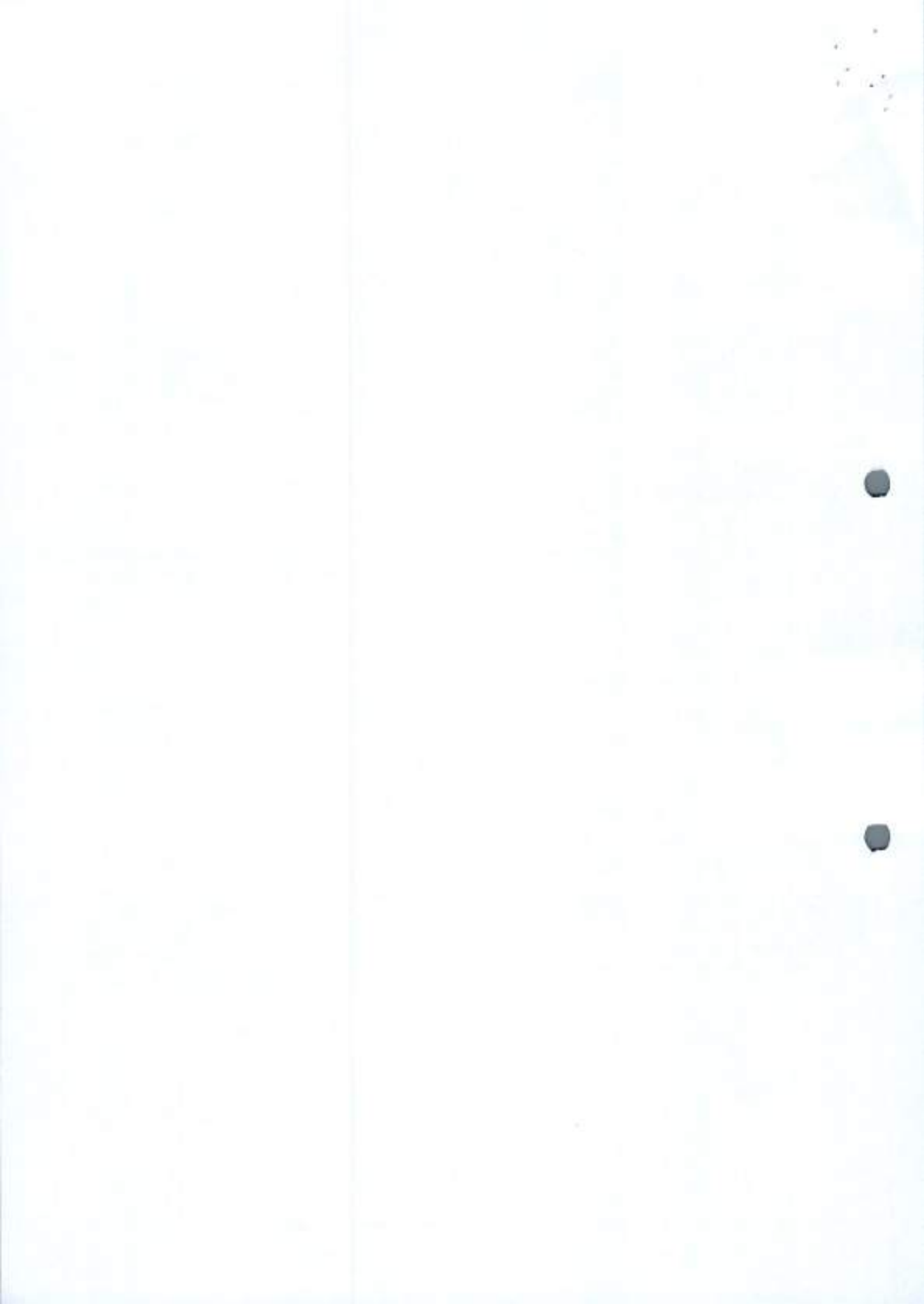
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Nimai Banerjee, (Alias: Mr Nemai Banerjee) Son of Late Bankim Banerjee Executed by: Self, Date of Execution: 18/09/2020 , Admitted by: Self, Date of Admission: 18/09/2020 ,Place : Office	 <small>18/09/2020</small>	 <small>LTI 18/09/2020</small>	 <small>18/09/2020</small>
P.O:- Patharghata, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BAxxxxxx9D, Aadhaar No: 28xxxxxxxx6080, Status :Individual, Executed by: Self, Date of Execution: 18/09/2020 , Admitted by: Self, Date of Admission: 18/09/2020 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Moonlight Buildcon Private Limited New Town Road. AA-II, Chakpanchuria, P.O:- Rajarhat New Town, P.S:- New Town, District-North 24-Parganas, West Bengal, India, PIN - 700156 , PAN No.:: AAxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Dipak Kumar Agarwal (Presentant) Son of Mr Basudeo Agarwal Date of Execution - 18/09/2020, , Admitted by: Self, Date of Admission: 18/09/2020, Place of Admission of Execution: Office	 <small>Sep 18 2020 11:09AM</small>	 <small>LTI 18/09/2020</small>	 <small>18/09/2020</small>
Block B, 1st Floor, 54 Bangur Avenue, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3G, Aadhaar No: 40xxxxxxxx7090 Status : Representative, Representative of : Moonlight Buildcon Private Limited (as)				



