

7.66/2021

I

9655/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 525732

A.R.A
IV

Verified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this document.

Additional Registrar of Assurances-IV, Kolkata

16 SEP 2021

Additional Registrar of Assurances-IV, Kolkata

THIS DEED OF CONVEYANCE made this the 14th day of September Two Thousand Twenty One (2021) BETWEEN

Contd.P/2

Vis Case No. 2787 13.09.21
 J117- 200
 J118- 100
 Total 300/-
 Received on

ARA IV
Kolkata

115
19/11/21

স্ব - DILIP KUMAR HALDEI
ADVOCATE
সন ও তারিখ - BASIRHAT COURT
কেন্দ্র নাম -
সাক্ষি -
ড্রাম্প হুল্ড -
ডেডার ব্রী -

14

বারাসাত কোর্ট
উত্তর ২৪ পরগণা
টি. ডি. নং -
ড্রাম্প করের তারিখ -
মোট ড্রাম্পের হুল্ড -
প্রকারী অফিস - বারাসাত
ডেডার ব্রী ড্রাম্প কুমার সাহা

19 APR 2021
600000

R. P. Agorale



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

Mihir Nandi
S/o Rajmohan Nandi
Vill + P.O - Pratapsagar
P.S. - Arambaj
Dist. - Hooghly
pin - 712415
accu - service

MOUNTHILL REALTY PVT. LTD. (PAN : AAGCM0376G) a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U51909WB2011 PTC170751) having its registered office at Salt Lake Stadium, Between Gate No. 1 and 2, 1st Floor, Bhagwandas Taxi Meter Testing Centre, Salt Lake, P.O. - S.A.I. Complex (Salt Lake), P.S. East Bidhannagar, Kolkata - 700 098, West Bengal, and represented by its Director **MR. SRIKANT SIKARIA** (PAN : BKKPS9244P) son of Mr. Sajan Sikaria, by Caste - Hindu, by Nationality - Indian, by Occupation - Business, residing at 267, Bangur Avenue, Block - B, P.O. Bangur Avenue, P.S. Lake Town, Kolkata - 700 055, West Bengal, hereinafter referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors-in-interest representatives and assigns) of the FIRST PART.

AND

SURESHAM ENCLAVE PVT. LTD. (PAN : AASCS5502J) a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U45400WB2012PTC187323) having its registered office at Plot No.180, Block DD, Street no. 295, New Town, P.O. Newtown, P.S. Newtown, Dist. North 24 Parganas, Kolkata - 700 156, West Bengal, represented by its Director **MR. SUSHANT MEHER** (PAN : DUEPM0033C), son of Mr. Tulsi Meher, by Caste - Hindu, by Nationality - Indian, by Occupation - Business, residing at Flat No. 3E, Sristi Plaza, Salua Bazar, Rajarhat Gopalpur, Post Office - Airport, Police Station - Airport, North 24 Parganas, Kolkata - 700 136, 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 successor and/or successors-in-interest representatives and assigns) of the SECOND PART.

AND

ARYAN BARTER PVT. LTD. (PAN : AAKCA0694B) a Private Limited Company incorporated under the Companies Act, 1956 (CIN : U51909WB2011PTC170751) having its registered office at 14, Netaji Subhash Road, 1st Floor, P.O. – GPO Kolkata, P.S. - Hare Street Kolkata - 700 001, West Bengal, represented by its Director **MR. RAJENDRA PRASAD AGARWALA** (PAN : ACJPA0807G) son of Late Ram Prasad Agarwala, by Caste – Hindu, by Nationality – Indian, by Occupation – Business, residing at 18A, Mayfair Road, 3rd Floor, P.O. - Ballygunj, P.S. - Karaya, Kolkata – 700 019, West Bengal, hereinafter referred to as the “ **CONFIRMING PARTY** ” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors-in-interest representatives and assigns) of the THIRD PART.

