1-482/2021

INDIA NON JUDICIAL

पचास रुपये रु.50 FIFTY RUPEES Rs.50

INDIA

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 707672

2-1796811/20

This signature sheet / sheet's attached with this document's are the part of this document

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

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 5th day of JANUARY, TWO THOUSAND AND TWENTY ONE.

BETWEEN

SMT. CHABIRANI MONDAL (PAN: DGYPM7601E), wife of Manoj Mondal and daughter of Late Rampada Mondal, by faith- Hindu, By occupation- House wife, by Nationality- Indian, presently residing at Garagari Mondal Para, Post Office– Pathaghata, Police Station – Rajarhat, District- North 24 Parganas, Pin – 700135, West Bengal, hereinafter called and referred to as the **"VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, legal representatives, executors, administrators and assigns etc.) of the **FIRST PART**.

LL09

Serial No. ..... 8 DEC 2020
Name: .....
.....
Address: .....
8, Lyons Range, Kolkata- 700 001

Date: ..... Licensed Stamp Vendor
B. GHOSH

SUSMITA SEN
Advocate
High Court, Calcutta

8 DEC 2020

- Baban Golder

40

- Baban Golder

41

- Amitra
(Amit Maitra)

42

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR RAJARHAT NEW TOWN, NORTH 24 PARGANAS

- Chabi Rani Mondal

43

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Rajarhat New Town, North 24-Pgs.

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- Sanjay Mondal
S/o- Sannyasi Mondal
Uttar Badra, P.O- Italgacha
P.S- Dum Dum Kol- 79

AND

AABHARAN PROCON PRIVATE LIMITED, a private limited company incorporated within the meaning of Companies Act, 2013 and having its registered office at 63, Radha Bazar Street, 3rd Floor, Kolkata- 700001, West Bengal, having CIN NO. U70102WB2015PTC205196 and having PAN NO. AANCA2551N, represented by its Authorised Signatory, **Mr. Amit Moitra,** son of Bishwanath Moitra, presently residing at 1, Saha Para Road, Bhatpara, Post Office - Bhatpara, Police Station - Jagaddal, Pin – 743123, District – North 24 Parganas, having personal PAN No. CSSPM9261P, duly authorized vide board resolution dated 07th December, 2020, hereinafter called and referred to as the **"CONFIRMING PARTY",** (which expression shall unless excluded by or repugnant to the context shall deemed to mean and include its successors, successors in interest and assigns) of the **SECOND PART.**

AND

SNOW FLOWER SALES PRIVATE LIMITED, a private limited company within the meaning of Companies Act, 2013 and having its registered office at DN-37, Salt Lake City, Sector-V, Kolkata-700091, West Bengal, having CIN NO.U51109WB2006PTC110580 and having PAN No.AAKCS5080M, represented by its Authorised Signatory **Mr. Baban Golder** (PAN No.BKDPG0176M), son of Mr. Kali Kumar Golder, presently residing at North Badra, Italgacha, North Dumdum Municipality, Kolkata- 700079, North 24 Parganas, West Bengal, duly authorized vide board resolution dated 20th December, 2020, (which expression shall unless excluded by or repugnant to

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Rajarhat, New Town, North 24-Pgs.

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the context shall deemed to mean and include its successors, successors in interest and assigns) of the **THIRD PART**

WHEREAS one Kedar Mondal was the C.S Recorded owner of freehold undivided Shali land admeasuring about 14 Satak out of 14 Satak comprised in C.S Dag No. 649 under C.S Khatian No. 43, situated at Mouza–Genragari, J.L. No. 37, under P.S Rajarhat, within the local limits of Patharghata Gram Panchayat ,within the jurisdiction of Additional District Sub-registrar (A.D.S.R.) Rajarhat, in the district of North 24 Parganas, West Bengal and was well enjoying the same and was well entitled to transfer it to anyone in anyway.

AND WHEREAS said Kedar Mondal died intestate leaving behind his three sons namely (1) Satish Mondal (2) Jyotish Mondal and (3) Rampada Mondal and accordingly they became the joint owners of the above said property as per the Hindu Law of Inheritance and thereafter they mutated their names in the R.S Record under R.S Khatian No. 203 and were well enjoying the same and were well entitled to transfer the same to anyone in anyway.

