

5238/19.

5336/2019

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A.R.A.
IV

Y 813057

1904
0

784109/19

Rs 24,00,000/-

[Signature]
Additional Registrar of
Assurances-IV, Kolkata

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

[Signature]
Additional Registrar
of Assurances-IV, Kolkata

25 MAY 2019

THIS DEED OF CONVEYANCE is made on this
the 25th day of May, Two Thousand Nineteen BETWEEN

5585

SUTANU KARMAKAR
Advocate
High Court, Calcutta

Sold to.....
Address.....
Value.....

16 APR 2019

L.S.V., High Court
Abanji Sarkar
High Court, A.S

5012/100



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
25 MAY 2019

Idur bulay me

*Tapan Kumar Dhar -
C/o Smt Kamalati Dhar
111/10 Mahammadpur
P.S = Bhagyawanpur
Dist - Purba Medinipur
© CC - Law Centre
721601*

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

GRN: 19-201920-001687104-1 Payment Mode Online Payment
GRN Date: 22/05/2019 12:28:47 Bank : State Bank of India
BRN : IK0ABHBNQ7 BRN Date: 22/05/2019 12:29:45

DEPOSITOR'S DETAILS

Id No. : 19040000784199/4/2019
[Query No./Query Year]

Name : Shivrathi Builders Private Limited
Contact No. : Mobile No. : +91 9830526432
E-mail :
Address : 86B2Topsia RoadSTopsia 24 PGSSPin700046
Applicant Name : Mr T K Maity
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

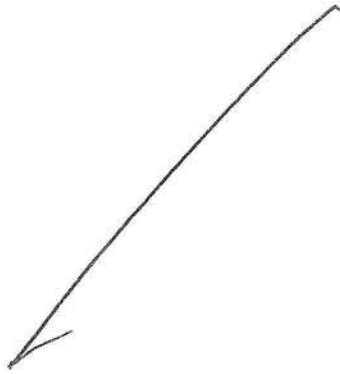
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040000784199/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	120020
2	19040000784199/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	24098

In Words : Rupees One Lakh Forty Four Thousand One Hundred Eighteen only
Total 144118



(Handwritten Signature)



SAWKAT ALI LASKAR, son of Ayub Ali Laskar, by Sex: Male, by faith: Muslim, by occupation: Business, by nationality: Indian, having **mobile No.9831480078** and having Aadhaar Card No.3847 8650 3655 and having Voter ID No. WB/20/091/681225 and having **PAN: ACXPL8328F** residing at Village: Chakpanchuria, P.O. Chakpanchuria, P.S. Rajarhat presently New Town, Kolkata-700156, hereinafter called as the **VENDOR** (which terms or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, nominee(s) and/or assigns) of the **ONE PART**

-AND-

SHIVRATHI BUILDERS PRIVATE LIMITED having **mobile No.9830585127** and having **CIN: U70102WB2014PTC199799**, and having **PAN: AAUCS1798J** a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 86B/2, Topsia Road, South, Gajraj Chamber, 3rd Floor, Room No. 3D, P.O. & P.S. Topsia, Kolkata-700046, duly represented by its directors **Mr. Gaurav Chandgothia**, son of Vishnu Kumar Chandgothia having **mobile No.9830526432** and having **PAN: AFLPC3112R**, and having **Aadhaar Card No. 2030 5043 0338**), residing at 339, Canal Street, Kolkata - 700048, Post Office - Lake Town, Police Station - Lake Town, hereinafter

referred to as the **PURCHASER** (which term or expression shall unless repugnant to the context and meaning thereof shall mean and include its successors-in-office and assigns) of the **OTHER PART** ;

WHEREAS one Kalidasi Dasi was the absolute Owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **ALL THAT** piece and parcel of shali land measuring about **54 decimals** more or less of comprised in C.S. Dag No.408, **R.S. Dag No.413**, under C.S. Khatian No.468, R.S. Khatian No.674, lying and situate at Mouza- Chakpanchuria, J.L. No.33, Re.Sa. No.205½, Touzi No.145, Pargana- Kalikata, P.S. Rajarhat, District: North 24-Parganas;

