

6700/2021

I-6700/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 016431

2001986193/24

Signature Sheet and
endorsement Sheet are
the Part & Parcel of the
Document.

27.10.21

District Sub-Registrar-II
Hooghly

27-10-21

DEED OF SALE

1. Date : 27/10/2021
2. Place : Chinsurah in the office of D.S.R.-II, Hooghly.
3. Parties :
 - 3.1 **SRI AJOY DASGUPTA** (PAN# BHWP0980Q, AADHAAR# 7511 4130 516I, MOBILE# 9636646651), son of Late Priyalal Dasgupta, by faith Hindu, by Nationality Indian, by occupation Business, residing at Khalisani, Bosepara, Post Office & Police Station Chandannagar, District Hooghly, PIN 712 136, WEST BENGAL (Vendor, include his heirs, heiresses, executors, administrator, legal representative and assigns);

16963

Serial No. _____
Name _____
Address _____

SARDAR REALTIES PVT. LTD.
104, Ledia Bazar
Kolkata - 700013

26 OCT 2021

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

26 OCT 2021

26 OCT 2021



District Sub-Registrar-II
Hooghly

Identified by me.

(Signature)

(Sayed Asif Masir)

S/o. Late Masir J. Sayed
Add: U-2 F Sherwood Estate,
Narendrapur, Kolkata -
700103, P.O./R. Narendrapur
P.S. Sonarpur

Occupation: Service

27 OCT 2021

And

- 3.2 **M/S. SARDAR REALITIES PRIVATE LIMITED** (PAN# AAYCS3594E), represented by its Directors, namely **ALI ASGAR SARDAR** (PAN# ALQPS7767K, AADHAAR# 7141 1417 7044, MOBILE# 7605891015, son of Late Murad Ali Sardar, by faith- Islam, by occupation- business) and **SAMIMA BEGUM SARDAR** (PAN# AOXPS1473G, AADHAAR# 6175 8142 5787, MOBILE# 9748460930, wife of Ali Asgar Sardar, by faith- Islam, by occupation- business), having its registered office at 154, Lenin Sarani, Kolkata- 700013, P.S- Bowbazar, West Bengal, hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office, executors, legal representatives and assigns) of the **OTHER PART**

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. **Subject Matter of Sale.**

- 4.1 **Said Property** : Bastu Land measuring **10.5 Satak/Decimal** equivalent to **6(Six) Cottah 6(Six) Chittack** more or less **TOGETHER WITH** a pucca residential structure having a covered area about **200 Sq.ft.** more or less lying and situate at **Holding No. 566 (New), 486 (Old) Anandamayeetala, Khalishani Bose Para Road**, Ward No. 14 within the limits of the Chandannagar Municipal Corporation, comprised in J. L. No 01, Tanji No. 165, R.S. Dag No. 243 corresponding to L.R. Dag No. 406, R.S. Khatian No. 125 corresponding to L.R. Khatian No.004, Sheet No. 16, Mouza, D.R. Office A.D.S.R. Office, Police Station & Municipal Corporation, all at Chandannagar in the District of Hooghly, WEST BENGAL **TOGETHER WITH** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.



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Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:
- 5.1.1 **Absolute Ownership of Priyalal Dasgupta:** By virtue of a **Bengali Deed of Gift made and executed on 25th day of January, 1965, and registered in the Office of the A.D.S.R., Chandannagar, and recorded in Book No.1, Volume No. 13, Pages 38 to 42, Being No. 272 for the year 1965,** one Priyalal Dasgupta became the absolute and lawful owner of the said property subject to free from all encumbrances and vacant possession thereof.
- 5.1.2 **Mutation of the said property:** While seized and possessed of the said property, the said Priyalal Dasgupta got his name mutated in the Assessment Roll of the Chandannagar Municipal Corporation and thereafter, constructed a residential pucca house thereon.
- 5.1.3 **Demise of Priyalal Dasgupta:** While seized and possessed of the said property **TOGETHER WITH** residential structure, the said Priyalal Dasgupta died intestate on **17th day of September, 1968** leaving behind his legal heirs namely, his wife, Nilima Dasgupta, his only son, Ajoy Dasgupta and his only married daughter, Tapati Dasgupta as per Hindu Law of Succession.
- 5.1.4 **Joint Ownership of Nilima Dasgupta, Ajoy Dasgupta and Tapati Dasgupta:** Thus, by virtue of inheritance as per the Hindu Law of Succession, the legal heirs of Late Priyalal Dasgupta became joint owners of the said property **TOGETHER WITH** residential structure thereon.
- 5.1.5 **Demise of Tapati Dasgupta and Nilima Dasgupta:** While seized and possessed the undivided shares of or in the said property **TOGETHER WITH** residential structure thereon, the said Tapati Dasgupta @ Tapati Gupta died intestate on **14th day of March, 1987** leaving no issue and the said Nilima Dasgupta died intestate on **28th day of March, 2013** leaving behind their only legal heir, the said Ajoy Dasgupta as per Hindu Law of Succession.