AND WHEREAS said Rampada Mondal became the R.S Recorded owner of freehold undivided Shali land admeasuring about 4.67 Satak out of 14 Satak comprised in R.S Dag No.690 corresponding to C.S Dag No. 649 under R.S Khatian No. 203, situated at Mouza – Genragari, J.L. No. 37, under P.S Rajarhat, within the local limits of Patharghata Gram Panchayat ,within the jurisdiction of Additional District Sub-registrar (A.D.S.R.) Rajarhat, in the district of North 24 Parganas, West Bengal and was well enjoying the same and was well entitled to transfer it to anyone in anyway.

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AND WHEREAS said Rampada Mondal died intestate leaving behind his wife (1) Mina Rani Mondal and two daughters namely (2) Chaya Mondal, (3) Chabirani Mondal and accordingly they became the joint owners of the above said property of Late Rampada Mondal by way of Hindu law of Inheritance and simultaneously recorded their names in the recent record of rights under L.R Khatian No.1186, 1187 and 1188 respectively at Rajarhat, B.L & L.R.O and were well enjoying the same and well entitled to transfer the same to anyone in anyway.

AND WHEREAS said Mina Rani Mondal gifted and /or transferred the freehold undivided Shali land admeasuring about 1.56 Satak out of 14 Satak comprised in R.S and L.R Dag No. 690 corresponding to C.S Dag No. 649 under L.R Khatian No. 1186, lying and situated at Mouza – Genragari, J.L. No. 37, under P.S Rajarhat, within the local limits of Patharghata Gram Panchayat, within the jurisdiction of Additional District Sub-registrar (A.D.S.R.) Rajarhat, in the district of North 24 Parganas, West Bengal, by virtue of a registered Gift deed dated 26.11.2019, being No. 14003, copied in Book no. I, volume no. 1523, page 561432 to 561455, for the year 2019, and registered in the office of the Additional District Sub-registrar (A.D.S.R.) Rajarhat, North 24 Parganas, to the said Chabirani Mondal, the Vendor herein, and accordingly she became the absolute owner of the above said property by way of transfer and well enjoying the same and well entitled to transfer the same to anyone in anyway.

AND WHEREAS said Chabirani Mondal, the Vendor herein, being in urgent need of money have decided to sell the above said property and is/was looking for intending buyers and accordingly approached the Purchaser to sell all that piece and parcel of free hold undivided shali land admeasuring an area about 3.1108 Satak out of 14 Satak

Additional [illegible]
Rajarhat, New Town, North 24 Pgs.

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comprised in R.S and L.R Dag No. 690 corresponding to C.S Dag No. 649 under L.R Khatian No. 1186, and 1188, as per share, lying and situated at Mouza – Genragari, J.L. No. 37, under P.S Rajarhat, within the local limits of Patharghata Gram Panchayat, within the jurisdiction of Additional District Sub-registrar (A.D.S.R.) Rajarhat, in the district of North 24 Parganas, West Bengal (hereinafter referred to as "**Said Property**"), morefully and particularly described in Schedule – A written hereunder and is well entitled to transfer the same to anyone in anyway and is looking for intending buyers and accordingly approached the Confirming Party herein to sell the entirety of the Said Property and accordingly entered into an agreement to sale dated 08th December, 2020, (hereinafter referred to as "**Agreement to Sale**") for the sale of the Said Property for the consideration as setforth therein in the said Agreement to Sale, subject to the terms and conditions as setforth therein in the said Agreement to Sale.

AND WHEREAS the Confirming Party in terms of the Said Agreement to Sale assigned all its right title and interest on the Said Property in favour of the Purchaser herein, by virtue of an Assignment Agreement dated 23th December, 2020, (Hereinafter "**Assignment Agreement**"), subject to the terms and conditions as set forth therein in the Assignment Agreement and the Vendor herein confirm such assignment.

AND WHEREAS based on mutual negotiation and understanding between the Parties, it is agreed between the Parties that out of the total consideration to be paid by the Purchaser under this deed for the sale of the Said Property by the Vendor and confirmed by the Confirming Party, the Vendor will be entitled to the consideration as agreed between the Vendor and Confirming Party in terms of the Agreement to Sale and the balance amount if any shall be paid by

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

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the Purchaser to the Confirming Party and shall be solely appropriated by the Confirming Party at its sole discretion and Vendor will not have any right claim and/or demand on such amount whatsoever or in howsoever. Further if any is already paid by the Confirming Party to the Vendor in terms of Agreement to Sale then such already paid amount will also be paid by Purchaser to the Confirming Party and the Vendor will be entitled to only balance amount in terms of the Agreement to Sale.