AND WHEREAS by a Deed of Conveyance dated 27.02.1980 registered at the office of the Sub-Registrar, Cossipore Dum Dum and recorded in Book No.I, Volume No.59, Pages: 7 to 9, being **Deed No.1396** for the year 1980 Kalidasi Dasi, therein described as the Vendor sold, transferred and conveyed unto and in favour of Mastan Chaprashi alias Mostabar Chaprasbi, therein described as the Purchaser of **ALL THAT** piece and parcel of shali land measuring about **25 decimals** more or less out of 54 decimals comprised in C.S. Dag No.408, **R.S. Dag No.413**, under C.S. Khatian No.468, **R.S. Khatian No.674**, lying and situate at

Mouza - Chakpanchuria, J.L. No. 33, Re.Sa. No.205½, Touzi No.145, Pargana- Kalikata, P.S. Rajarhat, District: North 24-Parganas;

AND WHEREAS the said Mastan Chaprashi alias Mostabar Chaprashi died intestate, leaving behind his wife, Salehar Bibi, only minor son namely Rejjak Chaprashi alias Rejjak Molla and three minor daughters namely Asura Bibi alias Asura Begam, Masura Khatun alias Sundar Khatun and Rejina Bibi alias Khayarunnesa as his legal heirs and none else ;

AND WHEREAS by a Deed of Conveyance dated 31.10.1986 registered at the office of the A.D.S.R. Bidhannagar, Salt Lake City and recorded in Book No.I, Volume No.152, Pages: 489 to 494, being **Deed No.7960** for the year 1986 the said Salehar Bibi, alongwith minor son Rejjak Chaprashi alias Rejjak Molla and three minor daughters Asura Bibi alias Asura Begam, Masura Khatun alias Sundar Khatun and Rejina Bibi alias Khayarunnesa, represented by their natural guardian their mother Salehar Bibi, therein collectively called as the Vendors, sold, transferred and conveyed unto and in favour of Ram Dulari Roy, therein described as the Purchaser of **ALL THAT** piece and parcel of shali land measuring about **25 decimals** more or less equivalent to 15 cottahs comprised in C.S. Dag No.408, **R.S. Dag No.413**, under C.S. Khatian No.468, **R.S. Khatian No.674**, lying

and situate at Mouza-Chakpanchuria, J.L. No.33, Re.Sa. No.205½, Touzi No.145, Pargana- Kalikata, P.S. Rajarhat, District: North 24-Parganas;

AND WHEREAS later on the said minor son Rejjak Chaprashhi alias Rejjak Molla, Masura Khatun alias Sundar Khatun & Asura Bibi alias Asura Begam became major and demanded their share from the said purchaser, Ram Dulari Roy and to secure the right title and interest on the land the said Ram Dulari Roy purchased their share **ALL THAT** piece and parcel of shali land measuring **17.50 decimals** more or less being a part of the aforesaid 25 decimals more or less, which was purchased by the said Ram Dulari Roy in the aforesaid Deed bearing No. 7960 for the year 1986, from the said Rejjak Chaprashhi alias Rejjak Molla, Masura Khatun alias Sundar Khatun & Asura Bibi alias Asura Begam. And the present Deed was registered on 25.01.1993, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 11, Pages 339 to 344, being Deed No. 502 for the year 1993.

AND WHEREAS the said Ram Dulari Roy duly mutated her name in the Records of Rights in L.R. Khatian No.1495/1. In the Records of Rights the name of the Ram Dulari Roy was wrongly recorded as Ram Kumari Roy, in respect of **25 decimals** more or less of land comprised in **R.S. Dag No.413,**

L.R. Khatian No.1495/1 lying and situate at Mouza - Chakpachuria ;

AND WHEREAS by a Deed of Conveyance dated 01.06.2007 registered at the office of the D.R. North 24-Parganas, Barasat and recorded in Book No.I, being **Deed No.08239** for the year 2007 the said Ram Dulari Roy, therein described as the Vendor, sold, transferred and conveyed unto and in favour of Tarak Chandra Saha, therein described as the Purchaser of **ALL THAT** piece and parcel of shali land measuring **22.50 decimals** more or less equivalent to 13 cottahs 8 chittacks comprised in C.S. Dag No.408, **R.S. Dag No.413**, under C.S. Khatian No. 468, **R.S. Khatian No.674**, lying and situate at Mouza-Chakpanchuria, J.L. No.33. Re.Sa. No.205 ½, Touzi No. 145, Pargana- Kalikata, P.S. Rajarhat, District: North 24-Parganas ;