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- Absolute Ownership of Ajoy Dasgupta:** Thus, by virtue of inheritance as per the Hindu Law of Succession, the said Ajoy Dasgupta became absolute and lawful owner of the said land and building.
- 5.1.7 Mutation of the said property:** While seizing and possessing of the said property **TOGETHER WITH** residential structure thereon, the said Ajoy Dasgupta got his name mutated in the Assessment Roll of the Chandannagar Municipal Corporation under **Holding No.560 (New), 486(Old), Ward No.14, Khalisani Bose Para** and paying property tax on regular basis.
- 5.1.8 Records of Right of the said property:** While seizing and possessing the said property, the said Ajoy Dasgupta got his name recorded in the books of the Block Land and Land Reforms Officer, Singur, Hooghly under **L.R. Dag No. 406** and **L.R. Khatian No. 4** and paying Khazna on regular basis in respect of the said property.
- 5.2 Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the said property and declare that the said property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953
- 5.2.3 No Encumbrance by Act of Vendor :** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the said property or any part thereof can or may be impeached, encumbered or affected in title.



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- Right, Power and Authority to Sell.** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property to the Purchaser herein.
- 5.2.5 **No dues:** No tax in respect of the said property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the said property or any part thereof.
- 5.2.7 **No Mortgage :** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the said property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The said property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debentures, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the said property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The said property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the said property or any part thereof.



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Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with khas, vacant, peaceful and physical possession and the Purchaser shall purchase the same from the Vendor.

7. Transfer:

- 7.1 **Hereby Made :** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **SCHEDULE** below i.e. Bastu land measuring **10.5 Satak/Decimal equivalent to 6(Six) Cottah 6(Six) Chittack** more or less **TOGETHER WITH** a pucca single storied residential structure having a covered area about **200 Sq.ft.** more or less lying and situate at Holding No. 560 (New), 486 (Old) Anandamayeeta, Khalishani Bose Para Road, Ward No. 14 within the limits of the Chandannagar Municipal Corporation, comprised in J. L. No. 01, Tanji No. 165, R.S. Dag No. 243 corresponding to L.R. Dag No. 406, R.S. Khatian No. 125 corresponding to L.R. Khatian No.004, Sheet No. 16, Mouza, D.R. Office, A.D.S.R. Office, Police Station & Municipal Corporation, all at Chandannagar in the District of Hooghly, **WEST BENGAL TOGETHER WITH** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs.50,00,000/- (Rupees Fifty Lacs) Only** paid by the Purchaser on diverse dates to the vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer:

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:



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- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to :** The transfer being effected by this Deed of Sale is subject to
- 8.2.1 **Indemnification :** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Sale/Transfer is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchaser and/or the Purchaser's legal heirs, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's legal heirs by reason of the aforesaid.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of Vendor and Vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunde



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- 8.3 **Delivery of Possession:** Khas, vacant and peaceful physical possession of the Said Property has been handed over by the Vendor to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Sale, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the Constituted Attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers, as required by the Purchaser.
- 8.7 **Further Acts :** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or Purchaser's legal heirs, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.



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SCHEDULE

(THE SAID PROPERTY)

