

11027

I-11136/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 2/2060438/22 AH 315932
 8/7/22

Certified that this document has been registered. The signature sheet or sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

[Signature]

Additional District Sub-Registrar,
 Rajarhat, New Town, North 24 Pgs

08 JUL 2022

DEED OF SALE

THIS DEED OF SALE is made on this 8th day of July, Two Thousand and Twenty Two of the Christian Era,

BETWEEN

MRS. MINA KESHRI [PAN : AVZPK4364R] [Aadhaar No. 7454 5255 3178], wife of Om Prakash Keshri, by faith - Hindu, by Occupation - House wife, by Nationality - Indian, Presently residing at Dasadrone, Manik Tala Khelar Math, P.O. Rajarhat-Gopalpur, P.S. Baguiati, Kolkata - 700136, in the District of North

19213

SOLD TO A. O. Tripathi
OF Advocate
RS. Court Calcutta
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO. 351RS201602

- 6 JUN 2022

- 6 JUN 2022



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

08 JUL 2022



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

GRN Details

GRN: 192022230068038078
GRN Date: 07/07/2022 14:15:47
BRN : 2220992489238
Gateway Ref ID: 221889739930
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEPay Payment Gateway
BRN Date: 07/07/2022 14:16:59
Method: HDFC Retail Bank NB
Payment Ref. No: 2002060438/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: NIRMAN REALTY
Address: AB 421, Suchetana Apartment, Samarpaily, Krishnapur, Kol 102
Mobile: 9830424166
Contact No: 9830424166
Depositor Status: Buyer/Claimants
Query No: 2002060438
Applicant's Name: Mr KRISHNA GOPAL TRIPATHI
Identification No: 2002060438/1/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002060438/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	347920
2	2002060438/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	87014
3	2002060438/1/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	200
			Total	435134

IN WORDS: FOUR LAKH THIRTY FIVE THOUSAND ONE HUNDRED THIRTY FOUR ONLY.

24 - Parganas, West Bengal, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

A N D

"NIRMAN REALTY", a Partnership Firm engaged in the activities of civil construction and development works, Real Estate Business i.e., promoting and developing of any land, factory, market, building, flat, commercial space and to deal in any property whether residential or commercial and having registered office located at AB- 421, Suchetana Apartment, Flat No. G/A, Ground Floor, Samarpally, Krishnapur, P.O- Krishnapur, P.S. Baguiati, Kolkata - 700102, in the District of North 24-Parganas with the provisions to change or shift the same to more convenient and better place or places or to open such other branch office/ offices, City Office/Offices, as may be thought expedient within the territory of India., represented by its Partners namely **(1) MR BIKASH MONDAL [PAN: AIJPM7198J]** son of Sri. Sarat Kumar Mondal, by faith - Hindu, by Nationality - Indian, residing at BJ-402, Salt lake City, Sector - II, P.O - Sech Bhaban, P.S. - Bidhannagar East, Kolkata 700091 in the District of North 24 Parganas, **(2) MRS. SATHI MONDAL [PAN : AYJPM5732G]** wife of Sri Bikash Mondal, by faith - Hindu, by Nationality - Indian and residing at BJ-402, Salt lake City, Sector- II, P.O - Sech Bhaban, P.S. - Bidhannagar East, Kolkata - 700091 in the District of North 24 Parganas, **(3) MR. SARAT KUMAR MONDAL [PAN: AENPM2492P]** son of Late Abinash Chandra Mondal, by faith - Hindu, by Nationality - Indian and residing at Krishnapur, Purbapara, P.S- Baguiati, P.O - Krishnapur, Kolkata 700102 in the District of North 24 Parganas, **(4) M/s. SOMENATH NIRMAN**