AND WHEREAS on or before the execution of these present the Vendor have assured, declared, confirmed and represented to the Purchaser as follows (hereinafter referred to as "**Representations**"):

a) That the said entire land comprised in the Said Property and every part or portion thereof is free from all encumbrances, liens, lispendens, charges, attachments, trusts, mortgages, acquisitions and requisitions, debtor whatsoever or howsoever.

b) That all rates, charges, taxes, cesses and all other outgoings levied, charged, or imposed by any public body or authority including concern Gram Panchayat, Municipality in respect of the each of the land parcels comprised in the Said Property has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendor forthwith on demand without any demur.

c) That the Vendor have not entered into any Agreement for Sale or transfer in respect of the Said Property or any part or portion thereof with any other person/party save and except the Confirming Party herein.

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Rajarhat, New Town, North 24-Pgs.

d) That the Said Property or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendor have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification rules and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax Act, or any other laws, for the time being in force.

e) That the owner or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the Said Property for passing between any points with the Said Property or for water line, drainage line or for any other purpose whatsoever.

f) The Vendor is legally competent to sell and transfer the entire Said Property intended herein to be sold.

g) That the Vendor have full right and absolute authority to deal with and /or sell and transfer and/or dispose of the Said Property or any part or portion thereof in a manner as they may deem fit and proper. The Vendor have agreed for the sale of the Said Property, more fully and particularly described in the Schedule hereunder written, to the Purchaser herein.

h) That the Vendor do not hold and/or possess the Said Property as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 as amended up to date.

i) That the Vendor is in uninterrupted and/or undisputed Khas possession of the Said Property without any right or any claim whatsoever of any third party.

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Rajarhat, New Town, North 24-Pgs.

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j) That there is no bargadar and /or bhagchasi into or upon the Said Property or any part or portion thereof and the land is not cultivated for the last seventeen years or more.

k) That the Vendor nor any body claiming from or under him has granted any right of way or easements or license or created any other rights to or in favour of any person or persons company or corporation or in respect of the entire Said Property or any part or portion thereof nor such right has become effective by prescription or otherwise, howsoever.

l) That no person, male or female being member of the families of the Vendor have any right to receive maintenance or a provision for advancement or marriage from the profit of the entire Said Property or any part or portion thereof and no charges as defined as under the law of inheritance or by Agreement or otherwise.

m) That the Vendor have agreed generally to indemnify and keep indemnified the said Purchaser against any loss, damage, (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of anything and everything stated herein and as regards any hidden defect in title of the Vendor of any nature whatsoever and properties of the Vendor shall be liable and responsible for discharge of the indemnity and such indemnification shall be limited to the loss, damage which has actually taken place or amount of expenses actually incurred by the Purchaser due to such action, claim, suit, proceeding in respect of anything and everything contained herein and as regards any hidden defect in the title of the Vendor with regard to the Said Property or any part or portion thereof;

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

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n) That the Said Property or any part or portion thereof are not subject to any litigation or any other proceedings in any court under any law for the time being in force. There is no decree, attachment or any other order of any Court or authority operating against the Vendor of the Said Property or part thereof which has the effect of prevailing or restraining the Vendor in dealing with and/or disposing of the Said Property which can prejudicially affect the title to the same.

o) That the Vendor is in possession, power or control of the documents of the Said Property and further confirm that no document of title has been delivered, deposited or handed over by the Vendor to any person whomsoever with a view to creating security and or charge thereon.

AND WHEREAS Confirming Party hereby confirms, declares, covenants and represents to the Purchaser as follows:

a) that the Confirming Party has not entered into any agreement for sale or transfer the Said Property or any part or portion thereof with any other person/party;

b) that on and from the date of execution of this deed, Confirming Party shall have no right title and/or interest on the Said Property or any part of portion thereof or against the Vendor and/or Purchaser on any ground or in any manner whatsoever or howsoever;

AND WHEREAS relying on the aforesaid Representations by the Vendor and Confirming Party and believing the same to be true and acting on the faith thereof the Purchaser has agreed to purchase from the Vendor and Confirming Party entirety and all of their respective rights, title and interest in/on the Said Property and has

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parted with the amount of consideration as hereinafter appearing and but for the aforesaid Representations the Purchaser would not have otherwise purchase the Said Property and executed this Deed of Conveyance nor would have parted with the amount of consideration and the Vendor have agreed to sell to the Purchaser, and Confirming Party hereby confirms such sell from the Vendor to the Purchaser of the Said Property for a total consideration amount of Rs.6,22,050/- (Rupees Six Lacs Twenty Two Thousand Fifty only), free from all encumbrances and out of which Rs.5,40,500/- (Rupees Five Lacs Forty Thousand Five Hundred Only) payable to Vendor (being balance consideration in terms of Agreement to Sale) and Rs.81,550/- (Rupees Eighty One Thousand Five Hundred Fifty Only) is payable to Confirming Party in terms of Assignment Agreement.

