

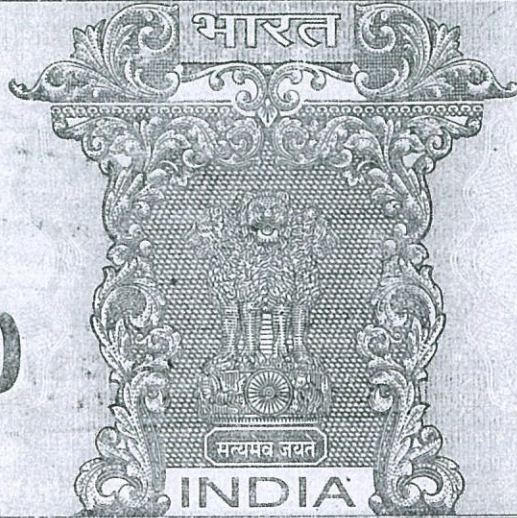
005971/16

SL. NO. 8.

06268/11

भारतीय नैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

99AA 745824

Doc - 299028/10  
MV - 8000001

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

  
Additional Registrar  
of Assurances-I, Kolkata

19 AUG 2016

THIS DEED OF CONVEYANCE

Made on this the 17<sup>th</sup> day of August Two Thousand and Sixteen

BETWEEN

SHAIKH ABDUL KUDDUS son of Late Shaikha Abdul Mollah Not Having  
Income Tax Permanent Account (PAN) No. IN LIEU THEREOF FORM NO. 60  
BEING SUBMITTED and having Voter's Identity Card No. KCT0813816 residing at



10045

05 MAY 2016

No. ....	Date .....
Sold to .....	<b>KANODIA &amp; CO.</b>
Address .....	Solicitors & Advocates
As .....	6, Old Post Office Street
	P. Kolkata - 700 001
<b>ANUSHREE BANERJEE</b>	
<b>L.S. VENDOR (O.S.)</b>	
<b>HIGH COURT, KOLKATA-700 001</b>	

05 MAY 2016

*Handwritten signature*



*Handwritten initials*

*V. Modi*  
 VIKASH KR. MODI  
 S/o Mahabir Pd. Modi  
 30/A/80, Dr. P.T. Laha St.  
 P.O. & P.S. Rishra,  
 Hooghly - 712248  
 Service

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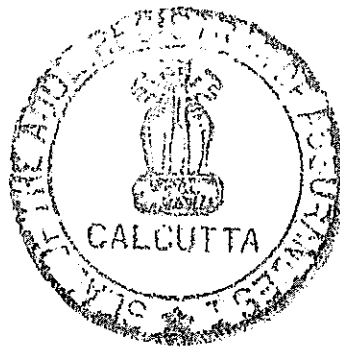
Raghabpur, P. O. South Jagaddal, P. S. Sonarpur, Kolkata - 700151 in the district of South 24 Paragans, hereinafter referred to as the "VENDOR" (which expression shall unless repugnant to the context be deemed to mean and his heirs, executors, successors, administrators, representatives, agents and assigns) of the **FIRST PART**;

**AND**

**ROOPTARA REAL ESTATES PRIVATE LIMITED (PAN NO. AAHCR3521P)**, a company incorporated under the provisions of the Indian Companies Act, 1956, having its Registered Offices at 50, Suburban School Road (Suhasini Ganguly Sarani), Post Office Bhawanipore, Police Station Kalighat, Kolkata - 700025, represented by its Authorised Signatory Mr. Arun Kumar Kedia (PAN NO. AFCK8353F) son of Mr. Ram Kumar Kedia, by faith Hindu, by occupation Business, residing at No. 50, Suburban School Road (Suhasini Ganguly Sarani), Police Station Kalighat, Post Office Bhawanipore, Kolkata – 700 025, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context be deemed to mean and include its successors, successors-in-office and/or interest, legal representatives, agents and assigns in office) of the **OTHER PART**

**WHEREAS:**

- A. This deed of conveyance is being executed by the parties hereto for sale by the vendor of their piece and parcel of land unto and in favour of the Purchaser.
- B. The plot of land being the subject matter of this sale deed is all that the piece and parcel of land measuring 08 (Eight) Decimal (satak) which is a part of the land comprised in and being R. S. Dag No. 197 corresponding