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

08 JUL 2022

PRIVATE LIMITED, [PAN : AATCS4119C] a company duly incorporated under the relevant provisions of the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, Post Office : Krishnapur, Police Station -Baguiati, Kolkata - 700102, represented by its director **SRI. BIKASH MONDAL [PAN: AIJPM7198J]** son of Sri. Sarat Kumar Mondal, by faith - Hindu, by Nationality - Indian, residing at BJ-402, Salt lake City, Sector - II, P.O - Sech Bhaban, P.S. - Bidhannagar East, Kolkata 700091 in the District of North 24 Parganas, **(5) KEDARNATH NIRMAN PVT. LTD., [PAN : AAFCK2477H]** a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102, P.S. Baguiati in the District of North 24-Parganas, represented by its Director : **SATHI MONDAL [PAN : AYJPM5732G]** wife of Bikash Mondal, by faith - Hindu, by Nationality - Indian residing at BJ-402, Salt lake City, Sector- II, P.O - Sech Bhaban, P.S. - Bidhannagar East, Kolkata - 700091 in the District of North 24 Parganas and **(6) CHANDRA SEKHAR NIRMAN PVT. LTD, [PAN : AAFCC3453R]** a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102, P.S. Baguiati in the District of North 24-Parganas, represented by its Director **SRI. SARAT KUMAR MONDAL [PAN: AENPM2492P]** son of Late Abinash Chandra Mondal, by faith - Hindu, by Nationality - Indian and residing at Krishnapur, Purbapara, P.S- Baguiati, P.O - Krishnapur, Kolkata 700102 in the District of North 24 Parganas, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, administrators, legal representatives, successors and company's successor-in-office and assigns) of the **OTHER PART.**

WHEREAS, one **Nandalal Jana** son of Late Hazari Lal Jana purchased a land measuring 60 Satak land a little more or less from Mrs. Niroda Bala Jana wife of Late Tarini Jana comprised in **R.S. No. 214, 217, 218** lying and situated at **Mouza- Dasadrone**, J.L No.4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 - Parganas, by virtue of a **Sale Deed (Bengali Kobala) dated 9th day of November, 1960**, registered in the office of the Sub-Registrar, Cossipore, Dum Dum in the District of 24-Parganas, presently North 24 Parganas and recorded in **Book No. 1, Volume No. 119, Page from 165 to 169, Being (Deed) No. 8456 for the year 1960** and after having lawful physical possession of the said land **Nandalal Jana** recorded his name at B.L & L.R.O, Rajarhat, vide **L.R. Khatian No. 199** as sole owner free from all encumbrances.

AND WHEREAS **Nandalal Jana** sold **01 Kata- 08 Chittacks- 00Sq.ft. [SHALI land measuring 1 Kata 04 Chittacks 35 Sq.ft. from R.S. Dag No. 214 & BASTU Land measuring 3 Chittacks - 10Sq.ft. from R.S Dag No. 217]** land from R.S. Dag No. 214, 217 old L.R. Khatian No. 199, lying and situated at **Mouza - Dasadrone**, J.L No.4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 - Parganas, within the local limits of (formerly Rajarhat Gopalpur Municipality) presently Bidhannagar Municipal Corporation, Ward No. 5, to **Mrs. Mina Keshri** wife of Om Prakash Keshri the **landowner herein** by virtue of a **Sale Deed No. I-08311 dated 2nd day of June, 2003**, registered in the office of the A.D.S.R Bidhannagar (Salt lake City) in the District of North 24 Parganas

and recorded in Book No. I, Volume No. 468, Page from 244 to 266, for the year 2003, free from all encumbrances, after having the lawful physical possession Mrs. Mina Keshri also mutate her name in the office of the B.L. & L.R. O, Rajarhat vide L.R. Khatian No. 2863, free from all encumbrances.