AND WHEREAS the said Rejina Bibi alias Khayarunnesa Bibi became major and makes a claim before the said Ram Dulari Roy and also before the said owner Tarak Chandra Saha regarding her share in the land. After intervention of the local people, it is settled that the said Rejina Bibi alais Khayarunnesa Bibi will get a part of the consideration and will sign the said Deed as Confirming Party and relinquished her all demand, claim, right, title and interest on the land to be sold by the present Tarak Chandra Saha in favour of Sawkat Ali Laskar,

therein stated as the Purchaser ;

AND WHEREAS by a Deed of Conveyance dated 14.03.2008 registered at the office of Additional District Sub-Registrar Bidhannagar recorded in Book No.I, C.D. Volume No.4, Pages: 231-256 being No.03472 for the year 2008 the said Tarak Chandra Saha, therein described as the Vendor, Rejina Bibi Alias Khayarunnesa Bibi, therein described as the Confirming Party, sold, transferred and conveyed unto and in favour of Sawkat Ali Laskar, therein described as the Purchaser of **ALL THAT** piece and parcel of shali land measuring **22.50 decimals** more or less equivalent to 13 cottahs 8 chittacks comprised in C.S. Dag No.408, **R.S. Dag No.413**, under C.S. Khatian No. 468, R.S. Khatian No.674, L.R. Khatian No.1495/1 lying and situate at Mouza- Chakpanchuria, J.L. No.33. Re.Sa. No.205½, Touzi No.145, Pargana- Kalikata, P.S. Rajarhat, District: North 24-Parganas ;

AND WHEREAS thus the said Sawkat Ali Laskar, the Vendor herein became absolute Owner of **ALL THAT** piece and parcel of shali land measuring **22.50 decimals** more or less equivalent to 13 cottahs 8 chittacks comprised in C.S. Dag No.408, **R.S. Dag No.413**, under C.S. Khatian No. 468, R.S. Khatian No. 674, L.R. Khatian No.1495/1 lying and situate at Mouza- Chakpanchuria, J.L. No.33. Re.Sa. No.205½, Touzi No.

145, Pargana- Kalikata, P.S. Rajarhat, District: North 24-Parganas ;

AND WHEREAS the said Sawkat Ali Laskar duly mutated his name in the Records of Rights under **L.R. Khatian No.1743** in respect of aforesaid land comprised in C.S. Dag No.408, R.S. & **L.R. Dag No.413**, lying and situate at Mouza - Chakpachuria ;

AND WHEREAS by a Deed of Conveyance dated 23rd December, 2008 registered at the office of Additional District Sub-Registrar Bidhannagar recorded in Book No.I, C.D. Volume No.14, Pages: 2113 to 2136 being No.14770 for the year 2008 made between Nirmal Kanodia, therein described as the Vendor/Owner and (1) Sawkat Ali Laskar, and (2) Jahiruddin Molla, therein jointly called as the Purchasers, the said Nirmal Kanodia, sold, transferred and conveyed unto and in favour of (1) Sawkat Ali Laskar, and (2) Jahiruddin Molla of **ALL THOSE** pieces and parcels of shali land measuring **3.4844 decimals** out of 9.00 decimal comprised in C.S. Dag No.409 corresponding to **R.S. & L.R. Dag No.414** And shali land measuring **4.3125 decimals** out of 12.00 decimal comprised in C.S. Dag No.410 corresponding to **R.S. & L.R. Dag No.415** totaling to **7.7969 decimal** more or less under C.S. Khatian No. 461, R.S. & L.R. Khatian Nos.526, 1496 & 1231 lying and situate at Mouza-

Chakpanchuria, J.L. No.33. Re.Sa. No.205½, Touzi No.145,
Pargana- Kalikata, P.S. Rajarhat, District: North 24-Parganas ;