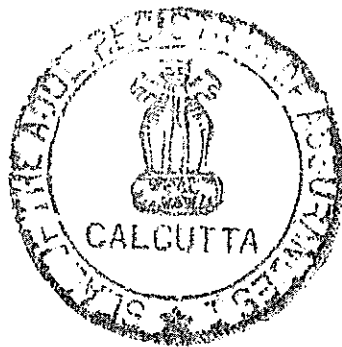


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1 AUG 2010

to L. R. Dag No. 282 lying and situate at Mouza Raghobpur, Pargana Magura, P. S. Sonarpur, Sub Registration Office A. D. S. R. Sonarpur (previously at Baruipur), in the District of South 24 Parganas (previously 24 Parganas) comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, which is hereinafter referred to as the said Land and the same is more fully and particularly mentioned and described in the schedule hereunder written and is shown and delineated on the map or plan thereof and bordered therein within RED Lines.

- C. The devolution and flow of title of the said land is narrated hereinafter.
- D. Some time in the year 1937 the Ld. 2<sup>nd</sup> Munsiff Court of Baruipur sold inter alia the plot of land measuring about 65 Satak comprised in R. S. Dag No. 197 by an Auction which was directed by the aforesaid Ld. Court and One Jaminder Rani Harsamukhi Dasi purchased the aforesaid land measuring 65 Decimal which was recorded as Sali Land, situated in Mouza Raghobpur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 47, R. S. Dag No. 197, along with some other land situated within Raghobpur Mouza.
- E. The aforesaid Jaminder Rani Harsamukhi Dasi for her legal necessity of money intended to lease out the aforesaid property being the said land measuring 65 Decimal which was recorded as Sali Land, situated in Mouza Raghobpur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 47, R. S. Dag No. 197, along with some other lands in the same Mouza, when One Abdul Malek Shaikh Son of Late Babar Ali Shaikh obtained lease of the aforesaid property being the aforesaid 65 Decimal of land on long term lease basis

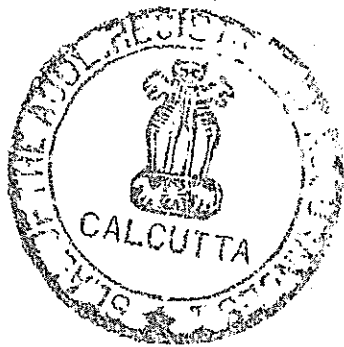


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21 AUG 2019

from the aforesaid Jaminder Rani Harsamukhi Dasi by virtue of a registered Lease Deed dated 3<sup>rd</sup> May, 1940 and the same was Registered at the Office of Baruipur Sub Registrar, and the same was recorded in Book No. I, Volume No. 27, Pages from 96 to 99, Being No. 2013 for the Year 1940.

- F. After abolition of Jamindari in India and in course of the REVISSIONAL SETTLEMENT of Lands undertaken and implemented by THE GOVERNMENT OF WEST BENGAL the aforesaid Abdul Malek Shaikh Son of Late Babar Ali Shaikh being in continuous possession and enjoyment thereof got his name recorded as raiyat under the Collector, GOVERNMENT OF WEST BENGAL in respect of the aforesaid 65 Decimal of land situated in the District of previously 24 Parganas and now South 24 Parganas, and the same is comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 47, R. S. Dag No. 197, along with some other land in the same Mouza.
- G. By virtue as aforesaid the aforesaid Abdul Malek Shaikh Son of Late Babar Ali Shaikh got the full right title interest of the aforesaid property being the said 65 Decimal of land situated in the District of previously 24 Parganas and now South 24 Parganas, and the same comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, R. S. Khatian No. 47, R. S. Dag No. 197.
- H. While thus being so seized and possessed of the aforesaid landed property as owner and in possession of the aforesaid Land the said Abdul Malek Shaikh Son of Late Babar Ali Shaikh for his legal necessity of money, sold, conveyed, granted, assured, assigned and transferred being all that the piece and parcel of Sali land measuring 57 Decimal out of the said 65 Decimal in R. S. Dag No. 197, under R. S. Khatian No. 47, situated in the District of previously 24 Parganas and now South 24 Parganas, and



