

5. 4246/19

1575/4



R 765318

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL
 28/08/19
 G-11176453

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Additional District Sub-Registrar,
 Garia South 24 Parganas 28 AUG 2019

26204196120197

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 28th day of August Two Thousand Nineteen (2019) BETWEEN

1660

0001 02-08-2019

Date.....
Sold to.....
Rupees.....

B. C. Lahiri Pr

As per subject card
14/11

Das

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol.



Additional District Sub-Registrar,
Garia South 24 Parganas

28 AUG 2019

MAYANK GUPTA
S/O SANDHEEP GUPTA
A-74, LAKE GARDENS
KOL-45 BUSINESS

- :: (2) :: -

1. **SRI PIYUSH PAREKH**, son of Sri Deepak Parekh, having his PAN - AFSPP7599C, 2. **SMT. NEETA PAREKH**, wife of Sri Piyush Parekh, having her PAN - BACPP5936R, both by Faith - Hindu, by Occupation - Sr. No.1 Business and Sr. No. 2 Housewife, by Nationality - Indian, both are residing at GD-289, Sector - III, Salt Lake, P.O. Bidhannagar IB Market (S.O.), P.S. Bidhannagar (South), Kolkata - 700106, hereinafter jointly called and referred to as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the context or subject to be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

1. **SRI AJAY GUPTA**, son of Sri Devendra Kumar Gupta, having his PAN - ADYPG8737D, 2. **SMT. SUNITA GUPTA**, wife of Sri Ajay Gupta, having her PAN - AHNPG8662L, both by Faith - Hindu, by Occupation - Sl. No.1 Business and Sl. No.2

House...



Additional District Sub-Registrar,
Garia South 24 Parganas

28 AUG 2019

- :: (3) :: -

Housewife, by Nationality - Indian, both residing at A-74, Lake Gardens, P.S. Lake, Kolkata - 700045, hereinafter jointly called and referred to as the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the context or subject to be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS at all material times Shri Priya Brat Chowdhury son of Late Lakhiram Chowdhury had purchased **ALL THAT** piece and parcel of a plot of land measuring an area more or less 18 Decimals out of 26 decimals of land comprised in R.S. Dag No. 247, under R.S. Khatian No. 374/1, and a Plot of danga land measuring an area more or less 11 Decimals comprised in R.S. Dag No. 248 under R.S. Khatian No. 83, intotalling an area of 29 Decimals of land comprised in R.S. Dag Nos. 247 and 248, under R.S. Khatian Nos. 374/1 and 83 respectively, at Mouza - Boral, J.L. No. 61, R.S. No. 199, Touzi No. 142, Parana - Magura, Sub-



Additional District Sub-Registrar,
Cadastral, Patna, Bihar

20 AUG 2019

R.

Registry Office Baruipur now Sonarpur under Police Station - Sonarpur, in the District 24 Parganas (at present South 24 Parganas), from Smt. Kusum Kumari Chowdhurani, wife of Late Shyam Charan Chowdhury of Vill. Boral, P.S. Sonarpur, District 24 Parganas, by virtue of a Deed of Sale, dated 06/06/1962 duly registered before the District Registrar at Alipore, 24 Parganas and entered in Book No.1, Volume No. 61, Pages from 6 to 11, Being No. 2444 for the year 1962.

AND WHEREAS while seized and possessed of and/or otherwise well and sufficiently entitled to the said land measuring an area more or less 29 decimals of land comprised in R.S. Dag Nos. 247 and 248, under R.S. Khatian Nos. 374/1 and 83 respectively at Mouza - Boral, the said Shri Priya Brat Chowdhury duly recorded his name in the records of the L.R. Settlement and finally, fully and absolutely published his name in the records of rights under L.R. Khatian No. 661, L.R. Dag No. 355, containing



Additional District Sub-Registrar,
Gada South 24 Parganas

28 AUG 2019

an area more or less 11 Decimals and thereafter the said the said Shri Priya Brat Chowdhury died intestate on 03/12/2006 leaving behind him surviving his two sons namely Shri Surinder Singh and Sri Rajinder Singh, as his only legal heirs and/or successors according to the Hindu Succession Act., 1956.