WHEREAS one Gangadhar Mondal got the Shali Land measuring 09 Decimal more or less comprised in R.S. & L.R. Dag No. 2018 by a virtue of a 'Rayati Bandoboshto Patra' dated 03.08.1994 and was executed by Govt. of West Bengal vide RS case No. 2/1994 Sl No. 15 of B.L. & L.R.O. Rajarhat and also B.L. & L.R.O. Rajarhat issued L.R. Khatian No. 2417 in the name of said Gangadhar Mondal as 'Pattamule Dang' (referred as Gangadhar's Property).

AND WHEREAS one Bijoli Mondal got the Shali Land measuring 07 Decimal more or less comprised in R.S. & L.R. Dag No. 2018 by a virtue of a 'Rayati Bandoboshto Patra' dated 03.08.1994 and was executed by Govt. of West Bengal vide RS case No. 2/1994 Sl No. 16 of B.L. & L.R.O. Rajarhat and also B.L. & L.R.O. Rajarhat issued L.R. Khatian No. 2418 in the name of said Bijoli Mondal as 'Pattamule Dang'.

AND WHEREAS the said Gangadhar Mondal died intestate on 23.08.2011 leaving behind his wife Pratima Mondal and two daughters namely Sefali Mondal & Shyamali Mondal as his legal heiresses who inherited the said Gangadhar's Property in equal share and got their names mutated in the records of B.L. & L.R.O. Rajarhat in L.R. Khatian Nos. 2818, 2819 & 2420.

AND WHEREAS by a Deed of Conveyance dated 14th day of December 2012 made between the Smt. Pratima Mondal, Smt. Shyamali Mondal, Smt. Shefali Mondal and Smt. Bijoli Mondal therein referred to as the Land Owners/Vendors of the First Part and 1) Suresham Enclave Pvt. Ltd. 2) Aryan Barter Pvt. Ltd. and 3) Mounthill Realty Pvt. Ltd. therein jointly referred to as the Purchasers of the Second Part and Sri Harish Chandra Mondal and Si Sankar Mistri therein jointly referred to as the Confirming Parties of the Third Part and registered in the office of District Sub-registrar-II, North 24 Parganas and recorded in Book No. I, CD Volume No. 64, Pages from 3231 to 3259, Being No. 18099 for the year 2012, the said Smt. Pratima Mondal, Smt. Shyamali Mondal, Smt. Shefali Mondal and Smt. Bijoli Mondal for the consideration mentioned therein, sold granted transferred conveyed assigned and assured unto and in favour of the Purchasers therein ALL THAT the part and parcel of (i) Shali Land measuring 09 Decimal more or less comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2818, 2819 & 2820 and (ii) Shali Land measuring 07 Decimal comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2418 aggregating to a total area of land measuring 16 Decimal lying and situate at Mouza - Chak Pachuria, J.L. No. 33, under Block - Rajarhat, P.S. - Rajarhat (now New Town) within jurisdiction of Pathar Ghata Gram Panchayet, in the District of North 24 Parganas in the State of West Bengal and for the sake of brevity hereinafter referred to as the **"Said Total Property"**.

AND WHEREAS after purchase the said Suresham Enclave Pvt. Ltd., Aryan Barter Pvt. Ltd. and Mounthill Realty Pvt. Ltd. become joint and absolute owners of the said Total Property each having undivided 1/3rd equal share and mutated their names in the records of B.L. & L.R.O. Rajarhat in Khatian Nos. 2941, 2939 and 2940 respectively and paying Khazna regularly.

AND WHEREAS joint possession and enjoyment of the said Property had caused various inconveniences and other difficulties on part of all parties hereto and being undivided 1/3rd equal share in the said Total Property all parties had mutually decided to make amicable partition of the said total Property by division and partition of the same in metes and bounds and for the same purpose they executed a Deed of Partition dated 18th day of December, 2020 and registered in the Office of the Additional Registrar of Assurances – I, Kolkata and recorded in Book No. I, Volume No. 1901-2021, Pages from 115 to 152, Being No. 190105365 for the year 2020, and three equal division were mutually made as shown in plan annexed thereto and marked as plot 'A', Plot 'B' and Plot 'C'. The Plot 'A' was allotted to the said Suresham Enclave Pvt. Ltd. and Plot 'B' was allotted to the said Aryan Barter Pvt. Ltd. and Plot 'C' was allotted to the Vendor herein said Mounthill Realty Pvt. Ltd.