ALL THAT piece or parcel of Bastu Land measuring 10.5 Satak/Decimal equivalent to 6 (Six) Cottah 6 (Six) Chittack more or less TOGETHER WITH a pucca single storied residential structure having a covered area about 200 Sq.ft. ^{file sheet} more or less lying and situate at Holding No. 560 (New), 486 (Old) Anandamayeetala, Khalishani Bose Para Road, Ward No. 14 within the limits of the Chandannagar Municipal Corporation, comprised in J. L. No. 01, Tanji No. 165, R.S. Dag No. 243 corresponding to L.R. Dag No. 406, R.S. Khatian No. 125 corresponding to L.R. Khatian No.004, Sheet No. 16, Mouza, D.R. Office, A.D.S.R. Office, Police Station & Municipal Corporation, all at Chandannagar in the District of Hooghly, WEST BENGAL TOGETHER WITH all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances. The said property is butted and bounded as under:

| | |
|--------------|---|
| On the North | : By vacant land of Hemali Dasgupta & ors.; |
| On the East | : Partly by property of Hemali Dasgupta & ors. , partly by property of Sunil Saha and partly by common passage; |
| On the South | : By property of Tarun Kanti Ghosh; |
| On the West | : Partly by vacant land of Jiban Santra and partly by pond of Jiban Santra, |

SUBJECT TO covenants, stipulations, terms and conditions contained in the aforesaid Bengali Deed dated 25th day of January, 1965, and **ALSO SUBJECT TO** free from all encumbrances and vacant possession thereof **OR HOWSOEVER OTHERWISE** the same is butted, bounded, called, known, numbered, described or distinguished.



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9. Execution and Delivery

9.1 IN WITNESS WHEREOF the Parties have executed and delivered this Deed of Sale on the date mentioned above.

Ajoy Dasgupta

Vendor

SARDAR REALITIES PVT. LTD.

Aei Agor Sardar

Director


SARDAR REALITIES PVT. LTD.

Samima Begum Sardar

Director

Purchaser

Witnesses:

- 1) 
(ISAYED AJJAF NASSIR)
U-2F Sherwood Estate, Nazimuddin
Kolkata-700103
- 2) Prottyasha Dasgupta (Mistral)
w/o Swarnov Mishra
202 Jugipara Lane Chinsurah
Hooghly 712101

Drafted by:



(SUBHASIS BISWAS)

Advocate

Regn. No.: WB/72/1991



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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.50,00,000/- (Rupees Fifty Lacs) Only towards full and final payment of the consideration for sale of the Said Property described in the SCHEDULE above.

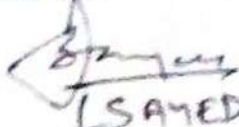
| Date | Chq no. / NEFT no. | Bank | Amount (Rs.) |
|------------|--------------------|----------------------------------|-------------------------|
| 30/08/2019 | 441185 | Indian Bank - Dharamtolla Branch | 12,00,000.00 |
| 12/09/2019 | IDIBH19255375514 | Indian Bank - Dharamtolla Branch | 1,00,000.00 |
| 27/09/2019 | IDIBH19270215067 | Indian Bank - Dharamtolla Branch | 1,00,000.00 |
| 16/10/2019 | IDIBH19289220542 | Indian Bank - Dharamtolla Branch | 1,00,000.00 |
| 05/11/2019 | IDIBH19309267892 | Indian Bank - Dharamtolla Branch | 1,00,000.00 |
| 05/03/2020 | 441193 | Indian Bank - Dharamtolla Branch | 14,00,000.00 |
| 08/10/2020 | 074816 | Indian Bank - Dharamtolla Branch | 7,00,000.00 |
| 19/02/2021 | 074818 | Indian Bank - Dharamtolla Branch | 8,00,000.00 |
| 30/09/2021 | 074823 | Indian Bank - Dharamtolla Branch | 5,00,000.00 |
| | | TOTAL | Rs. 50,00,000.00 |

(Rupees Fifty Lacs Only)

Ajoy Dasgupta

Vendor

WITNESSES:

1. 
(SAYED ASIF NASIR)

2. Pradyumna Dasgupta (Mitra)












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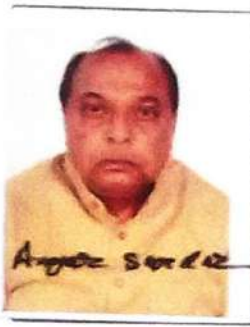
27 OCT 2021

SPECIMEN FORM FOR TEN FINGERPRINTS













Ajoy Dasgupta

| | | | | | | |
|---------------|---|---|--|---|---|---|
| Ajoy Dasgupta | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| |  |  |  |  |  | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Right Hand |  |  |  |  |  |










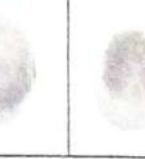


Ali Anwar Sarda

| | | | | | | |
|-----------------|---|--|--|---|--|--|
| Ali Anwar Sarda | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| |  |  |  |  |  | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Right Hand |  |  |  |  |  |