AND WHEREAS by virtue of Deed of Conveyance dated 23rd December, 2008 the said (1) Sawkat Ali Laskar, and (2) Jahiruddin Molla became absolute joint Owners of **ALL THOSE** pieces and parcels of shali land measuring **3.4844 decimals** out of 9.00 decimal comprised in C.S. Dag No.409 corresponding to **R.S. & L.R. Dag No.414** And shali land measuring **4.3125 decimals** out of 12.00 decimal comprised in C.S. Dag No.410 corresponding to **R.S. & L.R. Dag No.415** totaling to **7.7969 decimal** more or less under C.S. Khatian No. 461, R.S. & L.R. Khatian Nos.526, 1496 & 1231 lying and situate at Mouza- Chakpanchuria, J.L. No.33. Re.Sa. No.205½, Touzi No.145, Pargana- Kalikata, P.S. Rajarhat, District: North 24-Parganas ;

AND WHEREAS in accordance with the said Deed of Conveyance dated 23rd December, 2008 being No.14770 for the year 2008 the said Sawkat Ali Laskar will get undivided 2/3rd share of 3.4844 decimal i.e. **2.3229 decimal** more or less under **R.S. & L.R. Dag No.414** and undivided 2/3rd share of 4.3125 decimal i.e. **2.8750 decimal** more or less under **R.S. & L.R. Dag No.415** ;

AND WHEREAS the said Sawkat Ali Laskar duly mutated his name in the Records of Rights under **L.R. Khatian No.1743** in respect of aforesaid land comprised in C.S. Dag Nos.409 & 410, **R.S. & L.R. Dag Nos.414 & 415** lying and situate at Mouza - Chakpachuria ;

AND WHEREAS the Vendor is desirous of selling of **ALL THOSE** pieces and parcels of shali land measuring about **1.00 decimal** more or less out of 41.00 decimal comprised in C.S. Dag No.408, **R.S. & L.R. Dag No.413** And shali land measuring about **2.3229 decimal** more or less out of 9.00 decimal under **R.S. & L.R. Dag No.414** And shali land measuring about **0.6771 decimal** more or less out of 12.00 decimal under **R.S. & L.R. Dag No.415** under **L.R. Khatian No.1743** totaling to **4.00 decimal** more less lying and situate at Mouza- Chakpanchuria, J.L. No.33. Re.Sa. No.205½, Touzi No.145, Pargana- Kalikata, P.S. Rajarhat, District: North 24-Parganas, Pin Code-700156, as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said plots of land** ;

AND WHEREAS the Vendor has approached the Purchaser for sale of the **said plots of land** free from all encumbrances, charges, liens, lispendences attachments claims and demands whatsoever ;

AND WHEREAS the Purchaser has agreed to purchase and the Vendor has agreed to sell **ALL THOSE** the **said plots of land** at a total consideration of Rs.24,00,000/- (Rupees Twenty Four Lacs) only free from all encumbrances, charges, liens, lispendences, attachments, claims and demands whatsoever on the terms and conditions stated hereunder ;

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the said sum of Rs.24,00,000/- (Rupees Twenty Four Lacs) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and from the payment of the same and every part thereof do hereby acquit, release and discharge the Purchaser as also the **said plots of land**) the Vendor doth hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser **ALL THOSE** pieces and parcels of shali land measuring about **1.00 decimal** more or less out of 41.00 decimal comprised in C.S. Dag No.408, **R.S. & L.R. Dag No.413** And shali land measuring about **2.3229 decimal** more or less out of 9.00 decimal under **R.S. & L.R. Dag No.414** And shali land measuring about **0.6771 decimal** more or less out of 12.00 decimal under **R.S. & L.R. Dag No.415** under **L.R. Khatian No.1743** totaling to **4.00 decimal** more less lying and situate at Mouza- Chakpachuria, J.L. No.33. Re.Sa.

No.205½, Touzi No.145, Pargana- Kalikata, P.S. Rajarhat, District: North 24-Parganas, Pin Code-700156, as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said plots of land** TOGETHERWITH all sewers, areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto or any part thereof with which the same now are or is or at any time or times heretofore were or was held used occupied enjoyed accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendor into upon or in respect of the **said plots of land** and every part thereof **TOGETHERWITH** all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the **said plots of land** or any part thereof which now are or is or at any time or times hereafter shall or may in the possession, custody, power or control of the Vendor or her heirs, executors, administrators or legal representatives or in the custody of power or of any other person or persons from whom the Vendor can or may procure the same without any suit or

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

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

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendor has good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the **said plots of land** hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.
- b) That the Purchaser and its heirs, executors, administrators or legal representatives and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the **said plots of land** and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully equitably

claiming from under or in trust for the Vendor or her Predecessor-in-Title.