NOW THIS INDENTURE WITNESSETH that in pursuance to the Agreement to Sale made between the Vendor and Confirming Party and subsequent Assignment Agreement between Confirming Party and Purchaser and mutual understanding and settlement made between the Vendor, Confirming Party and the Purchaser herein and in consideration of the said sum of Rs.6,22,050/- (Rupees Six Lacs Twenty Two Thousand Fifty only), truly paid by the Purchaser herein as per the Memo of Consideration below to the Vendor and Confirming Party and in terms of the agreements, the said entire consideration money hereof having been received and appropriated by the Confirming Party and Vendor the receipt whereof the Vendor and Confirming Party do hereby admit and acknowledge, as per memo hereunder written and the Vendor do hereby grant, transfer, assign and assure unto the said Purchaser and Confirming Party hereby confirms such sale, grant, transfer, assign and hereby further relinquishes all its rights title and interest on the Said Property, morefully and particularly described in the Schedule written hereunder, in favor of the Purchaser free from all

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Rajarhat, New Town, North 24-Pgs.

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encumbrances and all ways, passages, drain, water, water-courses, together with the benefits of all other rights, liberties, easements, appurtenances, appendages and all estate, right, title, interest and claim in the Said Property whatsoever the Vendor have or had in the Said Property and every part or portion thereof free from all encumbrances, attachments, charges, lines, lispendens, suits and proceedings, attachments, claimants, bargadars, requisitions, acquisitions, vesting and alignments, in any manner whatsoever **TO HAVE AND TO HOLD** the Said Property hereby conveyed to the Purchaser absolutely and forever and that the Vendor do hereby grant, transfer convey, release and assign unto the Purchaser the Said Property morefully described in the Schedule written hereunder with all easements, appurtenances, rights, liberties and also all other rights and facilities attached to the Said Property hereby granted, sold, transferred, conveyed, released, assigned confirmed absolutely expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances and the Purchaser may and shall at all times hereafter peaceably and quietly possess each and every part thereof without any lawful interruption from any quarter and the Vendor do hereby covenant with the Purchaser that **NOTWITHSTANDING** any act, deed, matter or thing by the Vendor or any of his predecessors or ancestors – in – title made, done or executed or knowingly suffered to the contrary, the Vendor have now good rights, full power and absolute authority to grant, transfer, convey, release, confirm and assign the Said Property and every part or portion thereof, and all rights liberties, privileges, thereof hereby granted, sold, transferred, conveyed, released, assigned and confirmed expressed or intended so to be unto and to the use of the Purchaser absolutely and forever in the manner aforesaid and the Vendor and all persons claiming any estate or inheritance in the said piece or parcel of the land comprised in the Said Property together with all rights, liberties,

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privileges and all other easements and appurtenances hereby granted, transferred, sold, assigned, conveyed and released in favour of the Purchaser herein more fully described in the Schedule written hereunder, **AND THAT** the Vendor further agree and covenant with the Purchaser that the Purchaser for itself or its legal representatives, administrative, Executors and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the Said Property, meassuage, hereditaments and premises and receive rents, issues and profits thereof without any lawful eviction, interruption, claims or demand whatsoever from or by the Vendor or any person or persons lawfully equitably claiming from under or in trust for him or from or under any of his predecessors in title **AND THAT** the Vendor and all persons having lawfully or equitably claiming any estate or interest in the Said Property hereditaments and premises or any of them or any part thereof from under any of his predecessor in title shall and will from time hereafter at all request and cost of the Purchaser, his representatives and assigns do and execute or cause to be done and executed all such acts, deed and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the Said Property meassuages, hereditaments and premises and every part thereof unto and to the use of the Purchaser his heirs representatives and assigns in the manner aforesaid as shall or reasonably be required AND THAT the Vendor shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and indemnified against all encumbrances, liens, bargadars, vesting, attachments, lispendens, uses, debtors, trusts, claims and demands of any and every nature whatsoever by or against the Vendor or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the Said Property or any part thereof from the date of execution of this presents AND ALSO THAT the Vendor have not at any time heretofore done or executed or knowingly suffered or been party or

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

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privy to any act, deed, matter or thing whereby the Said Property and / or any part or portion thereof and / or other rights and benefits, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title.