AND WHEREAS after demise of said Priya Brat Chowdhury his two sons Sri Surinder Singh and Sri Rajinder Singh, jointly became the sole and absolute owners of the said land measuring an area more or less 17 Cottahs 08 Chittaks 30 Sq.ft. corresponding to 29 Decimals of land comprised in R.S. Dag Nos. 247 and 248, under R.S. Khatian Nos. 374/1, and 83 at Mouza - Boral, J.L. No. 61, within the local limits of Rajpur-Sonarapur Municipality under Ward No. 34, under Police Station - Sonarapur, in the District of South 24 Pargans and while jointly seized and possessed of the said land, the said Shri Surinder Singh and Shri Rajinder Singh, for their better enjoyment, mutually partitioned



Additional District Sub-Regional,
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20 AUG 2018

- :: (6) :: -

metes and bounds the said joint property into two equal shares
i.e. 1/2 share viz. 8 Cottahs 12 Chittaks 15 Sq.ft. corresponding
to 14.5 Decimals.

AND WHEREAS by way of said mutual and/or amicable
settlement, the said Shri Rajinder Singh son of Late Priya Brata
Chowdhury, got the absolute ownership upon the land measuring
an area more or less 5 Cottahs 07 Chittaks 05 Sq.ft. corresponding
to 9 (nine) Decimals comprised in R.S. Dag No. 247, under R.S.
Khatian No. 374/1, and the land more or less 3 Cottahs 05 Chittaks
10 Sq.ft. corresponding to 5.5 Decimals, comprised in R.S. Dag
No. 248, and under R.S. Khatian No. 83, intotalling an area more
or less 14.5 Decimals of land comprised in R.S. Dag Nos. 247 and
248, under R.S. Khatian Nos. 374/1, and 83 at Mouza - Boral,
J.L. No. 61, under P.S. Sonarpur, in the District South 24
Parganas.

AND WHEREAS by way of said mutual and/or amicable
settlement, the said Sri Surinder Singh son of Late Priya Brata



Additional District Sub-Registrar,
Garia South 24 Parganas

28 AUG 2019

- :: (7) :: -

Chowdhury, being the Present Vendor No.2 herein got the absolute ownership upon the land measuring an area more or less 5 Cottahs 07 Chittaks 05 Sq.ft. corresponding to 9 (nine) Decimals comprised in R.S. Dag No. 247, under R.S. Khatian No. 374/ 1, and the land more or less 3 Cottahs 05 Chittaks 10 Sq.ft. corresponding to 5.5 Decimals, comprised in R.S. Dag No. 248, and under R.S. Khatian No. 83, intotalling an area more or less 14.5 Decimals of danga land comprised in R.S. Dag Nos. 247 and 248, under R.S. Khatian Nos. 374/1, and 83 at Mouza - Boral, J.L. No. 61, under P.S. Sonarpur, in the District South 24 Parganas.

AND WHEREAS the said Shri Rajinder Singh son of Late Priya Brat Chowdhury while seized and possessed of the said property with a view to love and affection gifted, transferred and conveyed **ALL THAT** piece and parcel of land land measuring an area more or less 5 Cottahs 07 Chittaks 05 Sq.ft. corresponding to 9 (nine) Decimals comprised in R.S. Dag No. 247, under R.S.



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Additional District Sub-Registrar,
Garia South 24 Parganas

28 AUG 2019

Khatian No. 374/ 1, and the land more or less 3 Cottahs 05 Chittaks 10 Sq.ft. corresponding to 5.5 Decimals, comprised in R.S. Dag No. 248, and under R.S. Khatian No. 83, intotalling an area more or less 14.5 Decimals of land comprised in R.S. Dag Nos. 247 and 248, under R.S. Khatian Nos. 374/ 1, and 83 at Mouza - Boral, J.L. No. 61, under P.S. Sonarpur, in the District South 24 Parganas, unto and in favour of his son namely **SHRI ABHISHEK CHHIKARA** son of Shri Rajinder Singh, of 88/S/A, Block - E, New Alipore, Kolkata - 700053, by virtue of a registered Deed of Gift, dated 20.11.2009, duly registered in the office of D.S.R.-IV at Alipore and recorded in Book No.I, CD Volume No. 20, Pages from 1677 to 1688, Being No. 06190, for the year 2009.

AND WHEREAS for the purpose of sale and/or dispose of the aforesaid entire 29 Decimals of Danga land to different purchasers, the Vendors hereto divided the said entire property into several plots and also prepared a demarcated sketch scheme



Additional District Sub-Registrar,
Garia South 24 Parganas

28 AUG 2019

- :: (9) :: -

plan or map showing different scheme plots and attached connecting common path and passages. Be it mentioned that out of the said plots the Present Vendors herein sold out some plots in different buyer or buyers and seized and possessed the remaining plots of the said landed property, free from all encumbrances.