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

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

e) That no part of the **said plots of land** being conveyed under these presents is vested with Government or Semi-Government Authority and there is no Bargadar in respect of any part of the **said plots of land** in any way and the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid and for any reason whatsoever if the Purchaser is dispossessed or deprived of full enjoyment of the **said plots of land** or any part thereof then in that event the Vendor doth hereby agree to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the **said plots of land** hereby sold to the Purchaser. The Vendor doth hereby agree to sell the **said plots of land** including all the moveable i.e. trees, crops etc. lying attached to the earth of the **said plots of land**.

f) That the Vendor shall and will at all times hereafter at the request of the Purchaser produce all or any of the documents of title relating to the **said plots of land** as the Purchaser may direct all the title deed documents and writing for evidencing of title in respect of the **said plots of**

land and also furnish to the Purchaser copies of or extracts from the said title deeds documents and writings and shall and will in the meanwhile keep the same safe un-obliterated and un-cancelled.

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

THE SCHEDULE ABOVE REFERRED TO :

ALL THOSE pieces and parcels of shali land measuring about **1.00 decimal** more or less out of 41.00 decimal comprised in C.S. Dag No.408, **R.S. & L.R. Dag No.413** And shali land measuring about **2.3229 decimal** more or less out of 9.00 decimal under **R.S. & L.R. Dag No.414** And shali land measuring about **0.6771 decimal** more or less out of 12.00 decimal under **R.S. & L.R. Dag**

No.415 under **L.R. Khatian No.1743** totaling to **4.00 decimal** more less lying and situate at Mouza- Chakpachuria, J.L. No.33. Re.Sa. No.205½, Touzi No.145, Pargana- Kalikata, P.S. Rajarhat, District: North 24-Parganas, Pin Code-700156, as per following particulars:-

R.S. & L.R. Dag No.	L.R. Khatian No.	Total Area in Dag (decimal)	Sold (in decimal)
413	1743	41.00	1.00
414	1743	9.00	2.3229
415	1743	12.00	0.6771
		Total :	4.00

and butted and bounded as follows:-

R.S. & L.R. Dag No.413:

ON THE NORTH	Width of Approach Road 6 Ft.;
ON THE SOUTH	Common passage ;
ON THE EAST	R.S. Dag No.416(P) & 413(P) ;
ON THE WEST	R.S. Dag No.413 (P) ;

R.S. & L.R. Dag No.414:

ON THE NORTH	R.S. Dag No.416(P) ;
ON THE SOUTH	R.S. Dag No.414(P)
ON THE EAST	R.S. Dag No.415(P)
ON THE WEST	R.S. Dag No.413(P)

R.S. & L.R. Dag No.415:

ON THE NORTH	R.S. Dag No.416(P) ;
ON THE SOUTH	R.S. Dag No.415(P)
ON THE EAST	R.S. Dag No.415(P)
ON THE WEST	R.S. Dag No.414(P)

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

SIGNED SEALED AND DELIVERED

Saukat Ali Laskar

by the **VENDOR** at Kolkata

SIGNED SEALED AND DELIVERED

SHIVDATHI BUILDERS PRIVATE LIMITED

Gourav Choudhary
Director

by the **PURCHASER** at Kolkata

Witnesses :

- 1) *Parag Sharma*
PARAG SHARMA
23 CIRCUS AVENUE
KOLKATA-17.
- 2) *Tapas Kumar Majumdar*
7C E-5, Rajmudra
Keeet - 1

Drafted by :

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

RECEIVED by the VENDOR of and from within named PURCHASER the within mentioned the Rs.24,00,000/- (Rupees Twenty Four Lakh) only being the consideration money

as per memo below :