Samina Begum Sarda

| | | | | | | |
|--------------------|---|---|--|---|---|---|
| Samina Begum Sarda | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| |  |  |  |  |  | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Right Hand |  |  |  |  |  |



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



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Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

| | | | |
|------------------------|---------------------|-------------------------|------------------------|
| GRN: | 192021220101380261 | Payment Mode: | Online Payment |
| GRN Date: | 26/10/2021 18:38:31 | Bank/Gateway: | HDFC Bank |
| BRN : | 1604575564 | BRN Date: | 26/10/2021 18:10:53 |
| Payment Status: | Successful | Payment Ref. No: | 2001986193/6/2021 |
| | | | [Query No*/Query Year] |

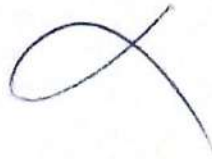
Depositor Details

| | |
|---------------------------|------------------------------------|
| Depositor's Name: | SARDAR REALITIES PVT LTD |
| Address: | 154, LENIN SARANI KOLKATA - 700013 |
| Mobile: | 7003801268 |
| EMail: | asifnsayed@gmail.com |
| Contact No: | 9331456007 |
| Depositor Status: | Buyer/Claimants |
| Query No: | 2001986193 |
| Applicant's Name: | Mr Ajoy Dasgupta |
| Identification No: | 2001986193/6/2021 |
| Remarks: | Sale, Sale Document |

Payment Details

| Sl. No. | Payment ID | Head of A/C* Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|---------------|
| 1 | 2001986193/6/2021 | Property Registration- Stamp duty | 0030-02-103-003-02 | 199920 |
| 2 | 2001986193/6/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 50014 |
| 3 | 2001986193/6/2021 | Mutation/Conversion -Receipt | 0029-00-800-028-27 | 1578 |
| | | | Total | 251512 |

IN WORDS: TWO LAKH FIFTY ONE THOUSAND FIVE HUNDRED TWLEVE ONLY.







ভারত সরকার



ভারত সরকার

Government of India

স্বাক্ষরিত আই ডি / Enrollment No 1040/20495/15894

09/12/2013

To
Ajoy Dasgupta
অজয় দাসগুপ্ত
Khalisani Bosepara
Chandannagar
Chandannagar Hooghly
West Bengal - 712136
9836646651



KL678344019FT

67834401



আপনার

সংখ্যা / Your

No. :

7511 4130 5161

- সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

অজয় দাসগুপ্ত

Ajoy Dasgupta

পিতা প্রিয়দাস দাসগুপ্ত

Father: Priyadasi Dasgupta

জন্মতারিখ/DOB: 12/09/1957

পুংসন / Male

7511 4130 5161



- সাধারণ মানুষের অধিকার

Ajoy Dasgupta



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJOY DASGUPTA
PRIYALAL DASGUPTA

12/09/1957
Permanent Account Number

BHWPD0980Q

Ajoy Dasgupta
Signature





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AA YCS3594E



नाम / Name
SARDAR REALITIES PRIVATE LIMITED

निगम/संस्था की तारीख
Date of Incorporation / Formation
20/03/2017

08042017

SARDAR REALITIES PVT. LTD.

Ali Asgar Sardar

Director

SARDAR REALITIES PVT. LTD.

Saniima Begum Sardar

Director





भारत गणराज्य
GOVERNMENT OF INDIA



নাম: আলি আস্গার সর্দার
All Asgar Sardar
পিতা: মুরাদ আলি সর্দার
Father: MURAD ALI SARDAR

জন্ম তারিখ: 1954
পুল: Male



7141 1417 7044

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: C/O আলি আস্গার সর্দার, ১২/৩
কাজি প্যার লেন, সিপুর্
হাওরা সিবিপুর্ কর্পোরেশন, হাওরা
পশ্চিম বঙ্গ, ৭১১১০২

Address: C/O Ali Asgar
Sardar, 12/3, KAZI PARA
LANE, SIBPUR, Haora
Corporation, Sibpur, Haora,
West Bengal, 711102