AND WHEREAS the Vendor herein is the absolute Owner and seized and possessed of or otherwise well and sufficiently entitled to a demarcated Plot No. 'C' **ALL THAT** the part and parcel of Shali Land measuring an area of 5.34 Decimal more or less comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2940 lying and situate at Mouza – Chak Pachuria, J.L. No. 33, under Block - Rajarhat, P.S. - Rajarhat (now New Town) within jurisdiction of Pathar Ghata Gram Panchayet, in the District of North 24 Parganas in the State of West Bengal hereinafter

referred to as the “**said Property**” absolutely and forever free from all encumbrances and liabilities.

AND WHEREAS the Vendor had decided to dispose of the said Property and the Confirming Party knowing the intention of the Vendor to dispose of the said Property, had approached to the Vendor and after negotiation of the deal, they have entered into an agreement for sale on 25.06.2018 (referred as the said Agreement) for agreed total consideration of Rs.30,00,000/- (Rupees Thirty Lakhs only). The Confirming Party has already paid the agreed entire consideration amount of the said Agreement to the Vendor pending handover of the possession and the registration of Deed of Conveyance.

AND WHEREAS in terms of the said Agreement for Sale dated 25.06.2018 the Confirming Party herein or its nominee/s upon granting permission is entitled to receive possession and execute the Deed of Conveyance in respect of the said Property.

AND WHEREAS the Confirming Party has decided to assign its rights title and interest in the said Agreement in favour of the Purchaser herein and informed the Vendor about such nomination in favour of the Purchaser herein in its place in respect of the said Property and the Vendor has accepted the nomination.

AND WHEREAS the Purchaser has agreed to purchase and the Vendor has agreed to sell on nomination of the Confirming Party **ALL THAT** a demarcated plot of Shali Land being Plot No. ‘C’ measuring an area of 5.34 Decimal more or less comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2940 lying and situate at Mouza – Chak Pachuria, J.L. No. 33, under Block - Rajarhat, P.S. - Rajarhat (now New Town) within jurisdiction of Pathar Ghata Gram Panchayet, in the

District of North 24 Parganas in the State of West Bengal more particularly described in the Schedule hereunder written and hereinafter referred to as the '**said Property**', at or for a total consideration of Rs.56,75,000/- (Rupees Fifty Five Lakhs Seventy five thousand only) (including nomination charges Rs. 26,75,000/-) and the Vendor herein has agreed to execute the Deed of Conveyance in favour of the Purchaser without claiming any further consideration in respect of said Property morefully particularly described in the SCHEDULE hereunder written.

AND WHEREAS the Purchaser has thoroughly examined and inspected all the documents and Deeds of ownership of the Vendor and searched the title of the Vendor with all concerned authorities and got himself fully satisfied about the title of the Vendor and has satisfied with the description and nature of the said Property.

AND WHEREAS the Purchaser has at or before execution of this deed of sale paid the full consideration amount to the Confirming Party and the Vendor has put the Purchaser in Khas, peaceful, vacant and physical possession of the said Property.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 56,75,000/- (Rupees Fifty Six Lakhs Seventy five thousand only) duly paid by the Purchaser to the Confirming Party at or before the execution of these presents (the receipt whereof the Confirming Party as well as Vendor doth hereby as well as by the receipt for the same hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the said Property hereby sold, conveyed and transferred and every part thereof) the Vendor doth hereby grant, sell, convey, transfer, assign,