AND WHEREAS the said **1. SHRI ABHISHEK CHHIKARA** son of Shri Rajinder Singh, and **2. SRI SURINDER SINGH**, son of Late Priya Brat Chowdhury both of residing at 88/S/A, Block - E, New Alipore, Kolkata - 700053 while jointly seized and possessed of the said plots of land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring more or less an area of **4 (Four) Cottahs 00 (Zero) Chittaks 00 (Zero) Sq.ft.**, lying and situated at **Mouza - Boral, J.L. No. 61, R.S. No. 199, District Collectorate Touzi No. 142, Pargana - Magura, comprised in R.S. Khatian No. 83, under L.R. Khatian No. 662, appertaining to R.S. Dag No. 248, under L.R. Dag No. 355, Police Station**



Additional District Sub-Registrar,
Garha South 24 Patana

28 AUG 2019

. Sonarpur, in the District of South 24 Parganas, within the limits of Ward No. 34, of the Rajpur-Sonarpur Municipality, Additional District Sub-Registrar Office at Sonarpur now Garia, District Sub-Registry-IV Office at Alipore, unto and in favour of 1. SRI PIYUSH PAREKH, son of Sri Deepak Parekh, 2. SMT. NEETA PAREKH, wife of Sri Piyush Parekh, both of GD-289, Sector - III, Salt Lake, P.O. Bidhannagar IB Market (S.O.), P.S. Bidhannagar (South), Kolkata - 700106, being the Present Vendors herein, by virtue of a registered Deed of Conveyance, dated 22.09.2011, duly registered in the office of D.S.R. - IV at Alipore, recorded in Book No.1, CD Volume No. 24, Pages from 2890 to 2911, Being No. 07327 for the year 2011.

AND WHEREAS after purchasing the aforesaid land the said

1. SRI PIYUSH PAREKH, son of Sri Deepak Parekh, 2. SMT. NEETA PAREKH, wife of Sri Piyush Parekh, both of GD-289, Sector - III, Salt Lake, P.O. Bidhannagar IB Market (S.O.), P.S. Bidhannagar (South), Kolkata - 700106, being the Present Vendors herein jointly became the absolute lawful owners of ALL THAT piece and parcel of land measuring

. Sonarpur, in the District of South 24 Parganas, within the limits of Ward No. 34, of the Rajpur-Sonarpur Municipality, Additional District Sub-Registrar Office at Sonarpur now Garia, District Sub-Registry-IV Office at Alipore, unto and in favour of 1. SRI PIYUSH PAREKH, son of Sri Deepak Parekh, 2. SMT. NEETA PAREKH, wife of Sri Piyush Parekh, both of GD-289, Sector - III, Salt Lake, P.O. Bidhannagar IB Market (S.O.), P.S. Bidhannagar (South), Kolkata - 700106, being the Present Vendors herein, by virtue of a registered Deed of Conveyance, dated 22.09.2011, duly registered in the office of D.S.R. - IV at Alipore, recorded in Book No.1, CD Volume No. 24, Pages from 2890 to 2911, Being No. 07327 for the year 2011.

AND WHEREAS after purchasing the aforesaid land the said 1. SRI PIYUSH PAREKH, son of Sri Deepak Parekh, 2. SMT. NEETA PAREKH, wife of Sri Piyush Parekh, both of GD-289, Sector - III, Salt Lake, P.O. Bidhannagar IB Market (S.O.), P.S. Bidhannagar (South), Kolkata - 700106, being the Present Vendors herein jointly became the absolute lawful owners of ALL THAT piece and parcel of land measuring



Additional District Sth. Panchayat,
Gadga Shukla 24 Panchayat

28 AUG 2019

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more or less an area of 4 (Four) Cottahs 00 (Zero) Chittaks 00 (Zero) Sq.ft., lying and situated at Mouza . Boral, J.L. No. 61, R.S. No. 199, District Collectorate Touzi No. 142, Pargana . Magura, comprised in R.S. Khatian No. 83, under L.R. Khatian No. 662, appertaining to R.S. Dag No. 248, under L.R. Dag No. 355, Police Station . Sonarpur, in the District of South 24 Parganas, within the limits of Ward No. 34, of the Rajpur-Sonarpur Municipality, Additional District Sub-Registrar Office at Sonarpur now Garla, District Sub-Registry-IV Office at Alipore, morefully and particularly described in the Schedule hereunder written and the Present Vendors herein duly constructed brick built tile shed structure over the schedule land at their own costs, expenses and efforts, free from all encumbrances.