SCHEDULE-A AS REFERRED TO HEREINABOVE

(Said Property)

ALL THAT piece and parcel of free hold undivided shali land admeasuring an area about **1.885 Cottahs** equivalent to more or less **3.1108 Satak** out of 14 Satak comprised in **R.S and L.R Dag No. 690** corresponding to C.S Dag No. 649 under L.R Khatian No. 1186 and 1188, lying and situated at Mouza – Genragari, J.L. No. 37, under P.S Rajarhat, within the local limits of Patharghata Gram Panchayat, within the jurisdiction of Additional District Sub-registrar (A.D.S.R.) Rajarhat, in the district of North 24 Parganas, West Bengal and proportionate annual revenue and/or taxes is payable to the Government of West Bengal at the office of the B.L & L.R.O, Rajarhat, within the jurisdiction of the Additional District Sub Registrar office, Rajarhat. This property is not connected with road.

Boundary of R.S. & L.R. Dag No. 690:

On the North: R.S. & L.R. Dag No. 691

On the South: R.S. & L.R. Dag No. 689

On the East: R.S. & L.R. Dag No. 691

On the West: R.S. & L.R. Dag No. 689

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

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MEMO OF CONSIDERATION

RECEIVED the within mentioned sum of Rs.6,22,050/- (Rupees Six Lacs Twenty Two Thousand Fifty only) and from the Purchaser herein, towards full and final consideration of these presents as follows:

a) Rs. Rs.5,40,500/- (Rupees Five Lacs Forty Thousand Five Hundred Only) vide Cheque No. 018340, dated 31.12.2020 drawn on HDFC Bank, Saltlake Sec- V, Kolkata-700091, in favor of the Vendor herein.

b) Rs.81,550/- (Rupees Eighty One Thousand Five Hundred Fifty Only) vide RTGS no. N005211362588363, dated 05-01-2021, in favor of the Confirming Party.

Total: Rs.6,22,050/- (Rupees Six Lacs Twenty Two Thousand Fifty only).

WITNESSES:

1. Bijay Chowdhury
S/O. Achchelal Chowdhury
63, Radha Bazar Street
KOL- 700001

2. Saikat Banerjee
S/O Salil Kumar Banerjee
63, Radha Bazar St
KOL-01

Chabi Rani Mondal

(SMT. CHABI RANI MONDAL)

.....Vendor

AABHARAN PROCON PVT. LTD.

Director/Auth. Signatory.

(AABHARAN PROCON PVT. LTD)

.....Confirming Party

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

05 JAN 2021

IN WITNESS WHERE OF the Vendor, Confirming Party and the Purchaser herein have put their respective hands on this the day, month and year first above written.

WITNESSES:

1. Bijay Chowdhury
S/o. Achchelal Chowdhury
63, Radha Bazar Street
Kol - 700001

2. Saikat Banerjee
S/o Salil Kumar Banerjee
63, Radha Bazar St
Kol - 01

Chabi Rani Mondal

(SMT. CHABIRANI MONDAL)

.....Vendor

AABHARAN PROCON PVT. LTD.

Director/Auth. Signatory.

(AABHARAN PROCON PVT. LTD)

.....Confirming Party

Snow Flower Sales Pvt. Ltd.

Balram Grover

Authorised Signatory

(SNOW FLOWER SALES PVT. LTD.)

.....Purchaser

Drafted by:
Lopas Ganguly
ARSS LEGAL
Advocates & Attorneys
IX, 15th Floor, PS Srijan Corporate Park,
Block GP, Tower I, Plot G-2, Salt Lake City,
Sector- V, Kolkata - 700091
Phone: +91 33 40443820 / 40051809
Email: kolkata@arsslegal.com

