

01182/2022

I-00/107/2022



पश्चिम बंगाल पश्चिम बंगाल
 WEST BENGAL
 Additional Registrar
 of Assurances-1, Kolkata

WEST BENGAL
 Q NO. (2) 324606/2022
 NW = Rs. 1,67,16,000/-



M 637306

8 FEB 2022

DEED OF CONVEYANCE

THIS DEED is made this 8th day of February Two Thousand Twenty Two BETWEEN (1) **JAYDEV CHAKRABORTY** son of Late Gopal Chandra Chakraborty, by faith Hindu, by occupation service (Retired), having Permanent Account Number **ACEPC3069M**, Aadhaar No. **523617503367**, mobile No 70320 42424 residing at Pailanhat, Bishnupur-1, South 24 Parganas, West Bengal -700104 (2) **BIJOY CHAKRABORTY** son of Late Gopal Chandra Chakraborty, by faith Hindu, by occupation Service (Retired), having Permanent Account Number **ACQPC1664G**, Aadhaar No. **801787742306** Mobile No. **8910333477** residing at Numans Park, Chak Rajumolla, Pailanhat, South 24 Parganas, West Bengal - 700104

SYNDICOM NOMES
[Signature]
 Partner

164145

NAME	B. Nag
ADD	
27 JAN 2022	
SURANJAN MUKHERJEE	
Licencee Stamp Vendor	
S. C. Court	
2 & 3, H. S. Ray Road, Kol-1	

27 JAN 2022

Identified by
 Biswajit Nag
 s/o Binod Bikatei Nag
 E/22A, Bafujinagan
 Kolkata-92



ASSAM CHAMBER OF COMMERCE AND INDUSTRY
 OF ASSAM, KOLKATA
 - 8 FEB 2022

SYNDICON HOMES
 Partner

WB-No-1257/1995

703613211

2

(3) **SANJOY CHAKRABORTY** son of Late Gopal Chandra Chakraborty, by faith Hindu, by occupation Business, having Permanent Account Number **BQQPC5980E**, Adhaar No. **939688271109**, Mobile No. **9830889960** residing at 7/52, Bijoygarh, Post Office Jadavpur University, Police Station: Jadavpur, Kolkata- 700032 hereinafter called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators and representatives) of the First Part.

AND

"M/S. SYNDICON HOMES." a Partnership Firm having its registered office at 2nd Floor, 7/11A Bijoygarh, Police Station: Golf Green (Previously Jadavpur) Kolkata: 700032 having Permanent Account Number **AELFS8293L**, represented by its Partner namely **MANORANJAN DEY**, son of Late Madhusudan Dey, by faith Hindu, by occupation business, residing at 7/31, Bijoygarh, Post Office Jadavpur University, Police Station: Jadavpur, Kolkata - 700032, having **Permanent Account No. ACSPD6964G, Aadhaar Card No. 574977513808, Mobile No. 9903055253** hereinafter referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context mean and include its successors-in-office and assigns) of the Second Part.

WHEREAS

One Gopal Chandra Chakraborty after being displaced from East Bengal Now Bangladesh had occupied a plot of land at 7/52 Bijoygarh, Jadavpur, Kolkata measuring an area about 4 Katha 15

SYNDICON HOMES
Manoj
Partner

The Executor of the said Will Sri Bijoy Chakraborty, being the Vendor No. 2 herein, duly applied for Probate before the Alipore Court. On 11th January 2005 Probate was granted in respect of the said Will of Late Gopal Chandra Chakraborty vide O.S. Case No. 3 of 2000, in the court of 10TH Additional District Judge at Alipore.

AND WHEREAS by virtue of the said Probate the Owners/ First Party herein have become the owners in respect of the different parts of the said property according to the said Will. The Vendor No. 1 (Assessee No: 210950505631) is the owner of 1990.50 Sq.ft, Vendor No. 2 (Assessee No: 210950505620) is the owner of 2669.43 Sq.ft. and the vendor No. 3 (Assessee No: 210950505450) is the owner of 2451.25 sq.ft totaling to 7111.18 corresponding to **Super Built Up area 8533.416 Sq.ft** in respect of the said residential building. However the vendors are the owners of the land underneath the building in equal shares.

AND WHEREAS the Vendors herein have jointly decided to Sale, transfer and convey their respective shares in the said Schedule A property, to any suitable buyer or buyers against appropriate consideration.

AND WHEREAS the Purchaser herein was looking for a appropriate property at good locality and after coming to know about the intention of the vendors to sell their property the purchaser herein has proposed to purchase the **schedule** mentioned property of the Vendors at a total consideration of Rs.1,67,16,000/- (Rupees One Crore Sixty Seven Lakhs Sixteen Thousand) Only.