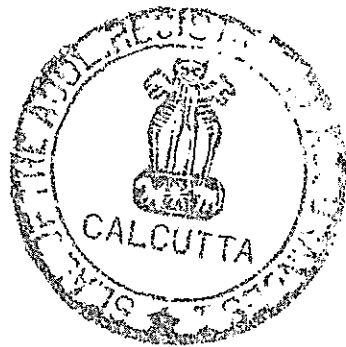
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ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
13 AUG 2011



the same comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, which is hereinafter referred to as the said Land, to Smt. Chota Devi Chowdhurani wife of Late Lakhi Ram Chaudhury by virtue of a Bengali Saff Kobala Deed dated 27<sup>th</sup> day of September, 1962 for valuable consideration paid by her and the said deed was registered in Baruipur Sub Registration office and recorded in Book No. I, Volume No. III, pages from 7 to 11, Being No. 8880 for the year 1962. The said Smt. Chota Devi Choudhurani thus became the absolute owner of the said land.

- I. Upon the death of the said Abdul Malek Shaikh he having died intestate on or about 13.07.1978, his wife Sakhina Bibi applied for and obtained mutation of her name in respect of the balance area of land being the piece and parcel of land measuring 08 Decimal of Sali land comprised in R. S. Dag No. 197 and continued to possess and enjoy the same peacefully without any hindrance and interruption by others.
- J. While being thus seized and possessed of and/or otherwise well and sufficiently entitled to the said land measuring 08 Satak on or about 10<sup>th</sup> February, 1996 the said Sakhina Bibi died intestate leaving her surviving her only son Shaikh Abdul Kuddus the vendor herein as his only legal heir and/or successor who became the owner of the said land. A copy of the Warisana Certificate issued by the Poleghat Gram Panchayat with regard to the said death and heirship of the Vendor herein is attached hereto for the sake of records.
- K. As aforesaid the present vendor herein became the absolute owner of the said land measuring 08 Satak and has since then been possessing and enjoying the same peacefully without any hindrance and interruption by others. The vendor has not yet obtained mutation of his name in the land records

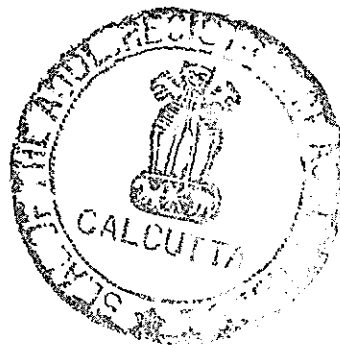


*24*  
ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
17 AUG 2014

- L. The vendor herein has negotiated with the purchaser and the vendor has agreed to sell transfer grant convey assign and assure the said land measuring 08 Satak comprised in R. S. Dag No. 197 and every part thereof unto and in favour of the Purchaser herein in consideration of payment of the mutually agreed amount or value or price.
- M. The vendor herein has assured the Purchaser inter alia that no other person or persons has any right title interest or claim in the said land nor any one has asserted any right thereon in any manner whatsoever and also further assured that no other person as owner or otherwise holding or owing contiguous land has expressed desire or intention to purchase the said land which is intended to be hereby sold and the vendor has offered and agreed to sell the said land measuring 08 Decimal which is more fully and particularly mentioned and described in the Schedule hereunder.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:**

That in pursuance of the mutual Agreement arrived at amongst the parties hereto and in consideration of the sum of Rs. 6,50,000/- (Rupees Six Lakhs & Fifty Thousand) only of the lawful money of the Union of India well and truly paid by the purchaser at or before execution of these presents to the vendor herein as per details mentioned in the Memo of Receipt written hereunder (the receipt whereof the vendor doth hereby as well as by the receipt hereunder written admit and acknowledge) and of and from payment of the same and every part thereof, hereby releases and discharges the Purchaser and the said land, the vendor as the beneficial and lawful Owner of the said land doth hereby grant transfer, sell, assign, assure and convey the said land and every part thereof unto and to the use of the Purchaser free from all