Enrollment No- F/890/2014
Alipore Court

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

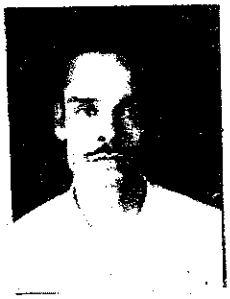
05 JAN 2021

SPECIMEN FORM FOR TEN FINGERPRINTS

Babloo Gowar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Anil Molla

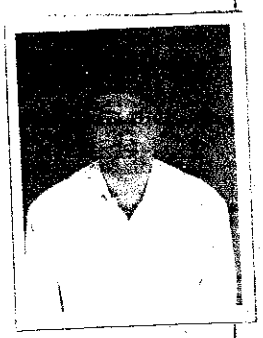
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Chabi Rani Mondal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sanjoy Mondal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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

05 JAN 2021

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

AABHARAN PROCON PRIVATE LIMITED

भारत सरकार

05/02/2015

Permanent Account Number

AANCA2553N

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
RAJARHAT NEW TOWN, NORTH 24 PARGANAS

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMIT MOITRA

BISWANATH MOITRA

25/10/1971

Permanent Account Number

GSSPM9261P

Signature

If this card is lost/misplaced/not received back
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 2727 5089
e-mail: tin@nsdl.co.in

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 0646/00059/53347

To
Amit Moitra
S/O Bishwanath Moitra
1
Saha Para Road
Bhatpara
Bhatpara S.O
North Twenty Four Parganas West Bengal - 743123
9163792839

Download Date: 11/11/2019

Generation Date: 12/07/2019

Signature valid

Digitally signed by UNIQUE IDENTIFICATION AUTHORITY OF INDIA Date: 2019.07.11 11:03:59 IST

QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

2466 5991 4637

VID : 9181 6896 1464 6147

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

Amit Moitra
Date of Birth/DOB: 25/10/1971
Male/ MALE

2466 5991 4637

VID : 9181 6896 1464 6147

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:
S/O Bishwanath Moitra, 1, Saha Para Road, Bhatpara, Bhatpara S.O, North Twenty Four Parganas, West Bengal - 743123

QR Code with Photograph

2466 5991 4637

VID : 9181 6896 1464 6147

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आयकर विभाग
INCOME TAX DEPARTMENT

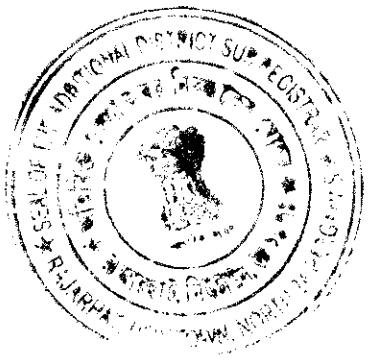
भारत सरकार
GOVT. OF INDIA

SNOW FLOWER SALES PRIVATE LIMITED

13/07/2006

Permanent Account Number

AAKCS5080M



आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

BABAN GOLDER

KALI KUMAR GOLDER

25/02/1992

Permanent Account Number

BKDPG0176M

Baban Golder

Signature

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/11291/01814

To
Baban Golder
বাবন গোলদার

01/03/2014

NORTH BADRA
North Dumdum (m)
Italgacha,North 24 Parganas
West Bengal - 700079

KL800472483FT

80047248

আপনার আধার সংখ্যা / Your Aadhaar No. :

3280 8319 1239

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

বাবন গোলদার
Baban Golder
পিতা : কালী কুমার গোলদার
Father : Kali Kumar Golder

জন্মতারিখ/DOB: 25/02/1992
পুরুষ / Male

3280 8319 1239

আধার – সাধারণ মানুষের অধিকার

পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।

পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা সাব্যস্ত করুন।

Aadhaar is proof of identity, not of citizenship.

To establish identity, authenticate online.

আধার সারা দেশে মান্য।

আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

Aadhaar is valid throughout the country.

Aadhaar will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India

আধার

নং:, ., ., ., উত্তর বাদড়া
দমদম (এম), ইটালগাছা
প্র ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: ., ., ., NORTH BADRA, North Dumdum (m), Italgacha, North 24 Parganas, West Bengal, 700079

3280 8319 1239

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1 300 1947

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भारत सरकार

आधार

ভারতীয় বিশিষ্ট পরিচয় কর্তৃপক্ষ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2017/80265/03506

To
ছবিরাণী মণ্ডল
Chabirani Mondal
W/O: Manoj Mondal
Garagari Mondal para
Ganragari
Patharghata
Rajarhat North 24 Parganas
West Bengal 700135
9830703045

27/10/2016

3918785

MD039187859FH

আপনার আধার সংখ্যা / Your Aadhaar No. :