AND WHEREAS the Vendors herein intend to sell and the Purchasers herein agreed to purchase of **ALL THAT** piece and parcel of **Danga proposed Bastu** land measuring more or less



Additional District Sub-Registrar,
Guntur South 24 Pergaram

28 AUG 2018

- :: (12) :: -

an area of **4 (Four) Cottahs 00 (Zero) Chittaks 00 (Zero) Sq.ft.,**

TOGETHER WITH brick built tile shed structure with cemented

floor finished, having an area more or less 100 Sq.ft. now standing

thereon, lying and situated at **Mouza - Boral, J.L. No. 61, R.S.**

No. 199, District Collectorate Touzi No. 142, Pargana - Magura,

comprised in R.S. Khatian No. 83, under L.R. Khatian No.

662, appertaining to R.S. Dag No. 248, under L.R. Dag No.

355, Police Station - Sonarpur, in the District of South 24

Parganas, within the limits of Ward No. 34, of the Rajpur-

Sonarpur Municipality, Additional District Sub-Registrar

Office at Sonarpur now Garia, District Sub-Registry-IV Office

at Alipore, at and for the price of consideration of Rs.20,00,000/

- (Rupees Twenty Lakhs) Only to any intending Purchaser or

purchasers and the Purchasers hereto having come to know such

desire and intention of the Vendors, approached the Vendors and

offered to purchase the said Scheme plot as morefully mentioned

in the Schedule below at and for the said fixed price or

consideration Rs.20,00,000/- (Rupees Twenty Lakhs) Only and



Additional District Sub-Registrar,
Ganda South 24 Parganas

28 AUG 2019

the Vendors also accepted the said offer and agreed to sell the Schedule below property, to the Purchasers for ever and for good free from all encumbrances liens lispendens or attachment whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 20,00,000/- (Rupees Twenty Lakhs) Only** paid by the Purchasers to the Vendors, on or before execution of these presents, the receipt of which the Vendors do hereby acknowledge and admit as per memo of consideration hereunder written and of and from the payment of the same and every part thereof, the Vendors hereto do hereby acquit, exonerate, release and for ever discharge the Purchasers as well as the said Scheduled below, property and the Vendors hereby grant, transfer, sell, convey, assign and assure unto and to the Purchasers for sale and absolute use, enjoyment, benefit of the Purchaser of **ALL THAT** piece and



Aditi District Sub-Registrar,
Danda-Bhainsi, Prayagraj

28 AUG 2019

parcel of **Danga Proposed Bastu** land measuring more or less
an area of **4 (Four) Cottahs 00 (Zero) Chittaks 00 (Zero) Sq.ft.**,

TOGETHER WITH brick built tile shed structure with cemented
floor finished, having an area more or less 100 Sq.ft. now standing
thereon, lying and situated at **Mouza - Boral, J.L. No. 61, R.S.**
No. 199, District Collectorate Touzi No. 142, Pargana - Magura,
comprised in R.S. Khatian No. 83, under L.R. Khatian No.
662, appertaining to R.S. Dag No. 248, under L.R. Dag No.
355, Police Station - Sonarpur, in the District of South 24
Parganas, within the limits of Ward No. 34, of the Rajpur-
Sonarpur Municipality, Additional District Sub-Registrar
Office at Sonarpur now Garia, District Sub-Registry-IV Office
at Alipore, morefully and particularly described in the below
Schedule hereunder written and more specifically delineated in
the sketch map or plan depicted in RED border lines attached
hereto, hereinafter referred to as the "SAID PROPERTY" or
HOWSOEVER OTHERWISE, the said or any part thereof now
are or is or **TOGETHER WITH** all fixtures yards courts areas



Additional District Sub-Registrar,
Garia Soud, 24 Panchasra

28 AUG 2019



- :: (15) :: -

sewers, drains, ways, paths, passages, common fences water, water courses, lights, liberties, privileges easements and appurtenance whatsoever thereto or known as part and parcel or member thereof and the Purchasers shall occupy, possess and enjoy freely the same at his sweet will and desire and the reversion/s remainder/s and all the rents, issues and profits thereof **AND** all the estate, right, title, interest, property, claim and demand whatsoever, both at law and/or in equity of the Vendors into and upon the said Scheduled below property or any part thereof, without any obstruction, hindrance or interruption whatsoever and without any action or suit has been developed upon the said purchase for ever and for good **TO HAVE AND TO HOLD** the said property or any part thereof hereby granted, conveyed, transferred and assigned and assured or expressed or intended so to be inclusive of all rights on part and passages and all other easementary rights attached therein and thereto and all other benefits attached thereof unto and to the use an benefit of