AND WHEREAS, while in lawful possession, the Vendor decided to sell, transfer and convey **ALL THAT** Land measuring **01 Kata- 08 Chittacks- 00 Sq.ft. [SHALI land measuring 1Kata 04 Chittacks 35 Sq.ft. from R.S. Dag No. 214 & BASTU Land measuring 3 Chittacks - 10 Sq.ft. from R.S Dag No. 217]** land from R.S. Dag No. 214, 217 old L.R. Khatian No. 199, **New L.R. Khatian No. 2863**, lying and situated at **Mouza - Dasadrone**, J.L No.4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 - Parganas, within the local limits of (formerly Rajarhat Gopalpur Municipality) presently Bidhannagar Municipal Corporation Ward No. 5, free from all encumbrances and the Purchaser has agreed to purchase the aforesaid property and both the Parties have settled the price of the land as **Rs. 87,00,000/- (Rupees eighty Seven lakh)** only, which is considered to be the valuable consideration at this time and the Vendor posses the lawful right to dispose of the same in accordance with her choice and desire.

AND WHEREAS, the Vendor hereto has represented and declared to the Purchaser as follows: -

- i) That she is the absolute owner of the said property and no other person has any interest therein;
- ii) That the Vendor has not made any Agreement with any other person or persons.

- iii) That the Vendor hereto has good marketable title with the right to sell, transfer and convey of the Schedule Property.
- iv) That the said land has not been affected by any Notice or scheme of acquisition or requisition of the State Government and not affected by any proceedings under the Urban Land (Ceiling and Regulations) Act 1976 and not affected by any Proceeding either under the West Bengal Estates Acquisition Act, 1953 or under the West Bengal Land Reforms Act, 1955.
- v) That after purchasing the Schedule Property the Purchaser shall be entitled to mutate its name in the Records of the Local Municipal Authority as well as in the office of the B. L. & L. R. O., and shall enjoy the property without interruption or hindrances from the Vendor and/or her legal heirs and successors in any manner and shall be entitled to raise construction in accordance with the sanctioned building plan.

AND WHEREAS, relying on the representation made by the Vendor, the Purchaser hereto has made full payment of consideration money to the Vendor against proper receipts which has been recorded in the Memo of Consideration furnished herein below and after acknowledging full consideration the Vendor hereto have agreed to execute Deed of Sale for more perfectly transferring the right, title and interest of the property in favour of the Purchaser.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said understanding and in consideration of a sum of **Rs. 87,00,000/= (Rupees eighty Seven lakh)** only paid by the Purchaser to the Vendor towards the consideration price of **ALL THAT Land measuring 01 Kata- 08 Chittacks- 00Sq.ft. [SHALI land measuring 1Kata 04 Chittacks 35 Sq.ft. from R.S. Dag No. 214 & BASTU Land measuring 3 Chittacks - 10Sq.ft. from R.S Dag No. 217]** land from **R.S. Dag No. 214, 217** old L.R. Khatian No. 199, **New L.R. Khatian No. 2863**, lying and situated at **Mouza - Dasadrone**, J.L No.4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 - Parganas

and a site plan of the said land annexed hereto with bordered "RED" or howsoever otherwise the said land hereditaments messuages now is or are or hereto before was or were situated, butted, called, known, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, common fence, drains, ditches, trees, plants watercourses and all other former and ancient rights, liberties, benefits, privileges, advantages, easements appendages and appurtenances whatsoever to the said land hereditaments messuages belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or reminders and the rents issues and profits thereof and all the estate, rights, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said land every part thereof AND all the deeds, pattahs, muniments, writings, evidences or title whatsoever relating to or concerning the said land TO HAVE AND TO HOLD the said land hereditaments messuages to be unto the said Purchaser absolutely forever free from all encumbrances and the Vendor doth hereby covenant with the Purchaser that

notwithstanding any act, thing, deed, matter whatsoever done, executed or knowingly suffered to the contrary the Vendor now have good right, full power absolute authority and indefeasible title to grant, transfer convey sell the said land hereby sold or expressed or intended so to be unto and to the use of the custody of the said Purchaser in manner aforesaid and delivered vacant and peaceful possession thereof as is where is basis simultaneously with the execution of these presents and the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authority upon getting Purchaser's name mutated in the Municipality as well as in the other offices concerned in place of the Vendor and receive the rents, issues and profits thereof without any lawful eviction interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendor or person or persons lawfully or equitably claiming as aforesaid further the Vendor and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and requests of the Purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land hereditaments messuages to and unto the said Purchaser as shall or may be reasonably required, the VENDORS further declare that the land hereby sold has not been previously leased, mortgaged or in any way transferred and there is no charge, liens, lispensens or any attachment. The said land is not the subject matter of any case, suit or proceedings pending before any Court of Law.