Rs.24,00,000.00

MEMO OF CONSIDERATION

A/c.Payee Cheque No.	Date	Drawn on	In favour of	Amount (Rs.)
620058	05/02/2016	Axis Bank	Swakat Ali Laskar	7,50,000.00
620059	11/02/2016	Axis Bank	Swakat Ali Laskar	10,50,000.00
620060	03/03/2017	Axis Bank	Swakat Ali Laskar	50,000.00
620063	17/05/2018	Axis Bank	Swakat Ali Laskar	1,25,000.00
620064	04/08/2018	Axis Bank	Swakat Ali Laskar	4,25,000.00
Total :				24,00,000.00

(Rupees Twenty Four Lakhs only)



















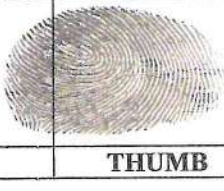
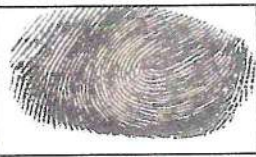
























Witnesses:

- 1) *Parag Sharma*
PARAG SHARMA
23 CIRCUS AVENUE
KOLKATA - 700017.

Swakat Ali Laskar

- 2) *Tapas Kumar*
T. K. S. Roy
Kal - 1

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presents							
1.	 							
		(LEFT HAND)						
								
		(RIGHT HAND)						
		2.	 					
				(LEFT HAND)				
								
(RIGHT HAND)								
3.								
				(LEFT HAND)				
								
		(RIGHT HAND)						
		4.						
				(LEFT HAND)				
								
(RIGHT HAND)								



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

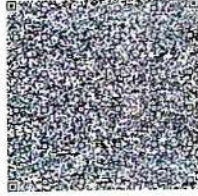
তালিকাভুক্তির নম্বর/ Enrolment No.: 1122/00021/00423

To
গৌরভ চান্দগোথিয়া
Gourav Chandgothia
S/O Vishnu Kumar Chandgothia
Canal View Apartment
339, Canal Street, 3rd Floor
Lake Town
Lake Town VIP Road
Sreebhumi S.O
Kolkata West Bengal - 700048
9830526432

Download Date: 26/03/2019

Generation Date: 02/08/2011

Signature Not Verified
Date of Registration
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 04
Date 2019-08-10 10:09:19
181



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

2030 5043 0338

VID : 9113 9621 1746 4015

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



গৌরভ চান্দগোথিয়া
Gourav Chandgothia
জন্মতারিখ/DOB: 18/08/1986
পুরুষ/ MALE



2030 5043 0338

VID : 9113 9621 1746 4015

আমার আধার, আমার পরিচয়



Government of India



AADHAAR

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.

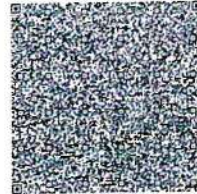
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
S/O বিষ্ণু কুমার চান্দগোথিয়া, কানাল বিএব
এপার্টমেন্ট, ৩৩৯, কানাল স্ট্রীট, ৩য় ফ্লোর, লেক টাউন
ভিপি রোড, লেক টাউন, শ্রীভূমি স.ও, কলকাতা,
পশ্চিম বঙ্গ - 700048

Address:
S/O Vishnu Kumar Chandgothia, Canal
View Apartment, 339, Canal Street, 3rd
Floor, Lake Town VIP Road, Lake Town,
Sreebhumi S.O, Kolkata,
West Bengal - 700048



QR Code with Photograph

2030 5043 0338

VID : 9113 9621 1746 4015

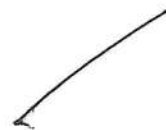
Gourav Chandgothia

आयकर विभाग
INCOME TAX DEPARTMENT
गौरव चण्डीगढ़ी
गुरुकुमार चण्डीगढ़ी
3/08/1986
Permanent Account Number
AFLPC3112R
गौरव
चण्डीगढ़ी
Signature

भारत सरकार
GOVT. OF INDIA



Gourav Chandgutha.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHIVRATHI BUILDERS PRIVATE
LIMITED



27/01/2014

Permanent Account Number

AAUCS1798J

1102014

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लैटरपुं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 मी 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, Mantri 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: unitinfo@nsdl.co.in

Major Information of the Deed



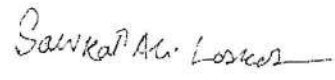
Deed No :	I-1904-05336/2019	Date of Registration	25/05/2019
Query No / Year	1904-0000784199/2019	Office where deed is registered	
Query Date	21/05/2019 12:51:01 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	T K Maity High Court At Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831480078, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 24,00,000/-	Rs. 24,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,20,070/- (Article:23)	Rs. 24,098/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria Pin Code : 700156