and assure unto and in favour of the Purchaser and Confirming Party hereby confirm **ALL THAT** the part and parcel of demarcated Shali Land being Plot No. 'C' measuring an area of 5.34 Decimal more or less comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2940 lying and situate at Mouza - Chak Pachuria, J.L. No. 33, under Block - Rajarhat, P.S. - Rajarhat (now New Town) within jurisdiction of Pathar Ghata Gram Panchayet, in the District of North 24 Parganas in the State of West Bengal in 'as is where is' condition and hereinbefore as well as hereinafter for the sake of brevity referred to as the "**said Property**" and is delineated in the map or plan hereto annexed and thereon bordered **RED TOGETHERWITH** all other easement rights including the right of ingress and egress and appurtenances belonging thereto OR HOWSOEVER OTHERWISE the said Property now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished together with all paths, passages, rights, liberties, easements, privileges, emoluments, advantages, appendages and appurtenances whatsoever to the said Property belonging or in anywise appertaining thereto or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or reminders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendor into upon or in respect of the said Property and every part thereof hereby granted and transferred AND all deeds, pattahs, muniments, writing and evidences of title which in anywise relating to the said Property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property AND the said

Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be together with right of ingress and egress and all other rights, interests, members and appurtenances belonging thereunto and every part thereof unto and to the use of the Purchaser absolutely and forever free from all mortgages, charges, liens, lispendens, encumbrances and liabilities whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor made, done, committed or knowingly or willingly suffered to the contrary, the Vendor is absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said Property in its entirety free from all encumbrances and liabilities whatsoever.
- b) That the Vendor have good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever.
- c) That the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property hereby granted, sold, conveyed and transferred and receive and enjoy the rents issues and profits thereof and every part thereof without any lawful let, suit, trouble, hindrance, eviction, interruption, disturbance, claim and demand whatsoever from of or by the Vendor or any other

person or persons lawfully or equitably claiming from through under or in trust for the Vendor.

- d) The Vendor doth hereby further covenant with the Purchaser that the Vendor has or hath not at any time done, executed or performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said Property or any part thereof is or are or may be impeached, charged encumbered or affected by reason whereof the Vendor may be prevented from conveying the said Property in the manner aforesaid.
- e) Further the Vendor and all persons having or lawful or equitably claiming estates, rights, title, interest, Property claim and demand whatsoever into or upon the said Property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly, effectually or satisfactorily granting transferring and assuring the said Property and every part and parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.

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

- a) That the Purchaser has thoroughly examined and inspected all documents and Deeds of ownership of the Vendor with all related documents and papers and are fully satisfied with the title of the

Vendor to the said Property and have satisfied with description and nature of the said Property and area of the said Property and purchasing the said Property in 'as is where is' condition.

- b) The Purchaser henceforth shall pay all the Municipal taxes, rates, impositions and other outgoings in respect of the said Property.
- c) The Purchaser from the date of this presents shall indemnify, keep indemnified, defend and hold harmless the Vendor and the Confirming Party and its assigns and agents against any and all losses, expenses, claims, costs and damages suffered, arising out of any act or omission or commission on the part of the Purchaser.

THE SCHEDULE ABOVE REFERRED TO

(The said Property sold herewith)

ALL THAT the part and parcel of vacant demarcated Shali Land being Plot No. 'C' measuring an area of 5.34 Decimal more or less comprised in R.S. & L.R. Dag No. 2018 recorded in L.R. Khatian No. 2940 lying and situate at Mouza - Chak Pachuria, J.L. No. 33, under Block - Rajarhat, P.S. - Rajarhat (now New Town) within jurisdiction of Pathar Ghata Gram Panchayet, in the District of North 24 Parganas in the State of West Bengal, together with easement right for access and user of the said Property as delineated in the map or plan hereto annexed and thereon bordered **RED** and butted and bounded as under :

ON THE NORTH : By Plot 'B'

ON THE SOUTH : By three storied building

ON THE EAST : By Bamboo Garden

ON THE WEST : By 12 ft' wide Metal Road

IN WITNESS WHEREOF the Parties hereto have hereto set and subscribed their respective hands and seal the day, month and year first above written.