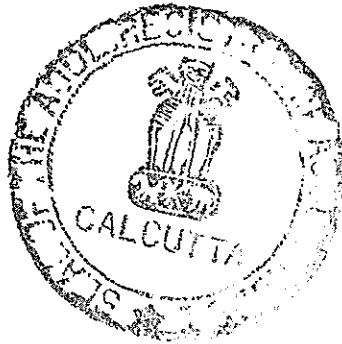


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11 AUG 2016

encumbrances charges claims demands mortgages lispens occupiers tenants licensees trespassers bargadars bhag-chasees acquisitions attachments requisitions and/or any proceedings under the West Bengal Land Reforms Act and also free from any litigation affecting the right title and interest of the vendor by or at the instance of any third party whatsoever and howsoever all that the piece and parcel of land measuring 08 (Eight) Decimal be the same a little more or less the entirety of which comprised in and forms the R. S. Dag No. 197 (presently recorded vide R. S. Khatian No. 288 in favor of the said Sakhina Bibi since deceased) corresponding L. R. Dag No. 282 lying and situate within and/or at Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of South 24 Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119,, which is more fully and particularly mentioned in the Schedule hereunder written and the same is shown and delineated in the Map or Plan thereof annexed hereto and bordered therein within **RED LINES** together with all trees fences, hedges, ditches, way, water, watercourses lights, liberties, privileges, easements and appurtenances whatsoever to the said land or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto **OR HOWSOEVER OTHERWISE** the said land or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished and all the estate, right, title interest, claim, and demand whatsoever for them the vendor or his predecessor(s) in title into and upon the said land or any part thereof **TOGETHER WITH** all deeds, writings and muniments and other evidences of title whatsoever exclusively relating to or concerning the said land or any part thereof which now are on hereafter shall or may be in the possession or power or control of the vendor or any one claiming under the vendor or any other person or persons from whom the vendor may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby granted or expressed





2

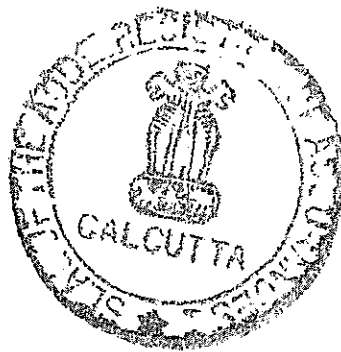
17 AUG 2016

such acts and deeds matters and things whatsoever for further and more perfectly assuring the said land conveyed by these presents and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required AND THE vendor doth hereby indemnify and assure the purchaser to keep the Purchaser indemnified in respect of and against all disputes or claims raised with regard to the title of the vendor and/or mutation of the name of the vendor and also in respect of any damages or loss that may be suffered by reason thereof.

#### THE SCHEDULE ABOVE REFERRED TO

**ALL THAT** the piece and parcel of Sali Land measuring and/or containing 08 (Eight) Decimal be the same a little more or less being a part of the total land comprised in R. S. Dag No. 197 corresponding to L. R. Dag No. 282 (presently recorded vide L. R. Khatian No. 288 in the name of Sakina Bibi) lying and situate within Mouza Raghampur, Pargana Magura, P. S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of South 24 Parganas (previously 24 Parganas), comprised in R. S. No. 235, J. L. No. 74, Touzi No. 119, and now under the jurisdiction of the Poleghat Gram Panchayet which is shown and delineated in the Map or Plan thereof annexed hereto and bordered therein within **RED LINES** and which is butted and bounded in the manner following, that is to say -

ON THE NORTH by: Sali Land of R.S. DAG NOS. 231 & 202, L.R. DAG NOS. 280 & 218; ON THE SOUTH by: Sali Land of R.S. DAG NO. 271, L.R. DAG NO. 283; ON THE EAST by: Sali Land of R.S. DAG NOS. 260, 267, 268, 269 & 270, L.R. DAG NOS. 281, 330, 329, 327 & 226; and ON THE WEST by: Sali Land of R.S. DAG NOS. 195, 196 & 198, L.R. DAG NOS. 215, 216 & 217.



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13 AUG 1944

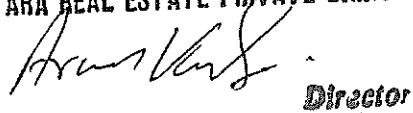
OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the parties abovenamed have put and subscribed their respective hands and seals and signature on the day month and year first above written.



SIGNATURE OF THE VENDOR

FOR ROOPTARA REAL ESTATE PRIVATE LIMITED

  
Director

SIGNATURE OF THE PURCHASER

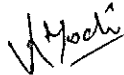
WITNESSES:

1.

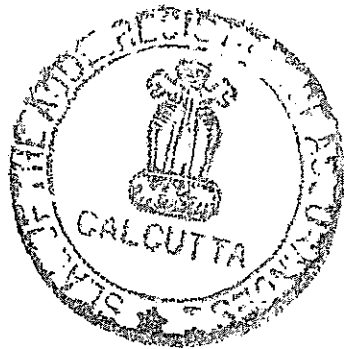


(S. K. Kanodia, Advocate,  
High Court, Calcutta)

2.