AND WHEREAS the vendors have different shares in the scheduled property and accordingly their shares in consideration money are different which are mentioned below. Out of total Consideration of Rs.1,67,16,000/- (Rupees One Crore Sixty Seven Lakhs Sixteen

SYNDICON HOMES

Partner

Thousand) Only, the Jaydev Chakraborty's consideration is Rs. 53,77,000/- (Rupees Fifty Three Lakhs Seventy Seven Thousand) Only; Bijoy Chakraborty's Consideration is Rs. 60,05,000/- (Rupees Sixty Lakhs Five Thousand) Only and Sanjay Chakraborty's Consideration is Rs. 53,34,000/- (Rupees Fifty Three Lakhs Thirty Four Thousand Only)

AND WHEREAS the Vendors have absolute authority and power to sale and transfer the said property as fully mentioned in the Schedule written hereunder in respect of their respective share and no other person or persons has any right, title, interest and demand in respect of the said Property or any portion thereof.

AND WHEREAS the Vendors have not entered into any Agreement or Agreements for Sale relating to the 'said property' or any part thereof with any other person or persons. The Vendors have got clear and marketable title in respect of the said Property and the property is free from all encumbrances, charges, liens, and lispendences.

AND WHEREAS the Purchaser has paid to the Vendors herein a total sum of Rs. 1,67,16,000/ - (Rupees One Crore Sixty Seven Lakhs Sixteen Thousand) only in proportion as stated herein above on diverse dates including on the very date of execution of these presents being the total consideration money as per memo of consideration written hereunder.

AND WHEREAS in pursuance of the aforesaid, the Vendors, at the request of the Purchaser, are hereby completing the transaction by execution and registration of the present Deed of Conveyance in respect of the "said property" as fully mentioned in the Schedule written hereunder together with all structures, rights, amenities, facilities, benefits, common areas, staircase, easements, quasi easements and appurtenances, appertaining to or connected with the use and

SYNDICON NOMES

[Signature]
Partner

enjoyment of the "said property" as fully mentioned in the **Schedule** hereunder unto and in favour of the Purchaser herein

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreements and in consideration of Rs.1,67,16,000/- (Rupees One Crore Sixty Seven Lakhs Sixteen Thousand) Only, paid on diverse dates in cheques / pay orders to the Vendors by the Purchaser being the entire consideration money paid to the Vendors by the Purchaser at or before the execution of these present (the receipt whereof the Vendors doth hereby admit and acknowledge) and from the same and every part thereof doth hereby acquits, releases and discharges in favour of the Purchaser and its administrators, legal representatives and assigns and every one of them and also the "said property" and the Vendors doth by these presents indefeasibly grants, sells, conveys, assigns and transfers unto the said Purchaser **ALL THAT** piece and parcel of three storied 30 years old dilapidated residential building having super built up area about 7111.18 Sq.ft corresponding to Super Built Up area 8533.416 Sq.ft standing on land measuring about 4 Cottah 15 Chittaks more or less a premises being Plot No. 7/52, Bijoygarh, Mouza-Arakpur, KMC Premises No. 85/7/88 Minapara Road, Post Office Jadavpur University Police Station: Jadavpur, South 24 Parganas, Kolkata- 700032, which is more fully and particularly described in the Schedule written hereunder, as shown and delineated in the map/plan annexed hereto, along with the right to use the common areas and facilities and amenities appurtenant thereto, **OR HOWSOEVER OTHERWISE** the said property as fully mentioned in the Schedule hereto now are or is or heretofore were or was situated butted bounded called known numbered described and distinguished **TOGETHER WITH** all rooms, structures, erections, fixtures, areas, walls, compound, court-yards, electric meters and benefit and advantages

SYNDICON HOMES

Partner

and lights, gates, ways, paths, passages, drains, water, water-courses rights, easements, appendages, sewerages, passage for laying electric line, telephone line **AND** all and every manner of former and other rights, liberties, easements, privileges appendages and appurtenances whatsoever to the said property messuage, tenement, land hereditaments and premises as fully mentioned in the schedule hereto or every part thereof usually held, used, occupied or enjoyed or reputed to belong or to be appurtenant thereto and the reversion and reversions remainder and remainders, rents, issues and profits thereof and of every part thereof **AND ALL THE** estate right, title inheritance use trust property claim and demand whatsoever both at law and in equity of the said Vendors into and upon the said property, or any and every part thereof **TO HAVE AND TO HOLD** the said property, messuage, tenement, land, hereditaments and premises hereby granted, sold, conveyed and transferred or expressed and intended so to be with all rights privileges and appurtenances thereto unto and to the use of the said Purchaser and its executors, administrators-in- office, representatives, successors in Office, and/or assigns absolutely and forever free from all encumbrances and claims **AND** the said Vendors doth hereby covenant with the said Purchaser and its executors, administrators-in- office, representatives, successors in Office, and/or assigns **THAT** notwithstanding any act, deed or thing whatsoever by the said Vendors or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for the said Vendors, made, done, committed or knowingly or willingly suffered to the contrary, their right, title or interest to the said property not becoming void or voidable and the said Vendors now has good right full power absolute authority and indefeasible title to grant, sell, convey and transfer the said property or messuage, tenement, land hereditaments and premises as fully mentioned in the schedule hereto and hereby