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

1. Mihir Nandi
Vill P.O - Pratapnagar
Dist. - Hooghly
2. Sudip Maity.
Chhoto Saikrishnapur.
Paschim Medinipur.
West Bengal- 721435

Mounhill Realty Pvt. Ltd

Srikanth Siler...

Authorised Signatory

(V E N D O R)

SIGNED SEALED AND DELIVERED
by the PURCHASER at Kolkata in
the presence of :-

1. Mihir Nandi
2. Sudip Maity

SURESHAM ENCLAVE PVT. LTD.

Sushant Mehta

Director

(P U R C H A S E R)

SIGNED SEALED AND DELIVERED
by the CONFIRMING PARTY at
Kolkata in the presence of :-

1. Mihir Nandi
2. Sudip Maity

ARYAN BARTER PVT. LTD.

R.P. Agarwal

Director

(CONFIRMING PARTY)

Drafted by me as per
declaration in document
by the parties.

K. C. Karmsker
Advocate

High Court, Calcutta
W R of 8671, 83.

RECEIVED from the withinnamed Purchaser through Confirming Party the within mentioned sum of Rs. 30,00,000/- (Rupees Thirty Lakhs only) being the full consideration money as per Memo below :-

MEMO OF CONSIDERATION

<u>Date</u>	<u>Particular</u>	<u>Amount</u> <u>(Rs.)</u>
19.06.2018	Through RTGS from HDFC Bank, Kolkata	10,00,000/-
20.06.2018	Through RTGS from HDFC Bank, Kolkata	10,00,000/-
21.06.2018	Through RTGS from Bandhan Bank, Kolkata	2,30,000/-
21.06.2018	Through NEFT from Bandhan Bank, Kolkata	15,000/-
25.06.2018	Through NEFT from Bandhan Bank, Kolkata	15,000/-
01.09.2021	Through RTGS from Bandhan Bank, Kolkata	7,40,000/-
Rs. 30,00,000/- already re-imbursed by the Purchaser vide RTGS on 01.09.2021 & 10.09.2021 from ICICI Bank, Kolkata to the Confirming Party		
		<u>30,00,000/-</u>

(Rupees Thirty Lakhs Only)

WITNESSES :

1. Mihir Nandi

2. Sudip Haily

Mounthill Realty Pvt Ltd
Sri. S. S. S. S. S.

Authorised Signatory

(V E N D O R)

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs. 26,75,000/- (Rupees Twenty Six Lakhs Seventy five thousand only) being the nomination charges under this Indenture as per Memo below :-

MEMO OF CONSIDERATION

<u>Date</u>	<u>Particular</u>	<u>Amount</u> <u>(Rs.)</u>
10.09.2021	Through RTGS from ICICI Bank, Kolkata	10,00,000/-
13.09.2021	Through RTGS from ICICI Bank, Kolkata	16,75,000/-
	Total	<u>26,75,000/-</u>

(Rupees Twenty Six Lakhs Seventy Five Thousand Only)

WITNESSES :

1. Mihir Mondal

2. Sudip Maity

ARYAN BARTER PVT. LTD.

R. P. Agrawal

Director

(CONFIRMING PARTY)

MAGNETIC NORTH



PLOT 'A' = SURESHAM ENCLAVE PVT LTD :	5.33 DECIMAL
PLOT 'B' = ARYAN BARTER PV T LTD. :	5.33 DECIMAL
PLOT 'C' = MOUNTHILL REALTY PVT LTD :	5.34 DECIMAL
TOTAL :	16 DECIMAL

Mounthill Realty Pvt. Ltd

Silber

Authorised Signatory

SURESHAM ENCLAVE PVT. LTD.

Purkat Nelan

Director

ARYAN BARTER PVT LTD.