Additional District Sub-Registrar,
Garia South 24 Parganas

28 AUG 2019

the Purchasers absolutely and for ever free from all encumbrances and liabilities whatsoever and the right possession and enjoyment of the Vendors thereof now vests upon the Purchasers for ever and for good free from all encumbrances and the Vendors do hereby covenant with purchase that NOTWITHSTANDING any act, deeds, things, matters, whatsoever made done or executed or knowingly suffered to the contrary the Vendors now have good right, full power absolute authority and indefeasible title to grant, transfer, convey, sell and expressed or intended so to be unto and to the use of the Purchase in manner aforesaid and deliver vacant peaceful possession thereof simultaneously with the execution of these presents AND THAT the Purchasers shall and may at all time hereafter peaceably and quietly hold, possess and enjoy and said land hereditaments and every part thereof on payment of rents, rates, and taxes to the appropriate authority concerned and to get the said property mutated and/or recorded with the Rajpur-Sonarpur Municipality or other appropriate



Additional District Sub-Registrar,
Darka South 2A Pergamla

28 AUG 2019

- :: (17) :: -

authority concerned in his name and to receive and enjoy rents, without any lawful eviction, interruption, claim or demand whatsoever and the Vendors and/ or any person related to them shall and will from time to time or at all times hereafter at the cost and request to the Purchase, do and execute all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said property to and unto the said Purchasers as shall be reasonably required.

The Vendors further declare that the said property has not been previously sold, leased, mortgaged, gifted or any other way transferred and there is no charges, lien or lispendens and there is no case or suit or proceeding pending case against the said property before any court of law. And further if it is found that for any acts and deeds of the Vendors or any other person or persons relate to them, the Purchasers may suffer any losses or charges, or damages the Vendors shall be liable for that and shall



Additional District Sub-Registrar,
Garia South 24 Parganas

28 AUG 2019

compensate the loss and damages as may be sustained by the Purchasers. If any error or commission in this deed transpires at a latter date the Vendors at the cost and request of the Purchasers shall do and execute and any supplementary deed or deeds of rectification in favour of the Purchasers.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of Danga Proposed Bastu land measuring more or less an area of 4 (Four) Cottahs 00

(Zero) Chittaks 00 (Zero) Sq.ft., TOGETHER WITH brick built tile shed structure with cemented floor finished, having an area more or less 100 Sq.ft. now standing thereon, lying and situated at Mouza - Boral, J.L. No. 61, R.S. No. 199, District Collectorate Touzi No. 142, Pargana - Magura, comprised in R.S. Khatian No. 83, under L.R. Khatian No. 662, appertaining to R.S. Dag No. 248, under L.R. Dag No. 355, Police Station -



Additional District Sub-Registrar,
Garia South 24 Parganas

28 AUG 2019

Sonarapur, in the District of South 24 Parganas, within the limits of Ward No. 34, of the Rajpur-Sonarapur Municipality, Additional District Sub-Registrar Office at Sonarapur now Garia, District Sub-Registry-IV Office at Alipore, TOGETHER

WITH all use and easement rights on paths and passages and all other appurtenances attached therein and thereto with right to be take telephone, water, electric line and connection, in the District of 24 Parganas (South), which is more specifically delineate in the sketch map or plan depicted by RED border lines attached hereto being the part of this Indenture, which is butted and bounded as follows :-

- ON THE NORTH : Land under R.S. Dag No. 248.
- ON THE SOUTH : Land under R.S. Dag No. 248.
- ON THE EAST : Land under R.S. Dag No. 247.
- ON THE WEST : 20'ft. existing road. (Multi Pass)

Handwritten signatures and initials are present at the bottom of the page, including a large signature on the left and the initials 'MS' on the right.



Additional District Sub-Registrar,
Garia South, 24 Parganas

28 AUG 2019

--: (20) :-

IN WITNESS WHEREOF the Parties hereby have set and subscribed their respective hand and signatures this day, month and year first above written.

SIGNED, SEALED & DELIVERED

in the presence of:

WITNESSES :-

1) Anupam K. Choudhary
Kripa Park Road
Lax 27

1.  Tarekha,

2) Mayank Gupta
A-74, LAKE CAMPUS
KOL-45

2. Neeta Pareek


SIGNATURE OF THE VENDORS

1.  (ANIL CH. LAHIRI)

2.  Anil Ch. Lahiri

2.  Neeta Pareek

SIGNATURE OF THE PURCHASERS

Drafted by me : 
BIMAL CH. LAHIRI, M.A., LL.B.
Advocate
Alipore Judges Court
Kolkata-700 027
Enrollment No.-WB/298/82
Advocate,
Alipore Police Court,
Kolkata - 700 027.
Computerised Printed by
Kuntal Mukherjee



Additional District Sub-Registrar,
Gadia South 24 Parganas

28 AUG 2019

- :: (21) :: -

- :: MEMO OF CONSIDERATION :: -

RECEIVED of and from the within named Purchasers the within mentioned sum of **Rs.20,00,000/- (Rupees Twenty Lakhs) Only**, by way of full and final consideration of this Indenture.