SYNDICON HOMES

W. P. Smith
Partner

granted, sold, conveyed, and transferred or expressed or intended so to be unto and to the use of the said Purchaser and its executors, administrators-in- office, representatives, successors in Office, and/or assigns in the manner as aforesaid AND that the said Purchaser and its executors, administrators-in- office, representatives, successors in Office, and/or assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property as fully mentioned in the schedule hereto and receive the rents, issues and profits thereof without any lawful eviction interruption claim and demand whatsoever from or by the said Vendors or their respective heirs, successors, legal representative and/or assigns or any person or persons lawfully or equitably claiming from under or in trust for the said vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated released and forever discharged or otherwise by and at the costs and expenses of the said Vendors and sufficiently saved, defended, kept harmless and well and sufficiently indemnified of, from and against all former and other estates titles and all manner of claims, charges, liens, debts attachments and encumbrances whatsoever had executed, occasioned made, or suffered by the said Vendors or any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for the vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest in law or in equity in the said property as fully mentioned in the schedule written hereunder and hereby assigned, transferred, conveyed or any part thereof by, from or in trust for the said Vendors shall and will from time to time and at all times hereafter at the request and costs of the said Purchaser its executors, administrators-in- office, representatives, successors in Office, and/or assigns do and execute or cause to be done or executed all such acts deeds and things whatsoever for further better and more perfectly assuring the "said property" as fully

SYNDICON HOMES

[Signature]
Partner

mentioned in the schedule hereto and every part thereof unto and to the use of the said Purchaser and its executors, administrators-in-office, representatives, successors in Office, and/or assigns in the manner as aforesaid as shall or may be reasonably required.

THE VENDORS FURTHER DOETH HEREBY COVENANT WITH THE PURCHASER as follows :-

- a) That the vendors herein are the absolute owner of the "said property" and every part thereof and there is no other co-sharer in respect of the "said property". The vendors are in exclusive possession of the said property and there is no tenant/tenants and/or occupier/occupiers therein in respect of the "said property" as fully mentioned in schedule written hereunder and the Vendors doth hereby further covenants with the Purchaser that the Purchaser and its representative, visitors, servants, agents and licences from time to time and at all time hereafter by day and night at his free will and pleasure for all purpose connected with the use and enjoyment of the said property hereby sold, transferred, conveyed and assured or expressed so to be, to go to return, pass and repass with or without vehicle/vehicles, over the areas, portions, passages relating to the "said property".
- b) The Vendors declare and confirm that they have handed over to the Purchaser, all documents of title relating to, belonging to or connected with the "said property" to the satisfaction of the purchasers and the Vendors declare and confirm that they have no other document of title and should they come in possession of any evidence or document of or relating to title, they will handover or cause to be handed over the same to the Purchaser or its executors, administrators-in- office, representatives, successors in Office, and/or assigns.

SYNDICON HOMES

Partner

c) The Vendors doth hereby confirm that with the execution of these present, they have handed over to and placed the Purchaser in peaceful khas physical possession of the "said property" and every part thereof as fully mentioned in the schedule written hereunder and hereby granted, conveyed, transferred and assigned unto the Purchaser. The vendors further covenant with the Purchaser that the vendors shall not do anything whereby the rights of the purchaser hereunder may be prejudicially affected and they will do all acts as may be necessary to ensure the rights available to the Purchaser as owners of the "said property".

THE Vendors doth hereby further assure the purchaser and covenant as follows:-

- i) That no right of easements of any kind is available to any other person or persons in respect of the use and enjoyment of the "said property" as fully mentioned in the schedule hereto;
- ii) That the "said property" is free from all encumbrances, attachments and all other charges to the best of First Parts' knowledge.
- iii) That the vendors has not done, executed and performed or suffered to the contrary any act, deed or thing whereby or by reason or means whereof the said property as fully mentioned in the schedule hereto or any part thereof may be in any way affected or prejudiced in title or estate or the vendors may be prevented from granting, conveying, selling, transferring, assigning or assuring the same in the manner hereinbefore indicated and furthermore that the said vendors have not at any time heretofore given or made any assent or conveyance or conveyances affecting the said property or any part thereof in favour of any person or persons whatsoever ;

SYNDICON HOMES

[Signature]
Partner

- iv) That the said Vendors shall and will and for all times to come at the request and cost of the said Purchaser, its executors, administrators-in- office, representatives, successors in Office, and/or assigns do or execute or cause to be done or executed all such acts deed and things whatsoever for further and more perfectly assuring the title of the Purchaser to the said property as fully mentioned in the schedule hereto and every part thereof.
- v) The Vendors have handed over all original relevant papers and documents of his right, title and interest in respect of the said property to the Purchaser herein and they confirmed that should they come in possession of any other paper or papers, relating to the said Property, in future, they will hand over the same to the Purchaser herein without any delay and/or default.
- vi) The Vendors shall duly fulfill and perform all his obligations and covenants herein expressly contained.
- vii) In pursuance of the aforesaid, the vendors shall respectively hand over the physical, vacant possession in respect of the respective parts of the said property immediately on the execution of this Deed of Conveyance to the Purchaser herein and relinquished all their right, title and interest in respect of the said property in favour of the Purchaser herein .
- viii) The Vendors are divested of. all their respective rights, title interest in the said Property as fully mentioned in the Schedule written hereunder from today and hereby the Purchaser acquire good right, full power and absolute authority over the said property together with all sorts of rights, including right of easements, privileges appurtenant thereto and the Purchaser is hereby entitled to deal with the said Property in any manner

SYNDICON HOMES


Partner

and the Purchaser has absolute right to use, enjoy, possess and/or to dispose of the said Property whether by sale, lease, gift, alienate or mortgage or by any kind of transfer according to his desire and necessity without any objection and/or claim from or by the Vendors. Further the Purchaser shall have every right to mutation or substitution of his name as beneficial owner of the said Property, in the relevant records of the concerned authority / municipality or elsewhere, in place and instead of the name of the Vendors herein after completion of the transaction by execution and registration of the present Deed of Conveyance pertaining to the said Property in accordance with law.