R. P. Bar

Director

PROJECT		
SURVEY PLAN OF EXISTING LAND AT DAG NO.-2018		
L. R. KHATAN NO.-2940, MOUZA-CHAKPACHURIYA,		
J. L. NO.-33, P. S.-RAJARHAT, DIST.-NORTH 24		
PARGANAS.		
DATE -	DRAWN BY-S. DAS	CHECKED BY- T. CHAKRABORTY
SKETCHED BY		
NIRMAN		
REVISION		
945012007	SCALE - 1 : 250	SHEET NO.- 1 OF 1

SPECIMEN FORM FOR TEN FINGERPRINTS



S. K. S. S. S. S.

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



SURESHAM ENCLAVE PVT. LTD.

Suresh M. S.

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



ARYAN BARBER PVT. LTD.

R. P. G. S. S.

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

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

GRN Details

GRN: 192021220076925131
GRN Date: 12/09/2021 15:16:00
BRN : 67217090
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: ICICI Bank
BRN Date: 12/09/2021 15:09:07
Payment Ref. No: 2001655194/4/2021
(Query No*/Query Year)

Depositor Details

Depositor's Name: SUSHANT MEHER
Address: 3E SRISTI PLAZA, SALUA BAZAR
Mobile: 8777751593
Email: kappabuilders@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2001655194
Applicant's Name: Mr Subrata Acharjee
Identification No: 2001655194/4/2021
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 12/09/2021
Period To (dd/mm/yyyy): 11/10/2021

Payment Details







Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001655194/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	403625
2	2001655194/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	127690
			Total	531315



IN WORDS: FIVE LAKH THIRTY ONE THOUSAND THREE HUNDRED FIFTEEN ONLY.

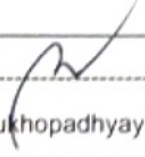


Government of West Bengal
 Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
 OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata
 Signature / LTI Sheet of Query No/Year 19042001655194/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Srikant Sikaria 267, Bangur Avenue, Block - B, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	Representative of Seller [Mounthill Realty Private Limited]		5738 	Srikant Sikaria 14/9/2021
2	Sushant Meher Flat No. 3E, Sristi Plaza, Salua Bazar, Rajarhat Gopalpur, City - , P.O - Airport, P.S -Airport, District -North 24-Parganas, West Bengal, India, PIN - 700136	Representative of Buyer [Suresham Enclaym Private Limited]		5739 	Sushant Meher 14/09/2021
3	Rajendra Prasad Agarwala 18A, Mayfair Road, 3rd Floor, City:- , P.O.- Ballygunge, P.S.- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Seller [Aryan Barter Private Limited]		5737 	R. Prasad Agarwala 14/9/2021

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Mihir Nandi Son of Mr Raj Mohan Nandi Pratapnagar, City:- , P.O:- Pratapnagar, P.S:-Arambag, District -Hooghly, West Bengal, India, PIN - 712415	Srikant Sikaria, Sushant Meher, Rajendra Prasad Agarwala		5740 	Mihir Nandi


 (Mohul Mukhopadhyay)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 IV KOLKATA
 Kolkata, West Bengal



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOUNTHILL REALTY PRIVATE
LIMITED

21/04/2009

Permanent Account Number

AAGCM0376G

इस कार्ड के साथ अपने वास्तुगत दस्तावेजों/संलग्न
आयकर रिटर्न/संबंधित अन्य दस्तावेजों
संलग्न करें, आयकर विभाग,
आयकर प्रशासन विभाग के कार्यालय,
बंगलूर, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSUI,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Bansgaon, Pune - 411 045

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

Srikant Srikant

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SRIKANT SIKARIA

SAJAN SIKARIA

28/04/1987

Permanent Account Number

BKKPS9244P

Srikant Sikaria

Signature



08032007

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :

आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,

e-mail: tininfo@nsdl.co.in



ভারত সরকার
Unique Identification Authority of India
Government of India

ডালাকাভুক্তির নম্বর/Enrolment No.: 2189/71179/17059

Download Date: 08/07/2017

To
শ্রীকান্ত সিকারিয়া
Srikant Sikaria
S/O: Sajan Sikaria
267 Bangur Avenue, Block B
Bangur Avenue
North 24 Parganas Bangur Avenue
West Bengal - 700055
9830897785