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-413 (RS :-)	LR-1743	Bastu	Shali	1 Dec	6,00,000/-	6,00,000/-	Width of Approach Road: 6 Ft.,
L2	LR-414 (RS :-)	LR-1743	Bastu	Shali	2.3229 Dec	13,93,740/-	13,93,740/-	
L3	LR-415 (RS :-)	LR-1743	Bastu	Shali	0.6771 Dec	4,06,260/-	4,06,260/-	
		TOTAL :			4Dec	24,00,000 /-	24,00,000 /-	
	Grand Total :				4Dec	24,00,000 /-	24,00,000 /-	

Seller Details :



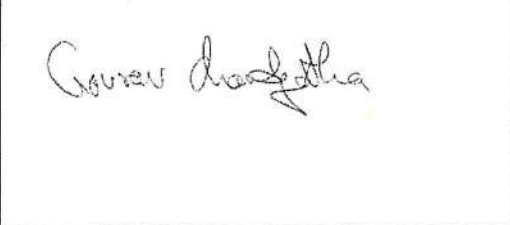
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sawkat Ali Laskar Son of Ayub Ali Laskar Executed by: Self, Date of Execution: 25/05/2019 , Admitted by: Self, Date of Admission: 25/05/2019 ,Place : Office			
		25/05/2019	LTI 25/05/2019	25/05/2019
	, Chakpanchuria, P.O:- Chakpanchuria, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ACXPL8328F, Status :Individual, Executed by: Self, Date of Execution: 25/05/2019 , Admitted by: Self, Date of Admission: 25/05/2019 ,Place : Office			

Major Information of the Deed :- I-1904-05336/2019-25/05/2019



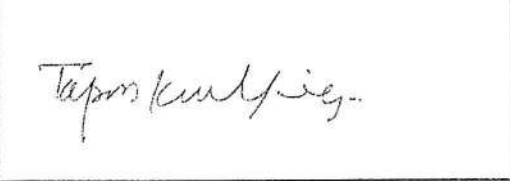
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shivrathi Builders Private Limited 86B/2, Topsia Road South, P.O:- Topsia, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.:: AAUCS1798J, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Gaurav Chandgothia (Presentant) Son of V K Chandgothia Date of Execution - 25/05/2019, , Admitted by: Self, Date of Admission: 25/05/2019, Place of Admission of Execution: Office			
		May 25 2019 12:33PM	LTI 25/05/2019	25/05/2019
, 339, Canal Street, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFLPC3112R Status : Representative, Representative of : Shivrathi Builders Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Tapas Kumar Maity Son of Kanailal Maity , Mahammadpur, P.O:- Mahammadpur, P.S:- Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN - 721601			
	25/05/2019	25/05/2019	25/05/2019
Identifier Of Sawkat Ali Laskar, Gaurav Chandgothia			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Sawkat Ali Laskar	Shivrathi Builders Private Limited-1 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Sawkat Ali Laskar	Shivrathi Builders Private Limited-2.3229 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Sawkat Ali Laskar	Shivrathi Builders Private Limited-0.6771 Dec

Major Information of the Deed :- I-1904-05336/2019-25/05/2019

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 413, LR Khatian No:- 1743	Owner:সওকাত আলি লস্কর, Gurdian:আম্বুব আল লস্কর, Address:নিজ , Classification:শালি, Area:0.28000000 Acre,	Sawkat Ali Laskar
L2	LR Plot No:- 414, LR Khatian No:- 1743	Owner:সওকাত আলি লস্কর, Gurdian:আম্বুব আল লস্কর, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Sawkat Ali Laskar
L3	LR Plot No:- 415, LR Khatian No:- 1743	Owner:সওকাত আলি লস্কর, Gurdian:আম্বুব আল লস্কর, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Sawkat Ali Laskar

Endorsement For Deed Number : I - 190405336 / 2019

On 24-05-2019

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 24,00,000/-



Tridip Misra

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 25-05-2019

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 12:25 hrs on 25-05-2019, at the Office of the A.R.A. - IV KOLKATA by Gaurav Chandgothia .