Identifier Details :

Name	Photo	Finger Print	Signature
Mr Supriyo Kumar Ray Son of Late Nihar Kanti Ray 140 Greenpark, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055			
	18/09/2020	18/09/2020	18/09/2020

Identifier Of Mr Nimai Banerjee, Mr Dipak Kumar Agarwal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Nimai Banerjee	Moonlight Buildcon Private Limited-15 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Nimai Banerjee	Moonlight Buildcon Private Limited-150.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chhapna, JI No: 35, Touzi No: 10 Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 620, LR Khatian No:- 868	Owner:নিমাই ব্যানার্জী, Gurdian:সু বর্ধি, Address:পাথরঘাটা , Classification:বাড়, Area:0.15000000 Acre,	Mr Nimai Banerjee



Endorsement For Deed Number : I - 190303687 / 2020

On 26-08-2020

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 84,77,011/-



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

On 18-09-2020

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 11:21 hrs on 18-09-2020, at the Office of the A.R.A. - III KOLKATA by Mr Dipak Kumar Agarwal .

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

Execution is admitted on 18/09/2020 by Mr Nimai Banerjee, Alias Mr Nemai Banerjee, Son of Late Bankim Banerjee, P.O: Patharghata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Identified by Mr Supriyo Kumar Ray, , Son of Late Nihar Kanti Ray, 140 Greenpark, P.O: Bangur, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-09-2020 by Mr Dipak Kumar Agarwal, , Moonlight Buildcon Private Limited (LLP), New Town Road. AA-II, Chakpanchuria, P.O:- Rajarhat New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156

Identified by Mr Supriyo Kumar Ray, , Son of Late Nihar Kanti Ray, 140 Greenpark, P.O: Bangur, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 84,868/- (A(1) = Rs 84,770/- ,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 84,784/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2020 12:00AM with Govt. Ref. No: 192020210018827032 on 22-06-2020, Amount Rs: 84,784/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 684802087 on 25-06-2020, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,23,871/- and Stamp Duty paid by Stamp Rs 10/- by online = Rs 4,23,861/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 193638, Amount: Rs.10/-, Date of Purchase: 25/02/2020, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2020 12:00AM with Govt. Ref. No: 192020210018827032 on 22-06-2020, Amount Rs: 4,23,861/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 684802087 on 25-06-2020, 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 175928 to 175961
being No 190303687 for the year 2020.



Digitally signed by PROBIR KUMAR
GOLDER
Date: 2020.09.24 11:28:21 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2020/09/24 11:28:21 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)