Generation Date: 15/06/2017

Valid for unknown



আপনার আধার সংখ্যা / Your Aadhaar No. :

2182 6230 4441

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শ্রীকান্ত সিকারিয়া
Srikant Sikaria
জন্মতারিখ/ DOB: 28/04/1987
পুরুষ / MALE



2182 6230 4441

আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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

- আধার সারা দেশে মানা।
- আধার জবিয়ারতে সরকারী 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

ঠিকানা:
এসও: সাজান সিকারিয়া, 267 বাঙ্গুর
এভিনিউ, ব্লক বি, বাঙ্গুর অভিনিউ,
উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700055

Address:
S/O: Sajan Sikaria, 267 Bangur
Avenue, Block B, Bangur
Avenue, North 24 Parganas,
West Bengal - 700055

2182 6230 4441



1947



haap@uidai.gov.in



www.uidai.gov.in

Srikant Sikaria

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SURESHAM ENCLAVE PRIVATE LIMITED



16/10/2012

Permanent Account Number

AASCS5502J

17/07/2013

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DUEPM0033C



नाम/ Name
SUSHANT MEHER

पिता का नाम/ Father's Name
TULSI MEHER

जन्म की तारीख/ Date of Birth
30/10/1985

Sushant Meher
हस्ताक्षर/ Signature



08062017

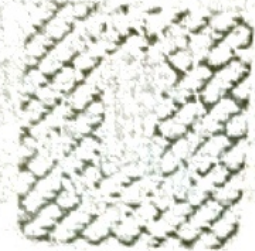
Sushant Meher

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARYAN BARTER PRIVATE LIMITED



16/12/2011

Permanent Account Number

AAKCA0694B

04012012

R. P. Singh



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

Enrolment No.: 1528/20064/02088

To
 Sushant Meher
 S/O Tulsi Meher
 Flat No. 3E, Sristi Plaza
 Salua Bazar
 Rajarhat Gopalpur(M)
 North 24 Parganas Rajarhat Gopalpur
 West Bengal - 700136
 8777751593

Download Date: 04/08/2017

Generation Date: 31/07/2017

Signature valid

UNIQUE IDENTIFICATION
 AUTHORITY OF INDIA
 Date: 2017/08/14 14:38:34



आपका आधार क्रमांक / Your Aadhaar No. :

8844 4538 2349

मेरा आधार, मेरी पहचान

Sushant Meher



भारत सरकार
 Government of India



Sushant Meher
 DOB: 30/10/1985
 MALE



8844 4538 2349

मेरा आधार मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 0640/83114/12785

To
Rajendra Prasad Agarwala
S/O Lt Ram Prasad Agarwala
18 A MAYFAIR ROAD
Ballygunge
Ballygunge
Circus Avenue Kolkata
West Bengal 700019
9903038644

27/10/2012

119430316



ME194303164FH



आपका आधार क्रमांक / Your Aadhaar No. :

5823 5811 4281

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Rajendra Prasad Agarwala
Father : RAM PRASAD AGARWAL
DOB : 20/08/1946
Male



5823 5811 4281

मेरा आधार, मेरी पहचान

R. P. Agarwala

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACJPA0807G



नाम /NAME

RAJENDRA PRASAD AGARWALA

पिता का नाम /FATHER'S NAME

RAM PRASAD AGARWALA

जन्म तिथि /DATE OF BIRTH

20-08-1946

हस्ताक्षर /SIGNATURE

R. P. Agarwala

R. P. Agarwala

आयकर आयुक्त, प.बं.-II

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

R. P. Agarwala

পরি



ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2730/00102/01711

Download Date: 12/02/2020

To
মিহির নন্দী
Mihir Nandi
Pratapnagar
Pratapnagar
Hooghly West Bengal - 712422
9331849382

Issue Date: 13/10/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

8927 6887 8560

VID : 9186 3115 8463 9341

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



মিহির নন্দী
Mihir Nandi
জন্মতারিখ/DOB: 19/12/1979
পুরুষ/ MALE

Issue Date: 13/10/2017

Download Date: 12/02/2020

8927 6887 8560

VID : 9186 3115 8463 9341

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিগ্রাম ভিডিওর ডাউন / অফলাইন এক্সএমএল / অফলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেকট্রনিক প্রক্রিয়ার তৈরী পত্র

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.