8585 6133 4767

আমার আধার, আমার পরিচয়

ভারত সরকার

Government of India

ছবিরাণী মণ্ডল
Chabirani Mondal
জন্মতারিখ / DOB : 11/08/1965
মহিলা / Female

8585 6133 4767

আমার আধার, আমার পরিচয়

Government of India

AADHAAR

তথ্য

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

INFORMATION

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

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

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
ওয়াই/ও: মনোজ মণ্ডল, গাঁড়াগড়ি মণ্ডল পাড়া, গণরাগারি, উত্তর ২৪ পরগনা, পাথরঘাটা, পশ্চিম বঙ্গ, 700135

Address:
W/O: Manoj Mondal, Garagari Mondal para, Ganragari, North 24 Parganas, Patharghata, West Bengal, 700135

8585 6133 4767

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आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

CHABIRANI MONDAL

RAMPADA MONDAL

11/08/1965

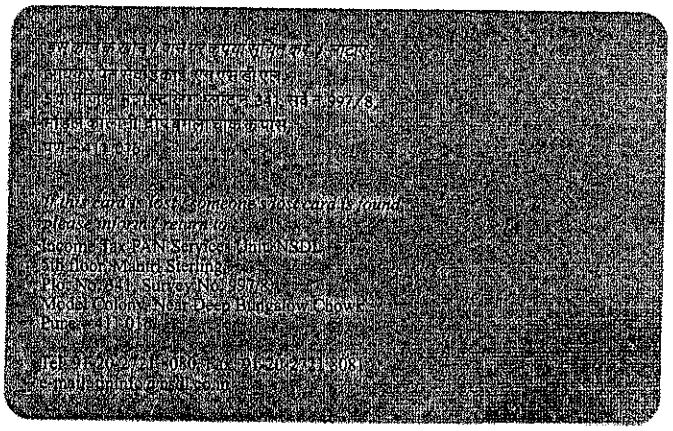
Permanent Account Number

DGYPM7601E

Chabi Rani Mondal

Signature

02122016



SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
RAJARHAT, NEW TOWN, NORTH 24 PARGANAS

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD BWC2874451

পরিচয় পত্র

Elector's Name	Sanjay Mandal
নির্বাচকের নাম	সঞ্জয় মন্ডল
Father's Name	Sanyasi Mandal
পিতার নাম	সন্ন্যাসী মন্ডল
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2002	20
১.১.২০০২-এ বয়স	২০

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR
RAJARHAT, NEW TOWN, NORTH 24 PARGANAS

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

GRN:	19-202021-018799452-8	Payment Mode :	Net Banking-SELF
GRN Date:	02/01/2021 12:20:23	Payment Gateway	SBI EPay-State Bank of India
BRN :	0947593420738	BRN Date:	02/01/2021 12:21:51
SBI ePay txn No. :	IGAKEHGNJ9	SBI ePay txn Date.	02/01/2021 12:20:49

DEPOSITOR'S DETAILS

Name :	SOUMEN HALDER	Id No. :	2001796811/1/2020
Contact No.			null
E-mail :		Mobile No.	+91 9836517766
Address :	SRIKHANDA PANCHPOTA KOL 700152		
User Type :	Advocate		

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001796811/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	7674
2	2001796811/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	34240
			Total Amount	41914

In Words : Rupees Forty One Thousand Nine Hundred Fourteen Only.

SEAL OF THE ADDITIONAL DISTRICT SUB REGISTRAR

Major Information of the Deed

Deed No :	**I-1523-00482/2021**	**Date of Registration**	**13/01/2021**
Query No / Year	**1523-2001796811/2020**	**Office where deed is registered**	
Query Date	**30/12/2020 5:08:05 PM**	1523-2001796811/2020	
Applicant Name, Address & Other Details	SANCHITA MALLICK BANERJEE SODEPUR, KOLKATA,Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, PIN - 700110, Mobile No. : 8296164433, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 81,550/-]	
Set Forth value		Market Value	
Rs. 6,22,050/-		Rs. 6,84,376/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 34,290/- (Article:23)		Rs. 7,674/- (Article:A(1), E,)	
Remarks			

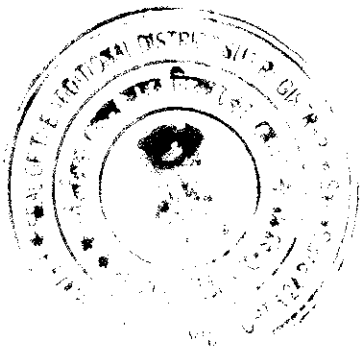
Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Garagari, Jl No: 37, Pin Code : 700135