- :: MEMO :: -

Sl. No.	Cheque No.	Date.	Drawn on	Amount (Rs.)
1.	027796	07.08.2019	Oriental Bank of Commerce, Lake Garden Br. Kolkata - 700045	5,00,000/-
2.	027797	07.08.2019	- Do - in favour of Piyush Parekh	5,00,000/-
3.	035483	07.08.2019	- Do - in favour of Piyush Parekh	5,00,000/-
4.	035484	07.08.2019	- Do - in favour of Neeta Parekh	5,00,000/-
TOTAL				Rs.20,00,000/-

(Rupees Twenty Lakhs only)

WITNESSES :-

1) *Neeta Parekh*
in favour of Piyush Parekh
08.08.19

Neeta Parekh

2) *MAHANK CAPTA*
ACK, LANE CAPTAIN

2. *Neeta Parekh*

ACK-LS

SIGNATURE OF THE VENDORS

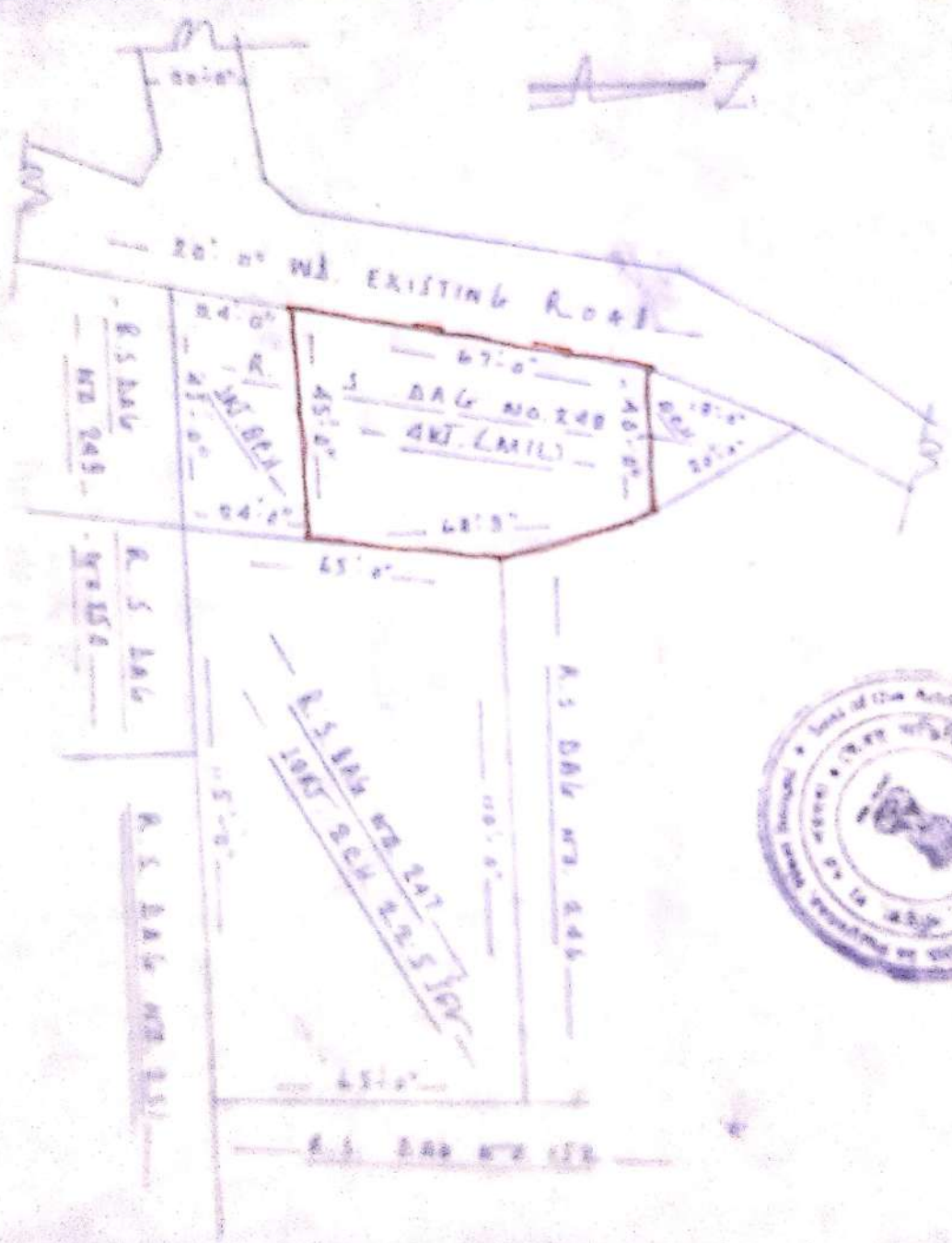


Additional District Sub-Registrar,
Garia South 24 Parganas

28 AUG 2019

SIT PLAN OF LAND OF R.S. DARING NO. 246 L.P. DARING NO. 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