SYNDICON HOMES

W. G. S.
Partner

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of three storied **30 years old** Dilapidated residential building with **Cement Flooring** having built up area about 7111.18 Sq.ft corresponding to **Super Built Up area 8533.416 Sq.ft** (2844.47 sq.ft each in Ground Floor, First Floor, and Second Floor) standing on land measuring about 4 Cottahs 15 Chittaks more or less a premises being Plot No. 7/52, Bijoygarh Colony, Mouza-Arakpūr, KMC Premises No. 85/7/88 Minapara Road, Post Office Jadavpur University Police Station: Jadavpur, South 24 Parganas, Kolkata- 700032, **road width 33 feet**, , along with all common rights, facilities and easements, **NO LIFT**, which is butted and bounded as follows:-

ON THE NORTH : Samaj Garh Colony
 ON THE SOUTH : **33 Feet** width Mina Para Road
 ON THE EAST : Premises No: 7/51 Bijoygarh
 ON THE WEST : Premises No:7/53 Bijoygarh

SYNDICON HOMES

[Signature]
Partner

IN WITNESS WHEREOF the parties have hereunto set and subscribed their hands and seals by the day month and year first above written.

SIGNED SEALED AND DELIVERED
BY FIRST PARTIES AT KOLKATA
IN THE PRESENCE OF;
WITNESSES:

1. Subarnarekha Misra
Advocate, High Court

Jaydev Chakraborty

(JAYDEV CHAKRABORTY)

Bijoy Chakraborty
(BIJOY CHAKRABORTY)

2. Tanujay Bhoseenik
Advocate, City Session Court

Sanjay Chakraborty
(SANJAY CHAKRABORTY)

(SIGNATURE OF THE FIRST PARTIES)

SIGNED SEALED AND DELIVERED
BY SECOND PARTY AT KOLKATA
IN THE PRESENCE OF;
WITNESSES:

1. Subarnarekha Misra

SYNDICON HOMES

Karanraj Dey
Partner

2. Tanujay Bhoseenik

(SIGNATURE OF THE SECOND PARTY)

Identified by me and Drafted by me as per the instructions of the parties hereto and read over and explained by me to the respective parties hereto and admitted to be correct

Binodjit Dey
Advocate

SYNDICON HOMES

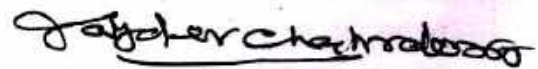
Karanraj Dey
Partner

N.B. No. 1257/1995

MEMO OF CONSIDERATION

Payment to Jaydev Chakraborty

<u>Date</u>	<u>Particular</u>	<u>Amount Rs.</u>	<u>TDS</u>	<u>Net Amount (Rs)</u>
03.02.2022	Demand Draft No. 503849 on ICICI, PA Shah Road, Kolkata	25,00,000		25,00,000/-
03.02.2022	Demand Draft No. 503850 on ICICI, PA Shah Road, Kolkata	28,77,000/-	53,770/-	28,23,230/-
		53,77,000/-	53,770/-	53,23,230/-



Signature of Vendor No. 1

Payment to Bijoy Chakraborty

<u>Date</u>	<u>Particular</u>	<u>Amount Rs.</u>	<u>TDS</u>	<u>Net Amount (Rs)</u>
03.02.2022	Demand Draft No. 503848 on ICICI, PA Shah Road, Kolkata	60,05,000/-	60,050/-	59,44,950/-
		60,05,000/-	60,050/-	59,44,950/-



Signature of Vendor No. 2

SYNDICON HOMES


 Partner

Payment To Sanjoy Chakraborty

<u>Date</u>	<u>Particular</u>	<u>Amount Rs.</u>	<u>TDS</u>	<u>Net Amount (Rs)</u>
17.01.2022	Cheque No. 000988 on ICICI, PA Shah Road, Kolkata	10,00,000		10,00,000/-
20.01.2022	Cheque No. 000989 on ICICI, PA Shah Road, Kolkata	10,00,000/-	20,000/-	9,80,000/-
27.01.2022	RTGS	10,00,000/-	20,000/-	9,80,000/-
28.01.2022	RTGS	10,00,000/-		1,10,000/-
07.02.2022	RTGS	3,54,000/-	13,340/-	3,40,660/-
08.02.2022	Cheque No. 001008 on ICICI, PA Shah Road, Kolkata	9,80,000		9,80,000/-
		53,34,000/-	53,340/-	52,80,660/-

WITNESS:

Sanjoy Chakraborty

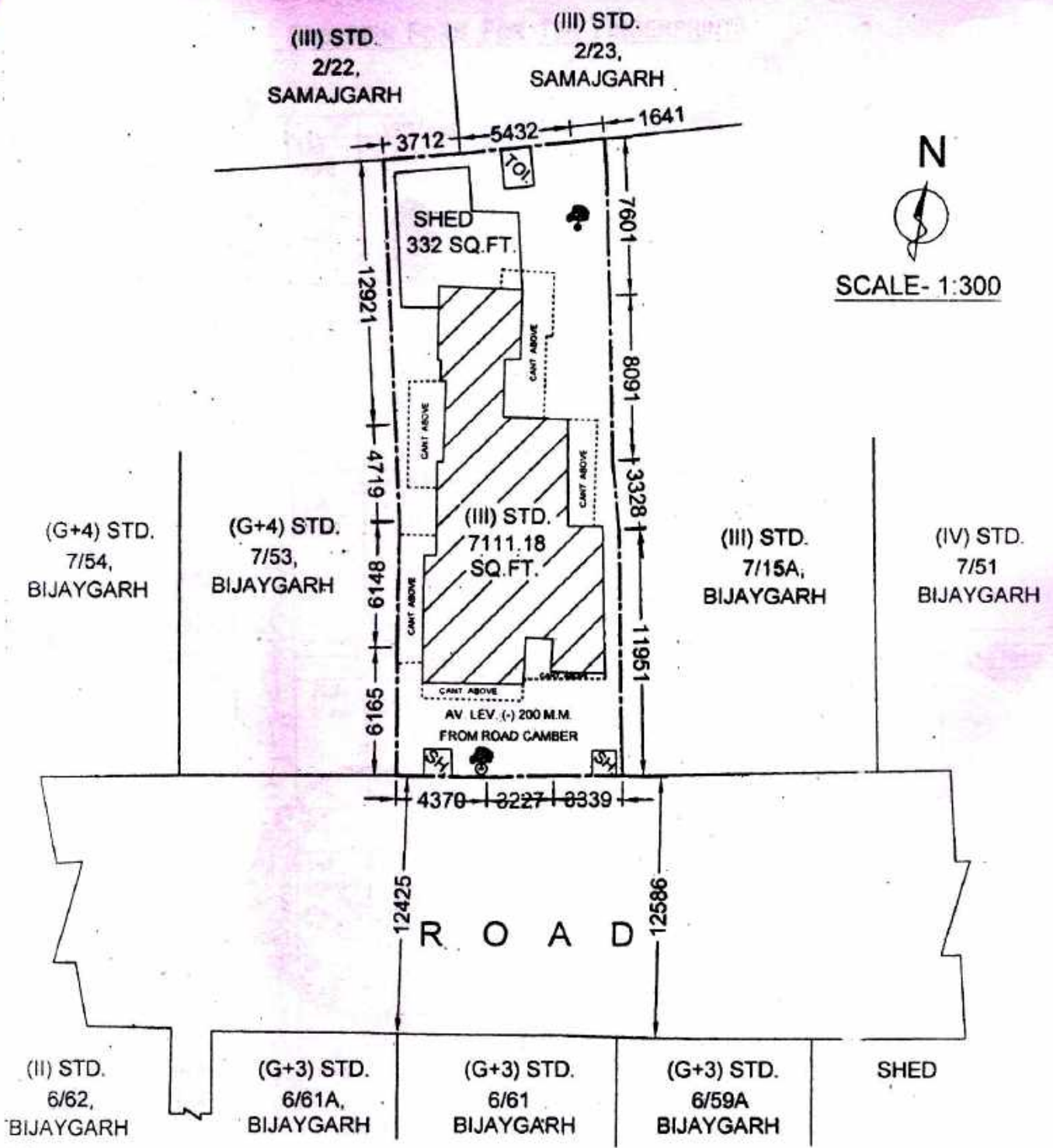
Signature of Vendor No. 3

1. Subarnarekha Mitra

2. Tanuja Bhattacharya

SYNDICON HOMES

Partner



LAND AREA - 04 KH.- 15 CH.- 0 SQ. FT.

Sanjay Chakraborty
Sanjay Chakraborty
 Signature of seller

SYNDICON HOMES
[Signature]
 Partner

SYNDICON HOMES
Manoj Kumar Dey
 Partner
 Signature of Buyer
 (Syndicon Homes)

SITE PLAN OF PREMISES NO.- 7/52, BIJAYGARH,

SPECIMEN FORM FOR TEN FINGERPRINTS



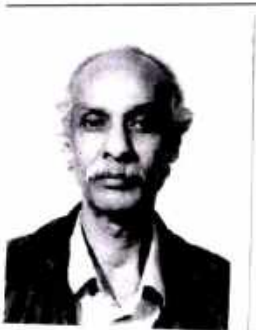
Jeyaraj Chelvanathan

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



Rajiv Chelvanathan

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



Savio Chelvanathan

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



Savio Chelvanathan

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

स्वार्थ लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACEPC3069M

नाम / NAME
JAYDEV CHAKRABORTY

पिता का नाम / FATHER'S NAME
GOPAL CHAKRABORTY

जन्म तिथि / DATE OF BIRTH
18-02-1952

हस्ताक्षर / SIGNATURE
J. Chakraborty

मुख्य आयकर आयुक्त, भोपाल
CHIEF COMMISSIONER OF INCOME-TAX, BHOPAL

J. Chakraborty
J. Chakraborty

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
"आयकर भवन", होशंगाबाद रोड,
भोपाल(म.प्र.) - 462 011.

