

8030/2021

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8424/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 066898



M. 188.
2/1201967/2021
NR= 828252800/

Notified that the Document is admitted to Registration. The Signature Sheet and the endorsement thereon are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

27 AUG 2021

DEED OF SALE

THIS DEED OF SALE is made on this the *12th* day of *August*, 2021 at Kolkata.

BETWEEN

DLF LIMITED (PAN : AAACD3494N & CIN : L70101HR1963PLC002484), a company within the meaning of the Companies Act, 2013 and having its registered office at Shopping Mall,

DLF LIMITED
[Signature]
 Authorised Signatory

DLF LIMITED
 Shri Shanku Bismal
 Authorised Signatory

KDB ANEKANT ORBIT PROPERTIES PRIVATE LIMITED
[Signature]
 Director

5803 নং নুল্য 100 টাকা পঃ মাত্র

02 AUG 2021

ইং ফন ও তাং.....

খরিদার.....

সং.....

পোস্ট.....

বুক.....নং.....জেলা পশ্চিম মেদিনীপুর

মফঃস্বল, স্ট্যাম্প ভেডার.....
স্নেহানীষ জানা
দাসপুর এ.ডি,এস,আর, অফিস পশ্চিম মেদিনীপুর
লাইসেন্স নং-৩১/ঘাটাল/২০০৮



02 AUG 2021



[Handwritten signature]

21 AUG 2021

[Handwritten notes in Bengali]
বিশ্বাস
ঘোষণা
কলকাতা - ফোন ২০,
মি. মার্ক পুর.
প.১ - পশ্চিম মার্ক পুর.
ফি.২ - ৪৫৫২.
ফি.৩ - কনটাই
ফি.৪ - পুরা মেদিনীপুর.

3rd Floor, Arjun Marg, Phase-1, DLF City, Gurugram-122002, P.O. Gurgaon DLF, P.S. DLF Phase – I in the State of Haryana, represented by its Authorized Signatory 1) Mr. Sanjay Pandey (PAN: AFWPP7724D & Aadhaar No. 357709817789), son of Late Sh. J. P. Pandey, By Faith – Hindu, By Nationality- Indian, Occupation – Service, residing at 9B, Abdul Rasul Avenue, Kolkata – 700026, Police Station – Tollygunge, Post Office – Kalighat and working for gain at DLF IT Park, Ground Floor, Tower B, 8 Major Arterial Rd, Block AF, New Town, Rajarhat, Kolkata -700156 P.O. New Town, P.S. New Town, and; 2) Mr. Shib Shankar Biswas (PAN: AMFPB0799N & Aadhaar No. 836734858275), son of Late Sh. S. C. Biswas, By Faith – Hindu, By Nationality- Indian, Occupation – Service, residing at “Chandraday Bhavan”, 814, Kalitala, Garia Station Road, Kolkata – 700084, Police Station – Patuli, Post Office – Garia and working for gain at DLF IT Park, Ground Floor, Tower B, 8 Major Arterial Rd., Block AF, New Town, Rajarhat, Kolkata -700156 P.O. New Town, P.S. New Town, both duly authorized on its behalf vide board resolution dated 3rd March, 2021, hereinafter referred to as the “VENDOR” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors-in-interest and assigns) of the ONE PART.

AND

RDB ANEKANT ORBIT PROPERTIES PRIVATE LIMITED (formerly known as RDB Anekant Properties Private Limited and prior thereto known as SM Management and Maintenance Pvt. Ltd.) (PAN: AAECD9490J & CIN: U45400WB2013PTC197058), a company within the meaning of the Companies Act, 2013 and having its registered office at Bikaner Building of the premises No. 8/1, Lalbazar Street, 1st Floor, Room No. 10, Kolkata-700001, P.O. Kolkata GPO, P.S. Hare Street, in

the State of West Bengal, represented by its Authorized Signatory, Pradeep Kumar Pugalia (PAN : AIUPP4838M & Aadhaar No. 487530349633), son of Sumer Mal Pugalia, By Faith – Hindu, By Nationality- Indian, Occupation – Service, residing at 6/1A, Moira Street, Mintu Park, Circus Avenue, Kolkata-700017, P.O. Circus Avenue, P.S. Shakespeare Sarani, duly authorized on its behalf vide board resolution dated 24th June, 2021, hereinafter referred to as the “PURCHASER” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors in interest and assigns) of the OTHER PART.