1947
1920 186 1947



help@uidai.gov.in



www.uidai.gov.in



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

Ali Asgar Sardar



स्थायी खाता संख्या

/PERMANENT ACCOUNT NUMBER

ALQPS7767K



नाम /NAME

ALI ASGAR SARDAR

पिता का नाम /FATHER'S NAME

ALI NURAD SARDAR

जन्म तिथि /DATE OF BIRTH

12-02-1954

हस्ताक्षर /SIGNATURE

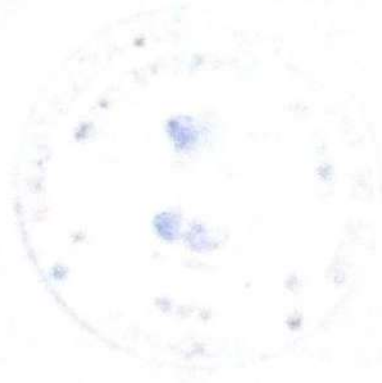
Ali Asgar Sardar

CB Das

अधिकार आयुक्त, प.प्र. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Ali Asgar Sardar






ভারত সরকার
Government of India
 সচিবালয়, নতুন দিল্লী
 Samina Begum Sardar
 পিতা: সুষীল কুমার স্রিমনি
 Father: SUSHIL KUMAR SRIMANI
 জন্ম তারিখ: DOB: 14/12/1968
 লিঙ্গ: Female


6175 8142 5787

স্বাক্ষর - সাধারণ মানুষের অধিকার


ভারত সরকার
Unique Identification Authority of India
 ঠিকানা: আলি অস্গার সর্দার
 সর্দার অকাশ
 অ্যাপার্টমেন্ট ফ্ল্যাট- 304
 27A পান্ডিত কালিনাথ
 ভট্টাচার্য স্ট্রিট
 Serampore (M), Serampore,
 Hooghly, West Bengal,
 712201
6175 8142 5787
 1800 300 6677
 help@uidai.gov.in
 www.uidai.gov.in

Samina Begum Sardar



आयकर विभाग
INCOME TAX DEPARTMENT
SAMIMA BEGUM SARDAR
SUSHIL KUMAR SRIMANI
14/12/2008
PAN Card Number
AOXPS1473G

भारत सरकार
GOVT. OF INDIA



Samima Begum Sardar







भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No. 0619 72020/05921

Download Date: 17/12/2019

To
Sayed Asif Nasir
S/O Sayed Nasir Jamal
U-2F
Sherwood Estate
Rajpur Sonarpur(M)
Narendrapur
South 24 Parganas West Bengal - 700103
9331456007

Issue Date: 26/03/2019



आपका आधार क्रमांक / Your Aadhaar No.:

5310 3415 1960

VID : 9177 5652 2930 5404

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 17/12/2019



Sayed Asif Nasir
Date of Birth/DOB: 22/05/1977
Male: MALE

Issue Date: 26/03/2019

5310 3415 1960

VID : 9177 5652 2930 5404

मेरा आधार, मेरी पहचान

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- स्मार्ट QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:

S/O Sayed Nasir Jamal, U-2F, Sherwood Estate, Rajpur Sonarpur(M), South 24 Parganas, West Bengal - 700103