The Vendor having good and marketable title, free from all encumbrances deliver peaceful vacant and khas possession of the said land as is where is basis to the Purchaser.

THE VENDOR DOTH HEREY FURTHER COVENANT WITH THE PURCHASER AS FOLLOWS:

- (1) That notwithstanding any act deed matter or things whatsoever hereto before done committed or knowingly suffered by the Vendor to the contrary the Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby sold, granted, transferred, conveyed assigned and assured as an absolute and indefeasible estate or an estate free from all encumbrances.
- (2) That the Vendor has good right full power and absolute and indefeasible authority to sell, grant, transfer and convey the said property and every part thereof unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.
- (3) That the Vendor and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said property 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 do make acknowledge and execute or cause to be done made acknowledged and executed or caused to be done made acknowledged and executed all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said property hereby sold, granted, transferred conveyed assigned and assured and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO:

[SAID LAND]

ALL THAT Land measuring **01 Kata- 08 Chittacks- 00 Sq.ft.**
[SHALI land measuring 1Kata 04 Chittacks 35 Sq.ft. from
R.S./L.R. Dag No. 214 & BASTU (vacant) Land measuring 3
Chittacks - 10 Sq.ft. from R.S./L.R. Dag No. 217] land from
R.S./L.R. Dag No. 214, 217 old L.R. Khatian No. 199, **New L.R.**
Khatian No. 2863, lying and situated at **Mouza - Dasadrone**, J.L
No.4, R.S. No. 150, Touzi No. 2998, P.S. Previously Rajarhat,
Presently Baguiati, in the District of North 24 - Parganas, within
the local limits of (formerly Rajarhat Gopalpur Municipality)
presently Bidhannagar Municipal Corporation Ward No. 5, free
from all encumbrances. A Site Plan of the Land is annexed
herewith, which shall be treated as the part of this Deed of Sale
and the land is butted and bounded as follows:

On the North: By R.S/L.R. Dag No. 217,
On the South: By Land of Mr: Paritosh Gayen
On the East: By 6'-0" wide common passage, adjacent to
Rajarhat Road 50 feet Wide (Atghara Crossing -
Dasadrone)
On the West: By R.S/L.R. Dag No. 211

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

Signed and delivered by the Vendor at Kolkata in the presence of :

Mina Keshri

[Mina Keshri]

VENDOR

WITNESSES :

1. *Ayan Biswas*
Kestopur
KOL - 700101

2. *Smitash Bajrami*
Jagadpur, Kol. 700159

NIRMAN REALTY

S Mondal
Partner

NIRMAN REALTY

Sathi Mondal
Partner

NIRMAN REALTY

S Mondal
Partner

Signed and delivered by the Purchaser at Kolkata in the presence of :

WITNESSES

1. *Ayan Biswas*

2. *Smitash Bajrami*

SOMENATH NIRMAN PVT. LTD.

S Mondal
Director

KEDARNATH NIRMAN PVT. LTD.

Sathi Mondal

Director

CHANDRASEKHAR NIRMAN PVT. LTD.