- আধার সারা দেশে মানা
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App চালা।

- 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.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
প্রতাপনগর, হুগলী,
পশ্চিমবঙ্গ - 712422

Address:
Pratapnagar, Hooghly,
West Bengal - 712422



8927 6887 8560

VID : 9186 3115 8463 9341

1847 | helpline@uidai.gov.in | www.uidai.gov.in

Mihir Nandi

Major Information of the Deed

Deed No :	I-1904-09655/2021	Date of Registration	16/09/2021
Query No / Year	1904-2001655194/2021	Office where deed is registered	
Query Date	31/08/2021 4:47:09 PM		1904-2001655194/2021
Applicant Name, Address & Other Details	Subrata Acharjee 28 Sahid Colony,Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, PIN - 700114, Mobile No. : 9331810448, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 26,75,000/-]		
Set Forth value	Market Value		
Rs. 56,75,000/-	Rs. 1,00,92,600/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,03,725/- (Article:23)	Rs. 1,27,774/- (Article:A(1), E, B, M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700136

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-2018 (RS :-)	LR-2940	Bastu	Shali	5.34 Dec	56,75,000/-	1,00,92,600/-	Property is on Road Adjacent to Metal Road,
Grand Total :					5.34Dec	56,75,000 /-	100,92,600 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mounthill Realty Private Limited Salt Lake Stadium, Between Gate No. 1 And 2, 1st Fl., Block/Sector: Bhagwandas Taxi Meter Testing Centre, City:- , P.O:- Sai Complex Salt Lake, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700098 , PAN No.:: AAxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Aryan Barter Private Limited 14, Netaji Subhas Road, 1st Floor, City:- , P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Photo, Finger print and Signature

Suresham Enclave Private Limited
 2 Digambar Jain Temple Road, 1st Floor, City:- , P.O:- Burrobazar, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: AAXxxxxx2J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Srikant Sikaria Son of Mr Sajan Sikaria 267, Bangur Avenue, Block – B, City:- , 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.:: BKxxxxxx4P, Aadhaar No: 21xxxxxxxx4441 Status : Representative, Representative of : Mounthill Realty Private Limited (as Director)
2	Sushant Meher Son of Mr Tulsi Meher Flat No. 3E, Sristi Plaza, Salua Bazar, Rajarhat Gopalpur, City:- , P.O:- Airport, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DUxxxxxx3C, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Suresham Enclave Private Limited (as Director)
3	Rajendra Prasad Agarwala (Presentant) Son of Late Ram Prasad Agarwala 18A, Mayfair Road, 3rd Floor, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7G, Aadhaar No: 58xxxxxxxx4281 Status : Representative, Representative of : Aryan Barter Private Limited

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mihir Nandi Son of Mr Raj Mohan Nandi Pratapnagar, City:- , P.O:- Pratapnagar, P.S:-Arambag, District:-Hooghly, West Bengal, India, PIN:- 712415			

Identifier Of Srikant Sikaria, Sushant Meher, Rajendra Prasad Agarwala

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mounthill Realty Private Limited	Suresham Enclave Private Limited-5.34 Dec

as per Land Record

North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2018, LR Khatian No:- 2940	Owner: শ্রী-শ্রী সুরেশ কুমার গুর্জার, Address: ১২ নং পল্লী রাস্তা, Classification: ক/১, Area 0.05000000 Acre.	Mounthill Realty Private Limited