AREA OF LAND: 481.0018 SQFT. SHOWN IN RED LINE



Handwritten: These are 245

Handwritten: N. K. Panwar

Handwritten: V. K. Chavhan



Additional District Sub-Registrar,
Garha South 24 Parganas
28 AUG 2019





भारत सरकार
GOVERNMENT OF INDIA

Mayank Gupta

DOB: 01/09/1989
MALE



5050 9283 1143



मेरा आधार, मेरी पहचान

Handwritten signature of Mayank Gupta



Address

S/O: Sandeep Gupta, A-74, LAKE GARDENS, NEAR LAKE GARDENS POST OFFICE, Lake Gardens, Kolkata, West Bengal - 700045



1847
1800 300 1847

mp@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
Bengaluru-560 001

Handwritten signature of Mayank Gupta



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUNITA GUPTA

SHYAM SUNDER SINGHANIA

01/01/1970

Permanent Account Number

AHNPG8662L

Signature

Sunita Gupta



Sunita Gupta



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
ये कार्ड खोया हुआ / पाया हुआ, कृपया सूचना दें / वापस करें :
आयकर टैक्स पैन सेवाएँ इकाई, UTIISL,
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर,
नवी मुंबई - 400 614.

आयकर विभाग
INCOME TAX DEPARTMENT
NEETA PAREKH
DHIRAJLAL MEHTA
02/08/1971
Permanent Account Number
BACPP5936R
Neeta Parekh
Signature

भारत सरकार
GOVT. OF INDIA

भारत सरकार



06/02/2009

Neeta Parekh



Deepak Parekh

GRN:
GRN:



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

19-201920-006384793-2
BRN Date: 26/08/2019 13:54:18
BRN : S80193671

Payment Mode Counter Payment

Bank : United Bank

BRN Date: 26/08/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16291000176453/10/2019

[Query No./Query Year]

Name : AJAY GUPTA
Contact No. : 9830044128 Mobile No. : +91 9830044128
E-mail : ajaymegha1965@rediffmail.com
Address : A74 LAKE GARDENSKOLKATA400045
Applicant Name : Mr Tapan Kumar Chakraborty
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 10

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16291000176453/10/2019	Property Registration- Stamp duty	0030-02-103-003-02	474220
2	16291000176453/10/2019	Property Registration- Registration Fees	0030-03-104-001-16	79214

Total

553434

In Words : Rupees Five Lakh Fifty Three Thousand Four Hundred Thirty Four only





	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
 Signature *[Handwritten Signature]*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
 Signature *[Handwritten Signature]*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Signature *[Handwritten Signature]*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
 Signature *[Handwritten Signature]*



Additional District Sub-Registrar,
Garia South 24 Parganas

28 AUG 2019

Major Information of the Deed



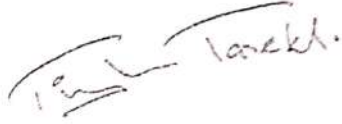
Deed No :	I-1629-04246/2019	Date of Registration	28/08/2019
Query No / Year	1629-1000176453/2019	Office where deed is registered	
Query Date	02/08/2019 2:45:06 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapan Kumar Chakraborty Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836169648, 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. 20,00,000/-	Rs. 79,20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,75,220/- (Article:23)	Rs. 79,214/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Malipara(Boral), Mouza: Boral, , Ward No: 34 JI No: 61, Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-355 (RS :-248)	LR-662	Bastu Danga	4 Katha	20,00,000/-	79,20,000/-	Width of Approach Road: 20 Ft.,
Grand Total :				6.6Dec	20,00,000 /-	79,20,000 /-	



Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Piyush Parekh (Presentant) Son of Mr Deepak Parekh Executed by: Self, Date of Execution: 28/08/2019 , Admitted by: Self, Date of Admission: 28/08/2019 ,Place : Office	 <small>28/08/2019</small>	 <small>LTI 28/08/2019</small>	 <small>28/08/2019</small>
289, Salt Lake, Block/Sector: Sec - III, P.O:- Bidhan Nagar IB Market SO, P.S:- South Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFSP7599C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/08/2019 , Admitted by: Self, Date of Admission: 28/08/2019 ,Place : Office				