S Mondal
Director

PURCHASER

MEMO OF CONSIDERATION

RECEIVED, of and from the within mentioned Purchaser the within mentioned sum of **Rs. 87,00,000/= (Rupees eighty Seven lakh)** only being the full consideration money as per Memo. of Consideration given below:

Sl. No	Date	Bank & Branch Name	Payment Ref. No.	Amount
1.	05/06/2022	HDFC , Salt Lake Sector- II Branch	NEFT No. N156221985917351	Rs. 90,000/-
2.	04/07/2022	HDFC , Salt Lake Sector- II Branch	RTGS No. HDFCR52022070479 753165	Rs. 23,85,000/-
3.	05/07/2022	HDFC , Salt Lake Sector- II Branch	RTGS No. HDFCR52022070580 088068	Rs.24,75,000/-
4.	08/07/2022	HDFC , Salt Lake Sector- II Branch	Ch No. 000016	Rs. 9,90,000/-
5.	08/07/2022	HDFC , Salt Lake Sector- II Branch	Ch No. 000017	Rs. 9,90,000/-
6.	08/07/2022	HDFC , Salt Lake Sector- II Branch	Ch No. 000018	Rs. 9,90,000/-
7.	08/07/2022	HDFC , Salt Lake Sector- II Branch	Ch No. 000019	Rs. 6,93,000/-
8.			VIA TDS	Rs. 87,000/-
			TOTAL	Rs. 87, 00,000/-

WITNESSES :

1. 

2. 


[Mina Keshri]

VENDOR

Drafted by :


K. G. TRIPATHI
M. Com. LLB.
ADVOCATE HIGH COURT
CALCUTTA
Regn. No.- WB/224/05
9836041430 / 9007373125

UNDER RULE 44A OF THE I.R. ACT 1908

L.H. BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS



M. Keshni

ATTESTED: *M. Keshni*



B

ATTESTED: *B. Mondal*



S

ATTESTED: *Sothi Mondal*



B. Mondal

ATTESTED: *B. Mondal*



NIRMAN REALTY

Smondal
Partner

NIRMAN REALTY

Smondal
Partner

NIRMAN REALTY

Sathi Mondal
Partner

SOMENATH NIRMAN PVT. LTD.

Director

CHANDRASEKHAR NIRMAN PVT. LTD.

Smondal
Director

KEDARNATH NIRMAN PVT. LTD.

Sathi Mondal

Director



SOMENATH NIRMAN PVT. LTD.

B Mondal

Director



CHANDRASEKHAR NIRMAN PVT. LTD.

Imanlal
Director



KEDARNATH NIRMAN PVT. LTD.

Sathi Mondal

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SARAT KUMAR MONDAL
ABINASH CHANDRA MONDAL
11/02/1942



Permanent Account Number
AENPM2492P



S. Mondal
Signature

S. Mondal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাঙ্কিত আই ডি / Enrollment No: 111119211/16592

To
শ্রী কুমার মন্ডল
Sarat Kumar Mondal
KRISHNAPUR PURBA PARA
Rajmahal Gopalpur(M)
Krishnapur
North 24 Parganas North 24 Parganas
West Bengal 700102

07/06/2014
15039454



ML503995490FT



আপনার অ্যাধার সংখ্যা / Your Aadhaar No. :

8622 9101 1539

অ্যাধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রী কুমার মন্ডল
Sarat Kumar Mondal
পিতা - অশ্বিনী চন্দ্র মন্ডল
Father: ASINASH CHANDRA MONDAL
জন্ম তারিখ / DOB: 11/02/1942
সুঙ্গ / Male



8622 9101 1539

অ্যাধার - সাধারণ মানুষের অধিকার

S. Mondal



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0835/10277/91443

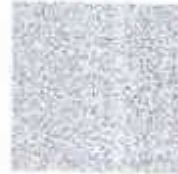
ip
BIKASH MONDAL

BJ-402,
SALT LAKE, SECTOR - 8,
VTC, Saltlake (RM), PO: Such Bhasari
Sub District: North 24 Parganas, District: North 24 Parganas,
State: West Bengal, PIN Code: 700091,
Mobile: 9820424169

083541400



KF390414885F1



आपका आधार क्रमांक / Your Aadhaar No. :