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

Execution is admitted on 25/05/2019 by Sawkat Ali Laskar, Son of Ayub Ali Laskar, , Chakpanchuria, P.O: Chakpanchuria, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Muslim, by Profession Business

Indetified by Tapas Kumar Maity, , Son of Kanailal Maity, , Mahammadpur, P.O: Mahammadpur, Thana: Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 25-05-2019 by Gaurav Chandgothia, Director, Shivrathi Builders Private Limited (Private Limited Company), 86B/2, Topsia Road South, P.O:- Topsia, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Major Information of the Deed :- I-1904-05336/2019-25/05/2019

Identified by Tapas Kumar Maity, , Son of Kanailal Maity, , Mahammadpur, P.O: Mahammadpur, Thana: Bhagwanpur, Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,098/- (A(1) = Rs 24,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 24,098/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/05/2019 12:29PM with Govt. Ref. No: 192019200016871041 on 22-05-2019, Amount Rs: 24,098/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0ABHBNQ7 on 22-05-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,20,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 1,20,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5585, Amount: Rs.50/-, Date of Purchase: 16/04/2019, Vendor name: A Sarkar
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/05/2019 12:29PM with Govt. Ref. No: 192019200016871041 on 22-05-2019, Amount Rs: 1,20,020/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0ABHBNQ7 on 22-05-2019, Head of Account 0030-02-103-003-02



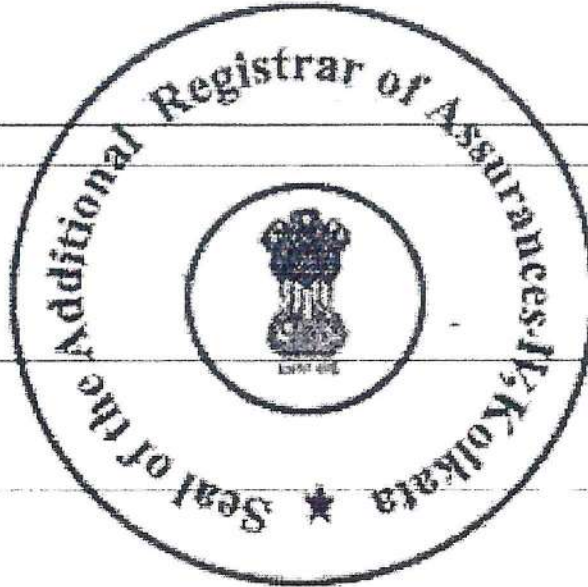
Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1904-05336/2019-25/05/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 236746 to 236778
being No 190405336 for the year 2019.



Digitally signed by TRIDIP MISRA
Date: 2019.05.30 13:46:42 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 30-05-2019 13:46:35
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAWKAT ALI LASKAR
AYUB ALI LASKAR

01/07/1971

Permanent Account Number

ACXPL8328F

Sawkat Ali Laskar

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, U.T.I.S.L.
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें।
आयकर पैन सेवाएँ इ. टी. आई. एस. एल.
प्लॉट नं. 3, सेक्टर 11, सी. बी. डी. बेलपुर,
नवी मुंबई-400 614.

Sawkat Ali Laskar


 भारत सरकार
Government of India

 Sawkat Ali Laskar
Date of Birth/DOB: 01/07/1971
Male/ MALE

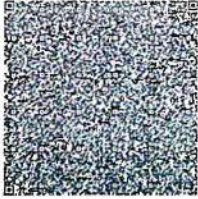


3847 8650 3655
VID: 9171 5955 3192 6007




मेरा आधार, मेरी पहचान

 भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Hazi Ayub Ali Laskar, LASKARATI,
PO-CHAKPANCHURIA, PS-NEW TOWN,
Kolkata, North 24 Parganas,
West Bengal - 700156

 QR Code with Photograph

3847 8650 3655
VID: 9171 5955 3192 6007

 10-17  

INDIA @ UIDAI.GOV.IN WWW.UIDAI.GOV.IN

Sawkat Ali Laskar

DATED THIS DAY OF 2019

-BETWEEN-

SAWKAT ALI LASKAR

VENDOR

-AND-

SHIVRATHI BUILDERS PRIVATE
LIMITED

PURCHASER

DEED OF CONVEYANCE