30/A/80, Dm P. 7, Lake St  
Rishra, Hooghly - 712248



*[Handwritten signature]*

J. J. ADG. GENL.



RECEIVED of and from the within named Purchaser the within mentioned total sum of Rs. 6,50,000/- (Rupees Six Lakhs & Fifty Thousand) only in full and final payment of the consideration payable in terms of this deed of sale, as per Memo below:

9/11/16  
S. K. Kanodia  
Advocate  
High Court  
Calcutta

MEMO OF CONSIDERATION

By Cheque no. 331655 Dated 27 <sup>th</sup> July 2016 Drawn on United Bank of India	Rs. 2,00,000.00
By Cheque No. 331657 Dated 17 <sup>th</sup> Aug, 2016 Drawn on United Bank of India	Rs. 4,50,000.00
TOTAL	Rs. 6,50,000.00

(Total Rupees Six Lakhs & Fifty Thousand only)

SIGNATURE OF THE vendor

WITNESSESS:

1.   
(S. K. Kanodia, Advocate,  
High Court, Calcutta)

2.

Drafted by Me:

(S. K. Kanodia, Advocate, High Court,  
Calcutta. Bar Council Regn. No. WB/347/76)

Sl. No.	Signature executant Purchaser
1.	



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ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
17 AUG 2019



















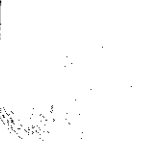



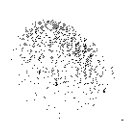


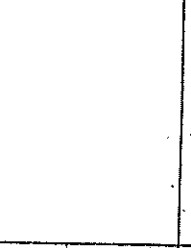
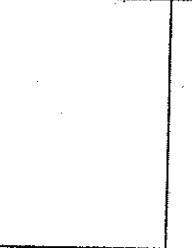
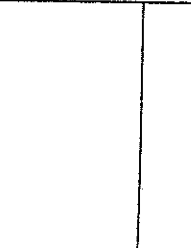

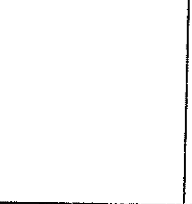
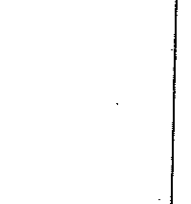
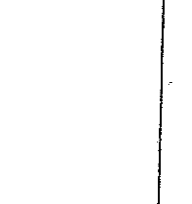
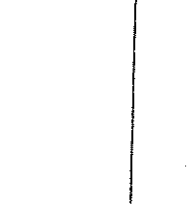
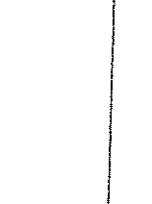
Sl. No.	Signature executant Purchaser/
1.	



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ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
17 AUG 2019

# SPECIMEN FORM FOR TEN FINGER PRINTS

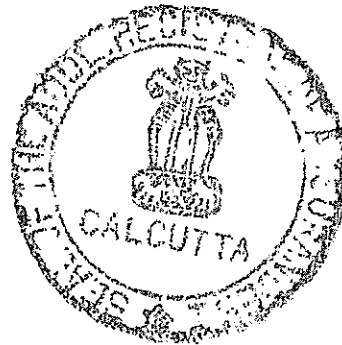
Sl. No.	Signature of the executant and/or Purchaser/ Presentants					
1.						
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		LEFT HAND				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
2.						
		LITTLE	RING	MIDDLE	FORE	THUMB
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		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
3.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				

*Signature of the executant and/or Purchaser/ Presentants*

*Signature of the executant and/or Purchaser/ Presentants*



IN Date: 19-2  
JRN: 11/08,  
DEPOSITO CKA21



*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCE, CALCUTTA  
17 AUG 2008

Directorate of Registration & Stamp Revenue  
e-Challan

19-201617-001843708-1

Payment Mode Online Payment

BRN Date: 11/08/2016 12:23:58

Bank : State Bank of India

BRN : CK A2138368

BRN Date: 11/08/2016 12:49:53

DEPOSITOR'S DETAILS

Id No. : 19011000299020/4/2016

[Query No./Query Year]