Name	Photo	Finger Print	Signature
Smt Neeta Parekh Wife of Mr Piyush Parekh Executed by: Self, Date of Execution: 28/08/2019 , Admitted by: Self, Date of Admission: 28/08/2019 ,Place : Office			
28/08/2019	LTI 28/08/2019	28/08/2019	

289, Salt Lake, Block/Sector: Sec - I I I, P.O:- Bidhan Nagar IB Market SO, P.S:- South Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700106 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BACPP5936R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/08/2019 , Admitted by: Self, Date of Admission: 28/08/2019 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	Mr Ajay Gupta Son of Mr Devendra Kumar Gupta Executed by: Self, Date of Execution: 28/08/2019 , Admitted by: Self, Date of Admission: 28/08/2019 ,Place : Office
	  28/08/2019 LTI 28/08/2019 28/08/2019

Son of Mr Devendra Kumar Gupta Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADYPG8737D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/08/2019 , Admitted by: Self, Date of Admission: 28/08/2019 ,Place : Office

2	Name Photo Finger Print Signature
2	Mrs Sunita Gupta Wife of Mr Ajay Gupta Executed by: Self, Date of Execution: 28/08/2019 , Admitted by: Self, Date of Admission: 28/08/2019 ,Place : Office
	  28/08/2019 LTI 28/08/2019 28/08/2019

Wife of Mr Ajay Gupta Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHNPG8662L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/08/2019 , Admitted by: Self, Date of Admission: 28/08/2019 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
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ank Gupta
andeep Gupta
Lake Gardens, P.O:- Lake Gardens,
Lake, District:-South 24-Parganas,
West Bengal, India, PIN - 700045



Moyanki Gupta

28/08/2019

28/08/2019

28/08/2019

Identifier Of Mr Piyush Parekh, Smt Neeta Parekh, Mr Ajay Gupta, Mrs Sunita Gupta

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Piyush Parekh	Mr Ajay Gupta-1.65 Dec, Mrs Sunita Gupta-1.65 Dec
2	Smt Neeta Parekh	Mr Ajay Gupta-1.65 Dec, Mrs Sunita Gupta-1.65 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Malipara(Boral), Mouza: Boral, ,
Ward No: 34 JI No: 61, Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 355, LR Khatian No:- 662	Owner:প্রিয়ব্রত চৌধুরী, Gurdian:লক্ষীরাম , Address:88/এস/এ, বঙ্ক ই, নিউ আলিপুর, কোলকাতা-700 053 , Classification:ডাঙ্গা, Area:0.09000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 162904246 / 2019

On 02-08-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 79,20,000/-

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 28-08-2019

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:10 hrs on 28-08-2019, at the Office of the A.D.S.R. GARIA by Mr Piyush Parekh , one of the Executants.

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

Execution is admitted on 28/08/2019 by 1. Mr Piyush Parekh, Son of Mr Deepak Parekh, 289, Salt Lake, Sector: Sec - BENGAL, India, PIN - 700106, by caste Hindu, by Profession Business, 2. Smt Neeta Parekh, Wife of Mr Piyush Parekh, 289, Salt Lake, Sector: Sec - III, P.O: Bidhan Nagar IB Market SO, Thana: South Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession House wife, 3. Mr Ajay Gupta, Son of Mr Devendra Kumar Gupta, A - 74, Lake Gardens, P.O: Lake Garden, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Business, 4. Mrs Sunita Gupta, Wife of Mr Ajay Gupta, A - 74, Lake Gardens, P.O: Lake Garden, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession House wife

Indetified by Mr Mayank Gupta, . . Son of Sandeep Gupta, A 74, , Lake Gardens, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 79,214/- (A(1) = Rs 79,200/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 79,214/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/08/2019 12:00AM with Govt. Ref. No: 192019200063847932 on 26-08-2019, Amount Rs: 79,214/-, Bank: United Bank (UTBI00CH175), Ref. No. S80193671 on 26-08-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,75,220/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 4,74,220/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 1660, Amount: Rs.1,000/-, Date of Purchase: 02/08/2019, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/08/2019 12:00AM with Govt. Ref. No: 192019200063847932 on 26-08-2019, Amount Rs: 4,74,220/-, Bank: United Bank (UTBI00CH175), Ref. No. S80193671 on 26-08-2019, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 1629-2019, Page from 133034 to 133068
being No 162904246 for the year 2019.



Digitally signed by DEBASISH DHAR
Date: 2019.08.28 14:33:28 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 28-Aug-19 2:32:33 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)