W H E R E A S:

- (i) The Vendor is the absolute owner having unconditional right, title, interest and possession of ALL THAT the piece and parcel of land measuring about 5.39 acres (or 21820 square meter) be the same a little more or less being Plot IIF/5, Action Area-IIF, situated in New Town, Kolkata, Police Station New Town (erstwhile Rajarhat), within Mouza Chakpachuria, J.L. No. 33 under New Town Kolkata Development Authority (Previously Patharghata Gram Panchayat), District North 24-Parganas, West Bengal (hereinafter referred to as the “said Property”) and more fully described in the Schedule hereto and delineated in RED borders in the plan annexed hereto.

A. The Vendor has acquired title in the said Property as follows:

- (i) By an Indenture of Sale dated 2nd June, 2009 and registered at the office of the Additional District Sub-Registrar, Bidhan Nagar, West Bengal and recorded in Book No. I, CD Volume No. 5, pages



2

31 AUG 2021

10351 to 10364, being No. 05005 for the year 2009, made between West Bengal Housing Infrastructure Development Corporation Limited, (WBHIDCO), therein referred to as the Vendor of the one part and DLF Limited, therein referred to as the purchaser of the other part (Principal Deed), DLF Limited purchased from WBHIDCO, ALL THAT the piece and parcel of land measuring about 5.39 acres (or 21820 square meters) be the same a little more or less being Plot IIF/5, Action Area-IIF, situated in New Town, Kolkata, Police Station New Town (erstwhile Rajarhat), within Mouza Chakpachuria, J.L. No. 33 under New Town Kolkata Development Authority (Previously Patharghata Gram Panchayat), District North 24-Parganas, West Bengal, for the consideration and on the terms and conditions mentioned therein.

- (ii) WBHIDCO, vide Memorandum of Possession bearing No. MP-B/HIDCO/EM/22B/6249 dated 28th December, 2015 handed over possession of the said Property in favour of the Vendor as mentioned therein.
- (iii) In the circumstances the Vendor became and is the absolute owner of the said Property free from all encumbrances whatsoever.
- (iv) Upon an application made by the Vendor, the New Town Kolkata Development Authority vide a certificate bearing No. 475/2016 dated 4th April, 2016 informed the Vendor that the said Property had been recorded in the register of the New Town Kolkata Development Authority in the name of the Vendor and allotted the Assessee No. being IIF-0005-0-00-00001-20.

- B. The Purchaser has approached the Vendor for purchase of the said Property on "as is where is" basis from the Vendor and the Vendor has agreed to sell the said Property to the Purchaser, as per the terms and conditions and for the purpose as mentioned in the Principal Deed dated 2nd June, 2009.
- C. The Vendor being desirous of selling and alienating the said Property has offered the same for sale to the Purchaser on "as is where is basis", on the terms and conditions contained in the Principal Deed and usage as permitted there under.
- D. The Vendor has further represented and warranted to the Purchaser as under:
- (i) The Vendor is the sole and absolute owner of the said Property and has free, good, clear and marketable title free from all encumbrances in the manner as stated in the recitals of this Deed of Sale and the Principal Deed and that no person other than the Vendor has any right, title, interest in or claim over the said Property. Further, the Vendor is fully and legally competent and authorized to sell the said Property to and in favour of the Purchaser on "as is where is basis" for the purpose as permitted in the Principal Deed.
 - (ii) There are no suits and/or acquisition/requisition proceedings and/or litigations pending in respect of the said Property or any part thereof before any Governmental/Statutory authority.
 - (iii) That the Vendor has paid and/or shall pay all municipal rates, taxes, property revenues and other outgoings payable in respect

of the said Property for the period upto the date of execution of these presents. Post execution of this Deed of Sale, any and all taxes, charges, rents, levies, cess, fees, demands, claims, impositions and all other dues payable, statutory or otherwise (including property tax) in relation to the said Property will be the sole responsibility of the Purchaser.

- (iv) The Vendor has not entered into any Agreement for sale and transfer of the said Property nor the Vendor has created any interest of a third party into or upon the said Property or any part or portion thereof.
- (v) The Vendor agrees and covenants that they will provide all reasonable assistance including signing of documents at the cost of the Purchaser to complete the transaction contemplated herein.
- (vi) Neither the said Property nor any part thereof has been attached under any decree or order of any Court of Law or due to income Tax, Revenue or any other Public Demand.
- (vii) There is no statutory, judicial and/or quasi-judicial and/or departmental order and/or restrictions which may prevent the Vendor from entering into any agreement for sale and/or in transferring the Property, as per the Principal Deed, in its entirety to the Purchaser free from all encumbrances whatsoever.
- (viii) Upon completion of purchase, the Purchaser shall acquire a clear and marketable title to the said Property and each and every part thereof.