Name : KANODIA AND CO  
Contact No. : 22109532 Mobile No. : +91 9831081413  
E-mail : kcoadvkol@gmail.com  
Address : 6 OLD POST OFFICE STREET KOLKATA 700001  
Applicant Name : Mr S K KANODIA  
Office Name :  
Office Address :  
Status of Depositor : Solicitor firm  
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19011000299020/4/2016	Property Registration- Registration Fees	0030-03-104-001-16	8887 ✓
2	19011000299020/4/2016	Property Registration- Stamp duty	0030-02-103-003-02	40020 ✓

Total

48907

In Words : Rupees Forty Eight Thousand Nine Hundred Seven only










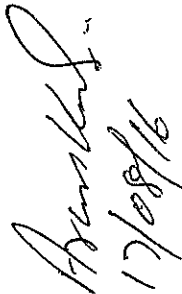
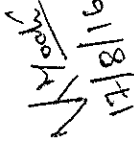
Government of West Bengal


Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

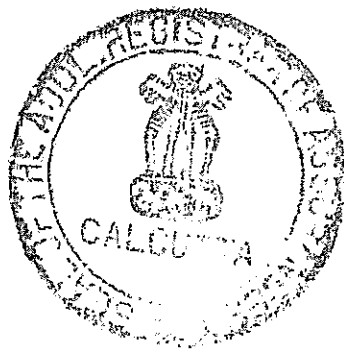
OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19011000299020/2016

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Sk. ABDUL KUDDUS RAGHABPUR, P.O:- SOUTH JAGADDAL, P.S:- Sonarpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700151	Seller		 4189	 9/06/2016
2	Mr ARUN KUMAR KEDIA 50, SUBARBAN SCHOOL ROAD, SUHASINI GANGULY SARANI, P.O:- BHAWANIPURE, P.S:- Kalighat, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700025	Represent ative of Buyer [ROOPTA RA REAL ESTATES PVT LTD ]		 4188	 9/18/16
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	VIKASH KUMAR MODI Son of MAHABIR PRASAD MODI 30/A/80, DR. P. T. LAHA STREET, P.O:- RISHRA, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN - 712248	Sk. ABDUL KUDDUS, Mr ARUN KUMAR KEDIA		 9/18/16	

  
(Sujan Kumar Maity)  
ADDITIONAL REGISTRAR  
OF ASSURANCE



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1 17 200 2010

OFFICE OF THE A.R.A. - I  
KOLKATA  
Kolkata, West Bengal

Query No:-19011000299020/2016, 17/08/2016 02:03:46 PM KOLKATA (A.R.A. - I)

Page 3 of 3



Handwritten signature or initials.

1 Feb 1916

INDIAN UNION DRIVING LICENCE

REPUBLIC OF INDIA - REPUBLIC D'INDIE

No. **WB-1720140003237** Issue Dt. 29-08-2014

Name **VIKASH KR MODI**

S/D/W of **M PR MODI**

Blood Gr. **A+** D.O.B. **18-10-1981**

Address **FLAT NO 101 1ST FLOOR  
30/A/80 DR.P.T-LAHA ST  
RISHRA, HOOGHLY**



Authorisation to drive the following vehicle class throughout India

Valid Till	Vehicle Class	Issue Dt
17-10-2031	LMV-NT	29-08-2014
Trans		
Badge Details		
Number		
Date of Issue		
Valid Till		

Holder's Signature

[Signature]

Licensing Authority  
Serampore Hooghly

*Vikash*





# FORM NO. 60

ANNEXURE-1

(See third proviso to Rule 114 B)

Form of declaration to be filled by a person who does not have either a Permanent account number of General Index Register Number and who makes payment in cash in respect of transaction specified in Clauses (a) to (b) of Rule 114 B.

1. Full name and address of the declarant : SK ABDUL KUDDUS
2. Particulars of transaction : Raghob pur, PO- South Jagaddal,  
P.S. - Sonarpur, Pin- 700151,
3. Amount of the transaction : 650,000 /-
4. Are you assessed to tax : Yes/No
5. If yes,
  - (i) Details of ward/Circle/Range where the last return of income was filed ?
  - (ii) Reasons for not having permanent account number/General Index Register Number?
6. Details of the document being produced in support of address in column (1)

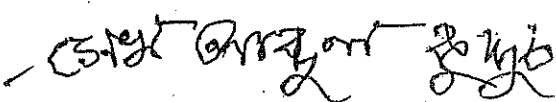
## Verification

I..... do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the ..... day of .....200.....