In case this card is lost/found, kindly inform/return to the issuing authority :
Chief Commissioner of Income-tax,
"Aayakar Bhavan",
Hoshangabad Road,
Bhopal(M.P.) - 462 011.

J. Chakraborty
J. Chakraborty

SYNDICON HOMES

W. M. K.
Partner



भारत सरकार
GOVERNMENT OF INDIA



Jaydev Chakraborty
Jaydev Chakraborty
DOB: 18-02-1952
Gender: Male



5236 1750 3367

आधार - आम आदमी का अधिकार

J. Chakraborty



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O: Late Gopal Chakraborty,
NUMANS PARK, NEAR YUVA
SANGHA CLUB, PAILAN,
Daulatpur (ex), Pailanhat,
Bishnupur - I, South 24
Parganas, West Bengal, 700104

S/o: Late Gopal Chakraborty,
Numans Park, Near Yuva Sangha
Club, Pailan, Daulatpur(ct),
Pailanhat, Bishnupur - I, South 24
Parganas, West Bengal, 700104



1947
1800 300 0047

1947@uai.gov.in

www

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

SYNDICON HOMES

Handwritten signature
Partner



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

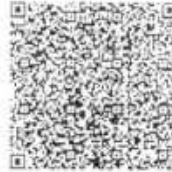
প্রাপ্তিকার্যক্রম আইডি / Enrolment No. : 2010/96506/00393

To
Bijoy Chakraborty
বিজয় চক্রবর্তী
02/06/2014
S/O: Gopal Chakraborty
NU-MANS PARK
Chak Rajumolla
Pallanhat, South 24 Parganas
West Bengal - 700104



KL567920889FT

96792088



আপনার আধার সংখ্যা / Your Aadhaar No. :

8017 8774 2306

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



বিজয় চক্রবর্তী
Bijoy Chakraborty
পিতা : গোপাল চক্রবর্তী
Father : Gopal Chakraborty

জন্মতারিখ / DOB: 03/06/1957
পল / Male

8017 8774 2306



আধার - সাধারণ মানুষের অধিকার

SYNDICON HOMES

[Handwritten signature]

Bijoy Chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card

BQQPC5980E

नाम / Name
SANJOY CHAKRABORTY

पिता का नाम / Father's Name
GOPAL CHANDRA CHAKRABORTY

जन्म की तिथि / Date of Birth
10/02/1958

Sanjoy Chakraborty
हस्ताक्षर / Signature



09102017

इस कार्ड के खोने / गाने पर कृपया सूचित करें / लौटारः
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Maastr Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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

Sanjoy Chakraborty

SYNDICON HOMES


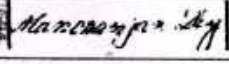
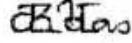
[Handwritten signature]



SYNDICOM HOMES

Partner

Handwritten signature
Partner

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACSPD6964G	
नाम / NAME	MANORANJAN DEY	
पिता का नाम / FATHER'S NAME	MADHU SUDAN DEY	
जन्म तिथि / DATE OF BIRTH	12-11-1964	
हस्ताक्षर / SIGNATURE		
		आयकर आयुक्त, प.सं.-11 COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

Manoranjan Deo

SYNDICON HOMES

W.D. M. K.
Partner

ভারত সরকার



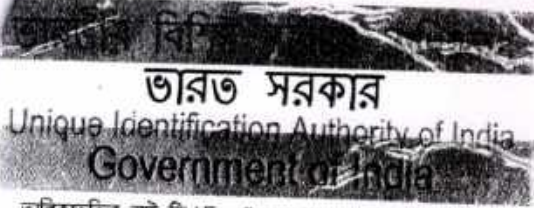
আধার



Government of India



AADHAAR



ভারত সরকার
Unique Identification Authority of India
Government of India

ভবিকাভুক্তির আই ডি / Enrollment No.: 1490/50110/15091

To

মানরঞ্জন দে

Manoranjan Dey

S/O: Madhusudan Dey

7/31 BIJOYGARH

Jadavpur University

Jadavpur University

Circus Avenue Kolkata

West Bengal 700032

9903055253

17/12/2016

25487010



MD254870164FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

5749 7751 3808

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



মানরঞ্জন দে

Manoranjan Dey

পিতা : মধুসূদন দে

Father: Madhusudan Dey

জন্মতারিখ / DOB : 12/11/1964

পুংসন / Male



5749 7751 3808

আমার আধার, আমার পরিচয়

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

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



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
Unique Identification Authority of India

ঠিকানা:

গ্রন/ও: মধুসূদন দে, 7/31,

বিজয়গড়, যাদবপুর বিশ্ববিদ্যালয়,

কোলকাতা, যাদবপুর ইউনিভার্সিটি,

পশ্চিম বঙ্গ, 700032

Address:

S/O: Madhusudan Dey, 7/31,

BIJOYGARH, Jadavpur

University, Kolkata, Jadavpur

University, West Bengal, 700032

5749 7751 3808



help@uidai.gov.in



www.uidai.gov.in

Manoranjan Dey

SYNDICON HOMES

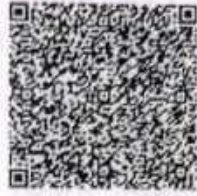
Partner



ভারত সরকার
Government of India



বিস্বজিত নাগ
Biswajit Nag
পিতা : বিনোদ বিহারী নাগ
Father : Binod Bihari Nag
জন্মতারিখ / DOB : 21/01/1967
পুরুষ / Male



9982 6208 2340

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
ই/22/এ, বাপুজী নগর, রিজেন্ট
এস্টেট, কোলকাতা, রিজেন্ট
এস্টেট, পশ্চিম বঙ্গ, 700092

Address:
E/22/A, BAPUJI NAGAR, Regent
Estate, Kolkata, Regent Estate,
West Bengal, 700092

9982 6208 2340

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Biswajit Nag

SYNDICOM HOUES

[Signature]
Partner

Govt. of West Bengal

Directorate of Registration & Stamp Revenue

CRIPSN Circle



सत्यमेव जयते



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ.

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19613/02748

To
11/10/2012

সঞ্জয় চক্রবর্তী

Sanjoy Chakraborty

7/52 BIJAYGARH

JADAVPUR Jadavpur University S.O

Jadavpur University Kolkata

West Bengal 700032

15856001



MN158560015DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9396 8827 1109

আধার.- সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA



সঞ্জয় চক্রবর্তী

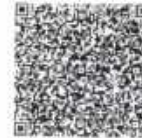
Sanjoy Chakraborty

পিতা : গোপাল চন্দ্র চক্রবর্তী

Father : GOPAL CHANDRA CHAKRABORTY

জন্ম সাল / Year of Birth : 1958

পুরুষ / Male



9396 8827 1109

আধার.- সাধারণ মানুষের অধিকার

Sanjoy Chakraborty

SYNDICON HOME'S

Partner



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

GRN Details

GRN: 192021220177469852
GRN Date: 04/02/2022 15:49:28
BRN : 74615473
Payment Status: Successful

Payment Mode: Counter Payment
Bank/Gateway: ICICI Bank
BRN Date: 04/02/2022 00:02:00
Payment Ref. No: 2000324606/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SYNDICON HOMES
Address: 2ND FLOOR Bijoygarh
Mobile: 9903055252
EMail: SYNDICONHOMES2021@GMAIL.COM
Contact No: 09903055252
Depositor Status: Buyer/Claimants
Query No: 2000324606
Applicant's Name: Mr S Mishra
Identification No: 2000324606/5/2022
Remarks: Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000324606/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	835320
2	2000324606/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	167174
			Total	1002494

IN WORDS: TEN LAKH TWO THOUSAND FOUR HUNDRED NINETY FOUR ONLY.

4

SYNDICON HOMES

[Signature]
Partner

Major Information of the Deed

Deed No :	I-1901-01107/2022	Date of Registration	08/02/2022
Query No / Year	1901-2000324606/2022	Office where deed is registered	
Query Date	28/01/2022 12:00:39 PM	1901-2000324606/2022	
Applicant Name, Address & Other Details	S Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836091842, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,67,16,000/-	Rs. 1,67,16,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 8,35,820/- (Article:23)	Rs. 1,67,258/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Minapara Road (Bijoygarh Colony), , Premises No: 85/7/88, , Ward No: 095 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 15 Chatak	1,00,00,000/-	1,00,00,000/-	Width of Approach Road: 33 Ft.,
Grand Total :				8.1469Dec	100,00,000 /-	100,00,000 /-	



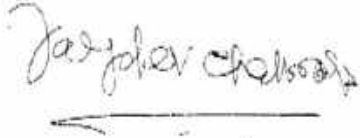


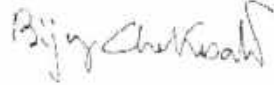



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	8533.42 Sq Ft.	67,16,000/-	67,16,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2844.47 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2844.47 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2844.47 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		8533.416 sq ft	67,16,000 /-	67,16,000 /-	

SYNDICON HOMES

(Signature)
Partner




er Details :

No	Name,Address,Photo,Finger print and Signature			
1	Name Mr JAYDEV CHAKRABORTY Son of Late Gopal Chandra Chakraborty Executed by: Self, Date of Execution: 08/02/2022 , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	08/02/2022	LTI 08/02/2022	08/02/2022	
Numans Park Near Yuva Shangha Club, Pailan,Daulatpur CT, Pailanhat, Bishnupur-1, City:- Not Specified, P.O:- Daulatpur, P.S:-Bishnupur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx9M, Aadhaar No: 52xxxxxxxx3367, Status :Individual, Executed by: Self, Date of Execution: 08/02/2022 , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Office				
2	Name Mr BIJOY CHAKRABORTY Son of Late Gopal Chandra Chakraborty Executed by: Self, Date of Execution: 08/02/2022 , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	08/02/2022	LTI 08/02/2022	08/02/2022	
Numans Park, Chak Raju Molla Pailanhat, City:- Not Specified, P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx4G, Aadhaar No: 80xxxxxxxx2306, Status :Individual, Executed by: Self, Date of Execution: 08/02/2022 , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Office				
3	Name Mr SANJOY CHAKRABORTY Son of Late Gopal Chandra Chakraborty Executed by: Self, Date of Execution: 08/02/2022 , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	08/02/2022	LTI 08/02/2022	08/02/2022	
7/52, Bijoygarh, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BQxxxxxx0E, Aadhaar No: 93xxxxxxxx1109, Status :Individual, Executed by: Self, Date of Execution: 08/02/2022 , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Office				