- (ix) The representations and warranties of the Vendor mentioned hereinabove are true and correct.
- E. The Purchaser has conducted its own due diligence of the said Property and the Purchaser confirms that the Purchaser has read and understood the terms and conditions of the Principal Deed, and satisfied itself about the right, title and interest of the Vendor in the said Property.
- F. In pursuance of the aforesaid and on the terms and conditions as mentioned herein and at the consideration as mutually agreed the Vendor is executing this Deed in favour of the Purchaser as stated hereinafter.

NOW THIS INDENTURE WITNESSETH as follows:

- I. In pursuance of the aforesaid and in consideration of the sum of Rs. 47,00,00,000/- (Rupees Forty Seven Crore) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby and also by the receipt and memo hereunder written admit and acknowledge to have received the payment of the same and every part thereof do hereby acquit release and discharge the Purchaser as well as the said Property hereby absolutely and permanently sold transferred and conveyed), and in consideration of the fact that the Purchaser has taken inspection of the said Property and has satisfied itself as to the condition and descriptions of the said Property as also as to the amenities and facilities appertaining to the said Property as to the nature, scope and extent of the benefit or

interest provided by the Vendor, the Vendor doth hereby indefeasibly grant, sell, transfer, convey, assign and assure to and unto the Purchaser absolutely and forever ALL THAT the piece and parcel of land measuring about 5.39 acres (or 21820 square meters) be the same a little more or less being Plot IIF/5, Action Area-IIF, situated in New Town, Kolkata, Police Station New Town (erstwhile Rajarhat), within Mouza Chakpachuria, J.L. No. 33 under New Town Kolkata Development Authority (Previously Patharghata Gram Panchayat), District North 24-Parganas, West Bengal (the said Property) and more fully described in the Schedule hereto and delineated in RED borders in the plan annexed hereto on as is where is basis for the purpose, as mentioned in the Principle Deed together with all benefits and advantages and appurtenances whatsoever to the said Property or any part or portion thereof belonging to or in anywise appertaining to or with the same or any part or portion thereof now hereby sold transferred and conveyed TO HAVE AND TO HOLD the said Property hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances whatsoever.

- II. The amounts payable to the Vendor are subject to deduction of TDS at applicable rate under Section 194-1A of the Income Tax Act, 1961. It shall be the responsibility of the Purchaser to deduct such TDS and deposit the same in Government account against the PAN of the Vendor within the lawfully permitted time frame and provide TDS certificate to the Vendor.



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

GRN Details

GRN: 192021220061461221 Payment Mode: Online Payment
GRN Date: 26/08/2021 12:48:13 Bank/Gateway: Punjab National Bank
BRN : 329667077 BRN Date: 26/08/2021 12:08:13
Payment Status: Successful Payment Ref. No: 2001201967/18/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SATYA CHARAN KOLEY
Address: 10 OLD POST OFFICE STREET THANA HARE STREET KOLKATA 1
Mobile: 9836050079
Depositor Status: Solicitor firm
Query No: 2001201967
Applicant's Name: Mr Satya Charan Koley
Address: A.R.A. - IV KOLKATA
Office Name: A.R.A. - IV KOLKATA
Identification No: 2001201967/18/2021
Remarks: Sale, Sale Document Payment No 18

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001201967/18/2021	Property Registration- Stamp duty	0030-02-103-003-02	18412640
2	2001201967/18/2021	Property Registration- Registration Fees	0030-03-104-001-16	3682612
			Total	22095252

IN WORDS: TWO CRORE TWENTY LAKH NINETY FIVE THOUSAND TWO HUNDRED FIFTY TWO ONLY.

III. The Recitals set forth hereinabove form an integral part of this Deed of Sale.

1. The Purchaser hereby covenants with the Vendor as follows:

- (a) That the Purchaser herein has conducted its own due diligence of the said Property and is satisfied with the right, title and interest of the Vendor. The Purchaser has inspected all the relevant documents pertaining to the said Property and shall adhere to terms and conditions stated therein;
- (b) The Purchaser has agreed and understood that the terms and conditions of the Principal Deed executed by WBHIDCO in favor of the Vendor shall form part and parcel of this Deed of Sale and the Vendor shall have no liability in case of any violation of the said terms and conditions by the Purchaser;
- (c) In case of any conflict between the terms of the Principal Deed and the present Deed of Sale, the terms of the Principal Deed shall prevail;
- (d) That the Purchaser shall get the said Property mutated/ transferred in its own name in the record of the concerned authority on the basis of this Deed of Sale;