5310 3415 1960

VID : 9177 5652 2930 5404

1947 | help@uidai.gov.in | www.uidai.gov.in

Sayed Asif Nasir



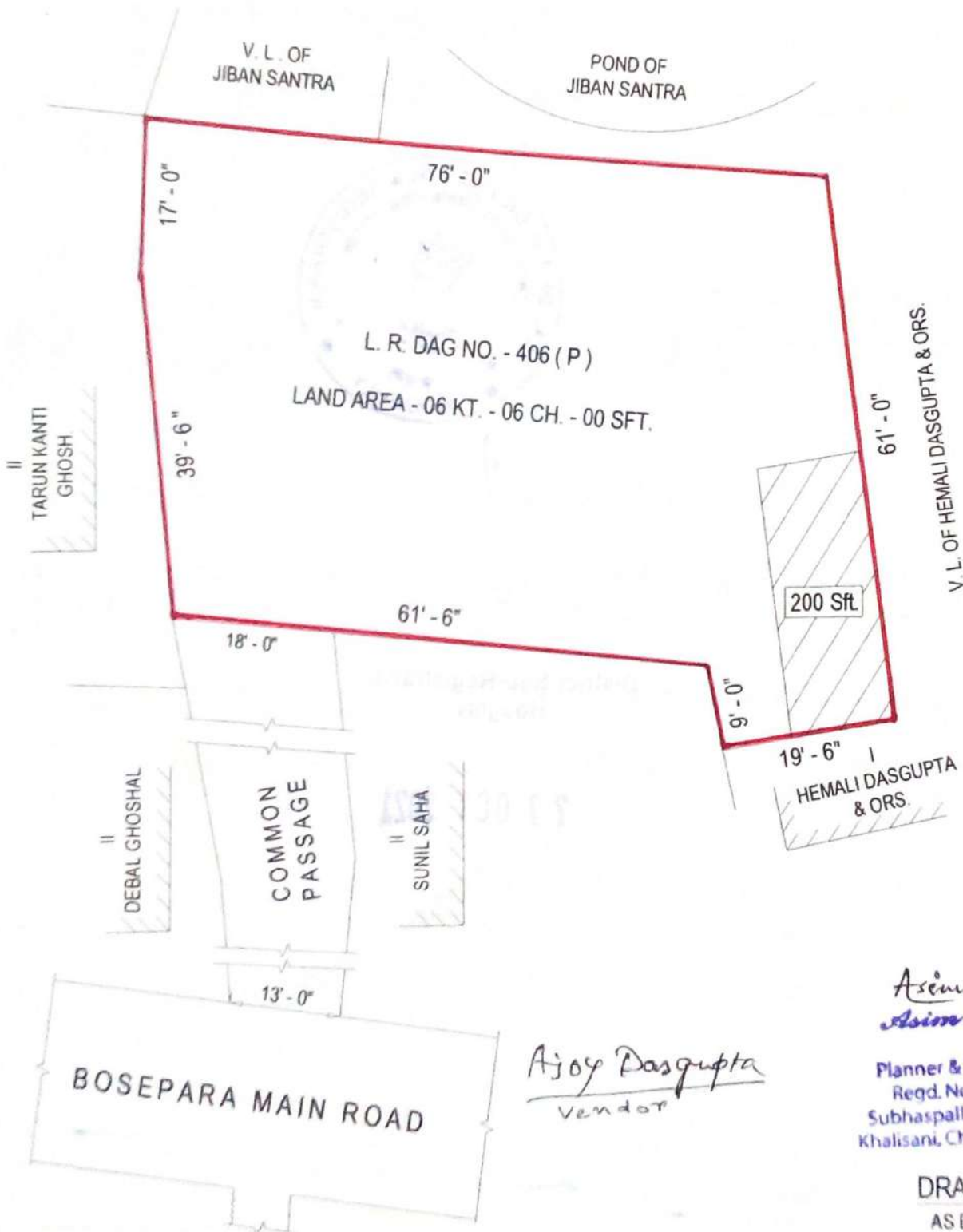
DEED PLAN

NO. - 243, R. S. KHATIAN NO. - 125, L.R. DAG NO - 406 (P), L.R. KHATIAN NO. - 4, J. L. NO. - 1, SHEET
MOUZA & P.S. - CHANDANNAGAR, MAHALLA - BOSEPARA MAIN ROAD, WARD NO - 14, HOLDING
NO. 60 UNDER BOROUGH NO. - II OF CHANDERNAGORE MUNICIPAL CORPORATION, DIST. - HOOGHLY.

AREA STATEMENT

AREA OF LAND - 06 KT. - 06 CH. - 00 SFT. OR 0.105 ACRE (APPROX) SHOWN IN RED MARK.
GROUND FLOOR COVERED AREA - 200.00 SFT. *Tile shed*

SCALE - 1" = 16' - 0"



SARDAR REALITIES PVT. LTD.
Rajni Begum Sardar

Director

SARDAR REALITIES PVT. LTD.
Ali Hagar Sardar

Director

Asim Bag
Asim Bag
(1980)
Planner & Estimator
Regd. No.: -CMC-224
Subhaspally Uttarpara
Khalisani, Chandannagar

DRAWN BY-
AS DIRECTED



District Sub-Registrar-II
Hooghly

27 OCT 2021

স্বাক্ষরিত
সিনিয়র
সিনিয়র
সিনিয়র
সিনিয়র

Major Information of the Deed

| | | | |
|---|--|---------------------------------|------------|
| Deed No / Year | I-0602-06700/2021 | Date of Registration | 27/10/2021 |
| Deed Date | 0602-2001986193/2021 | Office where deed is registered | |
| Applicant Name, Address & Other Details | 30/09/2021 8:00:11 PM 0602-2001986193/2021 Ajoy Dasgupta Cgr Court, Thana : Chandannagar, District : Hooghly, WEST BENGAL, PIN - 712136, Mobile No. : 9836646651, Status : Attorney of Executant | | |
| Transaction | [0101] Sale, Sale Document | | |
| Set Forth value | Rs 50,00,000/- | | |
| Stamp duty Paid(SD) | Rs. 2,00,020/- (Article:23) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |
| Additional Transaction | [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1] | | |
| Market Value | Rs. 50,00,000/- | | |
| Registration Fee Paid | Rs. 50,046/- (Article:A(1), E.) | | |

Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Khalisani Bose Para, Road Zone : (Away from Road -- Away from Road) , Mouza: Chandannagar Sit No-16, JI No: 1, Pin Code : 712136



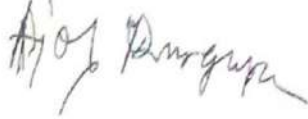
| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|----------------|----------------|-------------------|---------|-------------------|-------------------------|-----------------------|---|
| L1 | LR-406 (RS :-) | LR-4 | Bastu | Bastu | 6 Katha 6 Chatak | 49,49,000/- | 49,49,000/- | Width of Approach Road: 13 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | | 10.5188Dec | 49,49,000 /- | 49,49,000 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 200 Sq Ft. | 51,000/- | 51,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 200 sq ft | 51,000 /- | 51,000 /- | |

ails :



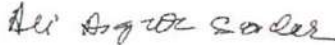


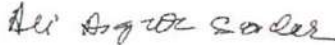


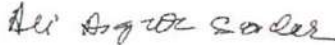
Name,Address,Photo,Finger print and Signature



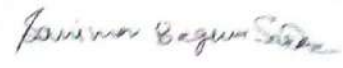
| Name | Photo | Finger Print | Signature |
|---|---|--|---|
| Shri AJAY DASGUPTA (Presentant) Son of Late PRIYALAL DASGUPTA Executed by: Self, Date of Execution: 27/10/2021 , Admitted by: Self, Date of Admission: 27/10/2021 ,Place : Office |  27/10/2021 |  LTI 27/10/2021 |  27/10/2021 |
| KHALISANI BOSEPARA , City:- Chandannagar, P.O:- CHANDANNAGAR, P.S:-Chandannagar, District:- Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx0Q, Aadhaar No: 75xxxxxxxx5161, Status :Individual, Executed by: Self, Date of Execution: 27/10/2021 , Admitted by: Self, Date of Admission: 27/10/2021 ,Place : Office | | | |

Buyer Details :



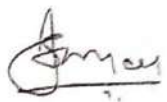
| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | SARDAR REALITIES PRIVATE LIMITED 154 LENIN SARANI, City:- Kolkata, P.O:- DHARMATALA, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | | | | | | |
|---|---|--|---|--------------|-----------|---|---|--|---|
| 1 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> ALI ASGAR SARDAR Son of MURAD ALI SARDAR Date of Execution - 27/10/2021, , Admitted by: Self, Date of Admission: 27/10/2021, Place of Admission of Execution: Office </td> <td>  Oct 27 2021 3:21PM </td> <td>  LTI 27/10/2021 </td> <td>  27/10/2021 </td> </tr> </tbody> </table> 154 LENIN SARANI, City:- Kolkata, P.O:- DHARMATALA, P.S:-Bowbazar, District:-Kolkata, West Benga India, PIN:- 700013, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx7K, Aadhaar No: 71xxxxxxxx7044 Status : Representative, Representative of : SARDAR REALITIES PRIVATE LIMITED (as AS DIRECTOR) | Name | Photo | Finger Print | Signature | ALI ASGAR SARDAR Son of MURAD ALI SARDAR Date of Execution - 27/10/2021, , Admitted by: Self, Date of Admission: 27/10/2021, Place of Admission of Execution: Office |  Oct 27 2021 3:21PM |  LTI 27/10/2021 |  27/10/2021 |
| Name | Photo | Finger Print | Signature | | | | | | |
| ALI ASGAR SARDAR Son of MURAD ALI SARDAR Date of Execution - 27/10/2021, , Admitted by: Self, Date of Admission: 27/10/2021, Place of Admission of Execution: Office |  Oct 27 2021 3:21PM |  LTI 27/10/2021 |  27/10/2021 | | | | | | |