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-690 (RS :-)	LR-1188	Bastu	Shali	3.1108 Dec	6,22,050/-	6,84,376/-	
	Grand Total :				**3.1108Dec**	**6,22,050 /-**	**6,84,376 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr CHABIRANI MONDAL** Wife of Mr MONAJ MONDAL P.O:- PATHARGHATA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DGxxxxxx1E, Aadhaar No: 85xxxxxxxx4767, Status :Individual, Executed by: Self, Date of Execution: 05/01/2021 , Admitted by: Self, Date of Admission: 05/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/01/2021 , Admitted by: Self, Date of Admission: 05/01/2021 ,Place : Pvt. Residence
2	**AABHARAN PROCON PRIVATE LIMITED** P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SNOW FLOWER SALES PRIVATE LIMITED** P.O:- SECH BHAWAN, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.:: AAxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr AMIT MOITRA** Son of Mr BISWANATH MOITRA P.O:- BHATPARA, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743123, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: CSxxxxxx1P, Aadhaar No: 24xxxxxxxx4637 Status : Representative, Representative of : AABHARAN PROCON PRIVATE LIMITED
2	**Mr BABAN GOLDER (Presentant)** Son of Mr KALI KUMAR GOLDER P.O:- ITALGACHA, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: BKxxxxxx6M, Aadhaar No: 32xxxxxxxx1239 Status : Representative, Representative of : SNOW FLOWER SALES PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJOY MONDAL Son of Mr SANNYASI MONDAL P.O:- ITALGACHA, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079			

Identifier Of Mr CHABIRANI MONDAL, Mr AMIT MOITRA, Mr BABAN GOLDER

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr CHABIRANI MONDAL	SNOW FLOWER SALES PRIVATE LIMITED-3.1108 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Garagari, Jl No: 37, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 690, LR Khatian No:- 1188	Owner:ছবি রানী মন্ডল, Gurdian:মনো মন্ড, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Mr CHABIRANI MONDAL

On 05-01-2021

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

Presented for registration at 15:35 hrs on 05-01-2021, at the Private residence by Mr BABAN GOLDER ,.

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 6,84,376/-

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

Execution is admitted on 05/01/2021 by Mr CHABIRANI MONDAL, Mr MONAJ MONDAL, P.O: PATHARGHATA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife

Indetified by Mr SANJOY MONDAL, , , Son of Mr SANNYASI MONDAL, P.O: ITALGACHA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Service

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

Execution is admitted on 05-01-2021 by Mr AMIT MOITRA, AUTHORISED SIGNATORY, AABHARAN PROCON PRIVATE LIMITED, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr SANJOY MONDAL, , , Son of Mr SANNYASI MONDAL, P.O: ITALGACHA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Service

Execution is admitted on 05-01-2021 by Mr BABAN GOLDER, AUTHORISED SIGNATORY, SNOW FLOWER SALES PRIVATE LIMITED, P.O:- SECH BHAWAN, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091

Indetified by Mr SANJOY MONDAL, , , Son of Mr SANNYASI MONDAL, P.O: ITALGACHA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Service

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

On 11-01-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,674/- (A(1) = Rs 6,844/- ,B = Rs 816/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 7,674/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/01/2021 12:21PM with Govt. Ref. No: 192020210187994528 on 02-01-2021, Amount Rs: 7,674/-, Bank: SBI EPay (SBIePay), Ref. No. 0947593420738 on 02-01-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 34,240/- and Stamp Duty paid by by online = Rs 34,240/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/01/2021 12:21PM with Govt. Ref. No: 192020210187994528 on 02-01-2021, Amount Rs: 34,240/-, Bank: SBI EPay (SBIePay), Ref. No. 0947593420738 on 02-01-2021, 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

On 13-01-2021

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. 34,240/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 22895, Amount: Rs.50/-, Date of Purchase: 08/12/2020, Vendor name: B GHOSH

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 1523-2021, Page from 32994 to 33026

being No 152300482 for the year 2021.

Seal of the Additional District Sub Registrar, Rajarhat, District North 24 Parganas

Digitally signed by SANJOY BASAK
Date: 2021.01.18 13:40:34 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2021/01/18 01:40:34 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)