yer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SYNDICON HOMES 7/11A, Bijoygarh, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: AExxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MANORANJAN DEY (Presentant) Son of Mr Madhusudan Dey Date of Execution - 08/02/2022, , Admitted by: Self, Date of Admission: 08/02/2022, Place of Admission of Execution: Office	 <small>Feb 8 2022 1:00PM</small>	 <small>LTI 08/02/2022</small>	 <small>08/02/2022</small>
7/31, Bijoygarh, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx4G, Aadhaar No: 57xxxxxxx3808 Status : Representative, Representative of : SYNDICON HOMES				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BISWAJIT NAG Son of Mr Binod Bihari Nag F/22A, Bapuji Nagar, City:- Not Specified, P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	 <small>08/02/2022</small>	 <small>08/02/2022</small>	 <small>08/02/2022</small>
Identifier Of Mr JAYDEV CHAKRABORTY, Mr BIJOY CHAKRABORTY, Mr SANJOY CHAKRABORTY; Mr MANORANJAN DEY			

SYNDICON HOMES

Partner

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr JAYDEV CHAKRABORTY	SYNDICON HOMES-2.71563 Dec
2	Mr BIJOY CHAKRABORTY	SYNDICON HOMES-2.71563 Dec
3	Mr SANJOY CHAKRABORTY	SYNDICON HOMES-2.71563 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr JAYDEV CHAKRABORTY	SYNDICON HOMES-2844.47200000 Sq Ft
2	Mr BIJOY CHAKRABORTY	SYNDICON HOMES-2844.47200000 Sq Ft
3	Mr SANJOY CHAKRABORTY	SYNDICON HOMES-2844.47200000 Sq Ft

SYNDICON HOMES
Partner

08-02-2022

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 12:40 hrs on 08-02-2022, at the Office of the A.R.A. - I KOLKATA by Mr MANORANJAN DEY ..

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 1,67,16,000/-

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

Execution is admitted on 08/02/2022 by 1. Mr JAYDEV CHAKRABORTY, Son of Late Gopal Chandra Chakraborty, Numans Park Near Yuva Shangha Club, Pailan,Daulatpur CT, Pailanhat, Bishnupur-1, P.O: Daulatpur, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Retired Person, 2. Mr BIJOY CHAKRABORTY, Son of Late Gopal Chandra Chakraborty, Numans Park, Chak Raju Molla Pailanhat, P.O: Pailanhat, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Retired Person, 3. Mr SANJOY CHAKRABORTY, Son of Late Gopal Chandra Chakraborty, 7/52, Bijoygarh, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Identified by Mr BISWAJIT NAG, , Son of Mr Binod Bihari Nag, E/22A, Bapuji Nagar, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-02-2022 by Mr MANORANJAN DEY,

Identified by Mr BISWAJIT NAG, , Son of Mr Binod Bihari Nag, E/22A, Bapuji Nagar, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,67,258/- (A(1) = Rs 1,67,160/- ,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 1,67,174/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/02/2022 12:00AM with Govt. Ref. No: 192021220177469852 on 04-02-2022, Amount Rs: 1,67,174/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 74615473 on 04-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,35,820/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 8,35,320/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 164145, Amount: Rs.500/-, Date of Purchase: 27/01/2022, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/02/2022 12:00AM with Govt. Ref. No: 192021220177469852 on 04-02-2022, Amount Rs: 8,35,320/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 74615473 on 04-02-2022, Head of Account 0030-02-103-003-02

Debasis Patra

Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

SYNDICON HOMES

Partner
Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2022, Page from 108275 to 108315

being No 190101107 for the year 2022.



Digitally signed by pradipta kishore guha
Date: 2022.03.02 17:23:58 +05:30
Reason: Digital Signing of Deed.

P. Guha

(Pradipta Kishore Guha) 2022/03/02 05:23:58 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

SYNDICON HOMES
[Signature]
PARTNER

(This document is digitally signed.)

DATED DAY OF FEBRUARY, 2022

BETWEEN

1. JAYDEV CHAKRABORTY
2. BIJOY CHAKRABORTY
3. SANJOY CHAKRABORTY

VENDORS

AND

**M/S. SYNDICON PROJECTS &
CONSTRUCTION (P) LTD**

PURCHASER

DEED OF CONVEYANCE

BISWAJIT NAG

ADVOCATE
6, OLD POST OFFICE STREET
3RD FLOOR, ROOM NO. 79/18
KOLKATA- 700001