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| SAMIMA BEGAM SARDAR Wife of ALI ASGAR SARDAR Date of Execution - 27/10/2021, , Admitted by: Self, Date of Admission: 27/10/2021, Place of Admission of Execution: Office |  |  |  |
| | Oct 27 2021 3:22PM | LTI 27/10/2021 | 27/10/2021 |
| 154 LENIN SARANI, City:- Kolkata, P.O:- DHARMATALA, P.S:-Bowbazar, District:-Kolkata, West Bengal India, PIN:- 700013, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx3G, Aadhaar No: 61xxxxxxxx5787 Status : Representative, Representative of : SARDAR REALITIES PRIVATE LIMITED (as AS DIRECTOR) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| SAYED ASIF NASIR Son of SAYED NASIR JAMAL SHERWOOD ESTATE RAJPUR SONARPUR, FLAT NO. U 2 F, City:- Rajpur-sonarpur, P.O:- NARENDRAPUR, P.S.-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700103 |  |  |  |
| | 27/10/2021 | 27/10/2021 | 27/10/2021 |
| Identifier Of Shri AJOY DASGUPTA, ALI ASGAR SARDAR, SAMIMA BEGAM SARDAR | | | |

| Transfer of property for L1 | | |
|-----------------------------|--------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri AJOY DASGUPTA | SARDAR REALITIES PRIVATE LIMITED-10.5188 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri AJOY DASGUPTA | SARDAR REALITIES PRIVATE LIMITED-200.00000000 Sq Ft |

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Khalisani Bose Para, Road Zone : (Away from Road -- Away from Road) , Mouza: Chandannagar Sit No-16, JI No: 1, Pin Code : 712136

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|-------------------------------------|--|--|
| L1 | LR Plot No:- 406, LR Khatian No:- 4 | Owner: অজয় দাসগুপ্ত, Gurdian: প্রিয়লাল দাসগুপ্ত, Address: নিজ , Classification: বালু, Area: 0.10900000 Acre, | Shri AJOY DASGUPTA |

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.B. Registration Rules, 1962)

Presented for registration at 11:04 hrs on 27-10-2021, at the Office of the D S R - II HOOGHLY by Shri AJOY DASGUPTA, Executant

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 50,00,000/-

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

Execution is admitted on 27/10/2021 by Shri AJOY DASGUPTA, Son of Late PRIYALAL DASGUPTA, KHALISANI BOSEPARA, P.O: CHANDANNAGAR, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business

Identified by SAYED ASIF NASIR, , Son of SAYED NASIR JAMAL, SHERWOOD ESTATE RAJPUR SONARPUR, FLAT NO. U 2 F, P.O: NARENDRAPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Business

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

Execution is admitted on 27-10-2021 by ALI ASGAR SARDAR, AS DIRECTOR, SARDAR REALITIES PRIVATE LIMITED (Private Limited Company), 154 LENIN SARANI, City:- Kolkata, P.O:- DHARMATALA, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013

Identified by SAYED ASIF NASIR, , Son of SAYED NASIR JAMAL, SHERWOOD ESTATE RAJPUR SONARPUR, FLAT NO. U 2 F, P.O: NARENDRAPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Business

Execution is admitted on 27-10-2021 by SAMIMA BEGAM SARDAR, AS DIRECTOR, SARDAR REALITIES PRIVATE LIMITED (Private Limited Company), 154 LENIN SARANI, City:- Kolkata, P.O:- DHARMATALA, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013

Identified by SAYED ASIF NASIR, , Son of SAYED NASIR JAMAL, SHERWOOD ESTATE RAJPUR SONARPUR, FLAT NO. U 2 F, P.O: NARENDRAPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,046/- (A(1) = Rs 50,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 50,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/10/2021 6:40PM with Govt. Ref. No: 192021220101380261 on 26-10-2021, Amount Rs: 50,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1604575564 on 26-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,00,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,99,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16963, Amount: Rs.100/-, Date of Purchase: 26/10/2021, Vendor name: S Tewari

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 26/10/2021 6:40PM with Govt. Ref. No: 192021220101380261 on 26-10-2021, Amount Rs: 1,99,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1604575564 on 26-10-2021, Head of Account 0030-02-103-003-02



Anadi Biswas
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOOGHLY
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0602-2021, Page from 221302 to 221343
being No 060206700 for the year 2021.



Digitally signed by ANADI BISWAS
Date: 2021.12.20 19:16:17 +05:30
Reason: Digital Signing of Deed.

(Anadi Biswas) 2021/12/20 07:16:17 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOOGHLY
West Bengal.

(This document is digitally signed.)