8875 8893 2256

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Enroll Date: 07/06/2014


BIKASH MONDAL
DOB: 01/01/1988
Sex: Male

8875 8893 2256

मेरा आधार, मेरी पहचान

B Mondal

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AJPM7198J



नाम / NAME
BIKASH MONDAL

पिता का नाम / FATHER'S NAME
SARAT KUMAR MONDAL

जन्म तिथि / DATE OF BIRTH
07-11-1975

हस्ताक्षर / SIGNATURE


अधिकारी का नाम, (संयुक्त. प्रण.) कोलकाता
 COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Shahi

B Mondal

इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(प्रणाली एवं तकनीकी), को-7, चौरंगी स्क्वायर, कोलकाता - 700 068.

In case this card is lost/found, kindly inform/return to the issuing authority :
 Joint Commissioner of Income-tax(Systems & Technical), P-7, Chowringhee Square, Calcutta-700 068.



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0635/10277/91444

To
Sathi Mondal

RI - 402,
SALT LAKE, SECTOR - B,
VTO: Bidhannagar(SB), PO: Sachi Bhawan,
Sub District: North 24 Parganas, District: North 24 Parganas,
State: West Bengal, PIN Code: 700091,
Mobile: 9017048266

5900414851



KF560414855F1



आपका आधार क्रमांक / Your Aadhaar No. :

6531 9467 2851

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Enroll Date: 07/06/2014

Sathi Mondal
DOB: 22/01/1988
Female

6531 9467 2851

मेरा आधार, मेरी पहचान

Sathi Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SATHI MONDAL

SUSHIL KUMAR PRAMANIK

27/05/1980
Permanent Account Number
AYJPM6732G

Sathi Mondal
Signature



यह कार्ड के अतिरिक्त अन्य कोई भी जानकारी / प्रमाण
आयकर विभाग द्वारा, एक वर्ष से अधिक
समय तक नहीं, संरक्षित है।
एनए टेलिफोन सुविधा के तहत
कॉल, फ्री - 451 045

If this card is lost / someone is using card in fraud
please inform / report to
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Bazaar Telephone Exchange,
New Delhi - 110 002

Tel: 91 20-2721 5000, Fax: 91 20-2721 6081
e-mail: pan@nsdl.com

Sathi Mondal



ভারত সরকার
Government of India



নাম: কেশরী
Mina Keshri
পতি: ওম প্রকাশ কেশরী
Husband: Om Prakash Keshri
জন্মতারিখ / DOB: 05/10/1983
সঙ্গী / Female



7454 5255 3178

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
দশদ্রোণ মানিক তলা খেলার মাঠ,
রাজারহাট, উত্তর ২৪ পরগণা,
রাজারহাট পোস্টালপুর, পশ্চিমবঙ্গ,
700136

Address:
DASHADRONE MANIK TALA
KHELAR MATH, Rajarhat, North
24 Parganas, Rajarhat Gopulpur,
West Bengal, 700136