Date .....

Place .....


  
Signature of the Declarant



## Instructions :

Documents which can be produced in support of the address are :

- (a) Ration Card
- (b) Passport
- (c) Driving Licence
- (d) Identity Card issued by any institution
- (e) Copy of the electricity bill or telephone bill showing residential address.
- (f) Any document or communication issued by any authority of Central Govt. State Govt. of local bodies showing residential address.
- (g) Any other documentary evidence in support of this address given in the declaration



  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
 KCT0813816

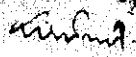
নির্বাচকের নাম : সেক্স আব্দুল কুদ্দুস  
 Elector's Name : Sekh Abdul kuddus  
 পিতার নাম : মালেক সেক্স  
 Father's Name : Maleck Sekh  
 লিঙ্গ / Sex : পুং / M  
 জন্ম তারিখ : XX/XX/1967  
 Date of Birth : XX/XX/1967

স্বাক্ষরিত

KCT0813816

ঠিকানা:  
 রাঘবপুর, পোস্ট-দক্ষিণ জগদাল পোলঘাট সোনারপুর দক্ষিণ  
 24 পরগণা 700151

Address:  
 Raghavpur, P.O.-Daskhin Jagaddal  
 Polghat Sonarpur South 24 Parganas  
 700151



Date: 31/08/2007  
 110-বিশ্বপুর্ন পূর্ব (তপসিনী জাতি) নির্বাচন কেন্দ্রের  
 নির্বাচক নিয়ন্ত্রক অধিকারিকের স্বাক্ষরের অনুমতি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 110-Bishnupur East (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিফটে নাম  
 ভোটার ও একই নামের নতুন সচিব পরিচয়পত্র পাওয়ার  
 ক্ষমতা নির্দিষ্ট বর্ষে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
 In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.



आयकर विभाग  
INCOME TAX DEPARTMENT

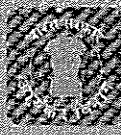

भारत सरकार  
GOVT OF INDIA

ROOPTARA REAL ESTATES PRIVATE  
LIMITED

03/08/2015  
Permanent Account Number

AAHCR3521P

01/07/2015



*Arunkumar*

यदि कोई व्यक्ति / पत्रिका पर पाया गया है / लीटर  
आपका पत्र सेवा / कार्ड, पत्रिका की पत्र  
इसे भेजिए, पत्रिका / कार्ड नं 341, सर्वे नं 957/8  
मोदी कॉलोनी, नीप बंगला चौक पास  
पुणे - 411 016

*If this card or lost someone's tax card is found,  
please inform / return to*

Income Tax PAN Services Unit, NSDL  
2nd floor, Mantri Sterling  
Plot No. 341, Survey No. 957/8,  
Modi Colony, Near Deep Bunglow Chowk,  
Pune - 411 016

Tel: 01-20-2711616/18 Fax: 01-20-27118081  
e-mail: [unit@nsdl.com](mailto:unit@nsdl.com)



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

HZG3339918

পরিচয় পত্র



Elector's Name Arun Kumar Kedia

নির্বাচকের নাম অরুন কুমার কেডিয়া

Father's Name Ram Kumar Kedia

পিতার নাম রাম কুমার কেডিয়া

Sex M

লিঙ্গ পুং

Age as on 1.1.2006 33

১.১.২০০৬ এ বয়স ৩৩

*Arun Kumar Kedia*

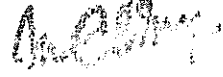


Address:

50 SUHASINI GANGULY SARANI Kolkata 700025

ঠিকানা:

৫০ সুহাসিনী গাংগুলী সরানী কলকাতা ৭০০০২৫



Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 148-Alipore

বিধানসভা নির্বাচন ক্ষেত্র : ১৪৮-আলিপুর

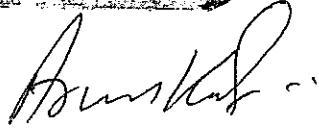
District:Kolkata

জেলা: কলকাতা

Date: 29.03.2006

তারিখ: ২৯.০৩.২০০৬

02/0692



## Major Information of the Deed

Deed No. :	I-1901-06268/2016	Date of Registration	19/08/2016 4:08:02 PM
Query No / Year	1901-1000299020/2016	Office where deed is registered	
Query Date	05/08/2016 7:08:18 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S K KANODIA 6, OLD POST OFFICE ST., Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN 700001, Mobile No. : 9830099358, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 6,50,000/-	Rs. 8,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,030/- (Article:23)	Rs. 8,887/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: POLEGHAT, Mouza: Raghampur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-282	LR-288	Bastu	Shali	8 Dec	6,50,000/-	8,00,000/-	
<b>Grand Total :</b>					8Dec	6,50,000 /-	8,00,000 /-	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SK. ABDUL KUDDUS</b> Son of Late SHAIKHA ABDUL MOLLAH RAGHABPUR, P.O:- SOUTH JAGADDAL, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700151 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Self, Date of Execution: 17/08/2016 , Admitted by: Self, Date of Admission: 17/08/2016 ,Place : Pvt. Residence

### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ROOPTARA REAL ESTATES PVT LTD</b> 50, SUBARBAN SCHOOL ROAD, SUHASINI GANGULY SARANI, P.O:- BHAWANIPORE, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025 PAN No. AAHCR3521P, Status :Organizat

### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ARUN KUMAR KEDIA</b> Son of Mr RAM KUMAR KEDIA 50, SUBARBAN SCHOOL ROAD, SUHASINI GANGULY SARANI, P.O:- BHAWANIPORE, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFCK8353F, Status : Representative, Representative of : ROOPTARA REAL ESTATES PVT LTD (as AUTHORISED SIGNATORY)



**er Details :**

**Name & address**

ASH KUMAR MODI  
son of MAHABIR PRASAD MODI  
30/A/80, DR. P. T. LAHA STREET, P.O:- RISHRA, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN - 712248,  
Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Sk. ABDUL KUDDUS, Mr ARUN  
KUMAR KEDIA

**Endorsement For Deed Number : I - 190106268 / 2016**

**On 06-08-2016**

**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 8,00,000/-



Sujan Kumar Maity  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

**On 17-08-2016**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16:47 hrs on 17-08-2016, at the Private residence by Mr ARUN KUMAR KEDIA ,

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

Execution is admitted on 17/08/2016 by Sk. ABDUL KUDDUS, Son of Late SHAIKHA ABDUL MOLLAH, RAGHABPUR, P.O: SOUTH JAGADDAL, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Muslim, by Profession Others

Indetified by VIKASH KUMAR MODI, Son of MAHABIR PRASAD MODI, 30/A/80, DR. P. T. LAHA STREET, P.O: RISHRA, Thana: Rishra, , Hooghly, WEST BENGAL, India, PIN - 712248, By caste Hindu, By Profession Service

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

Execution is admitted on 17/08/2016 by Mr ARUN KUMAR KEDIA AUTHORISED SIGNATORY, ROOPTARA REAL ESTATES PVT LTD, 50, SUBARBAN SCHOOL ROAD, SUHASINI GANGULY SARANI, P.O:- BHAWANIPORE, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025



by VIKASH KUMAR MODI, Son of MAHABIR PRASAD MODI, 30/A/80, DR. P. T. LAHA STREET, P.O:  
4, Thana: Rishra, , Hooghly, WEST BENGAL, India, PIN - 712248, By caste Hindu, By Profession Service

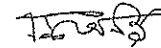


Sujan Kumar Maity  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

On 18-08-2016

Payment of Fees

Payment of Stamp Duty



Sujan Kumar Maity  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

On 19-08-2016


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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 10/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 10045, Amount: Rs.10/-, Date of Purchase: 05/05/2016, Vendor name: A  
Banerjee



Sujan Kumar Maity  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal



DATED this 17<sup>th</sup> day of August 2016.

BETWEEN

SHAIKH ABDUL KUDDUS

AND

ANANTA DEALTRADE PVT. LTD.

DEED OF CONVEYANCE

**KANODIA & CO.,**  
Solicitors & Advocates,  
Temple Chambers, 4<sup>th</sup> Floor,  
6, Old Post Office Street,  
KOLKATA – 700001.

Off: 22109532/22307298  
Res.: 26550151/25298919  
Email: [kanodiaco@vsnl.net](mailto:kanodiaco@vsnl.net)  
[AD05-CON47-L.R.DAG-197]