7454 5255 3178



1800 201 1947



help@uidai.gov.in



www.uidai.gov.in

Mina Keshri

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AVZPK4384R



नाम / Name
MINA KESHRI

पिता का नाम / Father's Name
AJIT NATH

जन्म की तारीख / Date of Birth
05/10/1983


Taxpayer's Signature



87000017

Mina Keshri

Major Information of the Deed



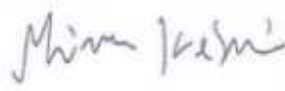
Deed No :	I-1523-11136/2022	Date of Registration	08/07/2022
Query No / Year	1523-2002060438/2022	Office where deed is registered	
Query Date	07/07/2022 1:22:26 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	KRISHNA GOPAL TRIPATHI AB-130, NEW TOWN,Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700163, Mobile No. : 8910044219, 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. 87,00,000/-	Rs. 87,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,48,020/- (Article:23)	Rs. 87,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road, Road Zone : (Atghara Crossing -- Dosodrone) , Mouza: Dasadrone, JI No: 4, 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-214 (RS :-)	LR-2863	Bastu	Shali	1 Katha 4 Chatak 35 Sq Ft	50,00,000/-	50,00,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L2	LR-217 (RS :-)	LR-2863	Bastu	Bastu	3 Chatak 10 Sq Ft	37,00,000/-	37,00,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
		TOTAL :			2.475Dec	87,00,000 /-	87,00,000 /-	
		Grand Total :			2.475Dec	87,00,000 /-	87,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs MINA KESHRI (Presentant) Wife of Mr OM PRAKASH KESHRI Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Office	 08/07/2022	 LTI 08/07/2022	 08/07/2022
DASADRONE, MANIK TALA KHELAR MATH, City:- , P.O:- RAJARHAT GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx4R, Aadhaar No: 74xxxxxxxx3178, Status :Individual, Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	NIRMAN REALTY AB - 421, SUCHETANA APARTMENT, Block/Sector: GROUND FLOOR, SAMARPALLY, Flat No: G/A, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, PAN No.:: AAxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			
2	SOMENATH NIRMAN PRIVATE LIMITED KRISHNAPUR, PURBAPARA, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 , PAN No.:: AAxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			
3	KEDARNATH NIRMAN PRIVATE LIMITED KRISHNAPUR, PURBAPARA, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 , PAN No.:: AAxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			
4	CHANDRA SEKHAR NIRMAN PRIVATE LIMITED KRISHNAPUR, PURBAPARA, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 , PAN No.:: AAxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIKASH MONDAL Son of Mr SARAT KUMAR MONDAL Date of Execution - 08/07/2022, , Admitted by: Self, Date of Admission: 08/07/2022, Place of Admission of Execution: Office	 Jul 9 2022 5:31PM	 LTI 08/07/2022	 08/07/2022

BJ - 402, SECTOR - II, SALT LAKE CITY, City:- , P.O:- SECH BHAVAN, P.S:-East Bidhannagar, District North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: A1xxxxxx8J, Aadhaar No: 88xxxxxxxx2256 Status : Representative, Representative of : NIRMAN REALTY (as PARTNER), SOMENATH NIRMAN PRIVATE LIMITED (as DIRECTOR)

2	Name	Photo	Finger Print	Signature
	Mrs SATHI MONDAL Wife of Mr BIKASH MONDAL Date of Execution - 08/07/2022, , Admitted by: Self, Date of Admission: 08/07/2022, Place of Admission of Execution: Office			<i>Sathi Mondal</i>
		Jul 8 2022 5:32PM	LTI 08/07/2022	08/07/2022

BJ - 402, SECTOR - II, SALT LAKE CITY, City:- , P.O:- SECH BHAVAN, P.S:-East Bidhannagar, District North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx2G, Aadhaar No: 65xxxxxxxx2851 Status : Representative, Representative of : NIRMAN REALTY (as PARTNER), KEDARNATH NIRMAN PRIVATE LIMITED (as DIRECTOR)

3	Name	Photo	Finger Print	Signature
	Mr SARAT KUMAR MONDAL Son of Late ABINASH CHANDRA MONDAL Date of Execution - 08/07/2022, , Admitted by: Self, Date of Admission: 08/07/2022, Place of Admission of Execution: Office			<i>S Mondal</i>
		Jul 8 2022 5:31PM	LTI 08/07/2022	08/07/2022

KRISHNAPUR, PURBAPARA, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx2P, Aadhaar No: 86xxxxxxxx1539 Status : Representative, Representative of : NIRMAN REALTY (as PARTNER), CHANDRA SEKHAR NIRMAN PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SRIBASH RAJBANSHI Son of Late J RAJBANSHI JAGATPUR, ADARSHAPALLY, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159			<i>Sri bash Raj bansi</i>
	08/07/2022	08/07/2022	08/07/2022

Identifier Of Mrs MINA KESHRI, Mr BIKASH MONDAL, Mrs SATHI MONDAL, Mr SARAT KUMAR MONDAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MINA KESHRI	NIRMAN REALTY-2.14271 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs MINA KESHRI	NIRMAN REALTY-0.332292 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road, Road Zone : (Atghara Crossing -- Dosodrone) , Mouza: Dasadrone, JI No: 4, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 214, LR Khatian No:- 2863	Owner:মীনা কেশরী, Gurdian:ওমপ্রকাশ কেশরী, Address:নিজ Classification:শালি, Area:0.02000000 Acre,	Mrs MINA KESHRI
L2	LR Plot No:- 217, LR Khatian No:- 2863	Owner:মীনা কেশরী, Gurdian:ওমপ্রকাশ কেশরী, Address:নিজ Classification:বান্ধ,	Mrs MINA KESHRI

On 08-07-2022

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 15:22 hrs on 08-07-2022, at the Office of the A.D.S.R. RAJARHAT by Mrs MINA KESHRI ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 87,00,000/-

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

Execution is admitted on 08/07/2022 by Mrs MINA KESHRI, Wife of Mr OM PRAKASH KESHRI, DASADRONE, MANIK TALA KHELAR MATH, P.O: RAJARHAT GOPALPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife

Indetified by Mr SRIBASH RAJBANSHI, , , Son of Late J RAJBANSHI, JAGATPUR, ADARSHAPALLY, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Private Service

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

Execution is admitted on 08-07-2022 by Mr BIKASH MONDAL, DIRECTOR, SOMENATH NIRMAN PRIVATE LIMITED (Private Limited Company), KRISHNAPUR, PURBAPARA, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24 -Parganas, West Bengal, India, PIN:- 700102; PARTNER, NIRMAN REALTY, AB - 421, SUCHETANA APARTMENT, Block/Sector: GROUND FLOOR, SAMARPALLY, Flat No: G/A, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Mr SRIBASH RAJBANSHI, , , Son of Late J RAJBANSHI, JAGATPUR, ADARSHAPALLY, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Private Service

Execution is admitted on 08-07-2022 by Mrs SATHI MONDAL, DIRECTOR, KEDARNATH NIRMAN PRIVATE LIMITED (Private Limited Company), KRISHNAPUR, PURBAPARA, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102; PARTNER, NIRMAN REALTY, AB - 421, SUCHETANA APARTMENT, Block/Sector: GROUND FLOOR, SAMARPALLY, Flat No: G/A, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Mr SRIBASH RAJBANSHI, , , Son of Late J RAJBANSHI, JAGATPUR, ADARSHAPALLY, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Private Service

Execution is admitted on 08-07-2022 by Mr SARAT KUMAR MONDAL, DIRECTOR, CHANDRA SEKHAR NIRMAN PRIVATE LIMITED (Private Limited Company), KRISHNAPUR, PURBAPARA, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102; PARTNER, NIRMAN REALTY, AB - 421, SUCHETANA APARTMENT, Block/Sector: GROUND FLOOR, SAMARPALLY, Flat No: G/A, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Mr SRIBASH RAJBANSHI, , , Son of Late J RAJBANSHI, JAGATPUR, ADARSHAPALLY, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 87,014/- (A(1) = Rs 87,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 87,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/07/2022 2:16PM with Govt. Ref. No: 192022230068038078 on 07-07-2022, Amount Rs: 87,014/-, Bank: SBI EPay (SBlePay), Ref. No. 2220992489238 on 07-07-2022, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,48,020/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 3,47,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 19213, Amount: Rs.100/-, Date of Purchase: 06/06/2022, Vendor name: J Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/07/2022 2:16PM with Govt. Ref. No: 192022230068038078 on 07-07-2022, Amount Rs: 3,47,920/-,
Bank: SBI EPay (SBlePay), Ref. No. 2220992489238 on 07-07-2022, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 453012 to 453046

being No 152311136 for the year 2022.



Digitally signed by SANJOY BASAK

Date: 2022.07.11 17:34:55 +05:30

Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2022/07/11 05:34:55 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

West Bengal.

(This document is digitally signed.)