- (e) The Purchaser shall abide by Clause 1 to 12 of the Principal Deed.
- (f) After the execution of this Deed of Sale in favor of the Purchaser, the Vendor shall not be in any manner liable for any violation by the Purchaser of the permitted usage of the said Property as per WBHIDCO/ authorities and the Purchaser shall indemnify and keep the Vendor indemnified and protect at all times in this regard to the fullest extent permitted under law and any change in the usage thereto shall be with the express permission to be granted by the WBHIDCO, NKDA for which the Vendor shall not be liable and responsible in any manner;
- (g) The Purchaser shall indemnify the Vendor in respect of any loss, damages, costs, claims and liabilities which result from a breach of the terms & conditions of the Principal Deed and this Deed of Sale;
- (h) On execution and registration of this Deed of Sale the Purchaser shall replace all undertakings given by the Vendor to the WBHIDCO by placing its own undertaking forthwith;
- (i) After the execution of the Deed of Sale, between the Vendor and Purchaser for the said Property, the Vendor shall be relieved of all its obligations with respect to the said Property, the construction to be carried thereon, the undertakings furnished to the authorities by the Vendor

and same shall thereafter be sole responsibility of the Purchaser only and the Purchaser shall indemnify and keep the Vendor indemnified at all times in this regard to the fullest extent permitted under law;

- (j) In case any future demand is made by WBHIDCO post the execution of this Deed of Sale in relation to the said property for any reason whatsoever, the same shall be the sole responsibility of the Purchaser only. The responsibility of the Vendor shall cease on execution and registration of this Deed of Sale and thereafter any matter including payment, litigation, hearing etc. shall be solely handled by the Purchaser at their own risk and cost.
- IV. The Vendor has handed over the relevant original title documents, tax paid receipts pertaining to the said Property simultaneous to the execution of these presents to the Purchaser.
- V. On execution hereof the Vendor will put the Purchaser in quiet, vacant and peaceful physical possession of the said Property.

Notwithstanding what has been stated hereinabove, it has been agreed by and between the Parties that after execution and registration of this Deed of Sale and handing over of vacant, peaceful possession, the Purchaser shall not have any claim against the Vendor.

THE SCHEDULE ABOVE REFERRED TO:

(the said Property)

ALL THAT the piece and parcel of land measuring about 5.39 acres (or 21820 square meters) be the same a little more or less being Plot IIF/5, Action Area-IIF, situated in New Town, Kolkata, Police Station New Town (erstwhile Rajarhat), within Mouza Chakpachuria, J.L. No. 33 under New Town Kolkata Development Authority (Previously Patharghata Gram Panchayat), District North 24-Parganas, West Bengal and demarcated and shown in Red Borders in the Plan annexed hereto and butted and bounded in the manner as follows:

On the North : By 90 m. wide Arterial Road.
On the South : By peripheral drain and canal bank walkway.
On the East : By car Parking Plot No. IIF/6.
On the West : By street No. 370 (Arterial Road- Row).

OR HOWSOEVER OTHERWISE the same may be known numbered described and distinguished.

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

EXECUTED AND DELIVERED by
the VENDOR abovenamed at
Kolkata in the presence of:

- ① *Yaisual (Tanusree Jaisual)*
37 A, A.J.C. Bose Road
Kolkata - 17
- ② *Dikshita Chomal, Advocate*
J/5-2, Shobha Niketan, Bagmati
Kolkata - 59

DLF LIMITED
Tanjana
Authorised Signatory

DLF LIMITED
Shib Shankar Biswas
Authorised Signatory

EXECUTED AND DELIVERED by
the PURCHASER abovenamed at
Kolkata in the presence of:

- ① *Tanusree Jaisual*
- ② *Dikshita Chomal*

RDB ANEKANT ORBIT PROPERTIES PRIVATE LIMITED
Pradeep Tugalia
Director

Drafted by

SAGNIK MAJUMDAR
Advocate,
Advocate, High Court at Calcutta
Enrolment No. **WB/723/2017**

Sagnik Majumdar

RECEIPT

RECEIVED from the within named
Purchaser the full consideration money in
respect of the said Property as per memo
below:

..... Rs. 47,00,00,000/-

Rupees Forty Seven Crore only.

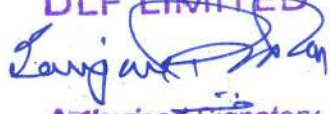
Memo of consideration

DATE	BANK DETAILS	DEMAND DRAFT NO.	AMOUNT (RS.)
19.03.2021	Kotak Mahindra Bank	136934	Rs. 45,00,00,000/-
23.03.2021	Kotak Mahindra Bank	136945	Rs. 2,00,00,000/-

Rs. 47,00,00,000/- (Rupees Forty Seven Crore only).

WITNESSES:

- ① Tansree Jaiswal
- ② Dikshita Chandel

DLF LIMITED

 Authorised Signatory
DLF LIMITED
 Shub Shankar Biswas
 Authorised Signatory

(VENDOR)

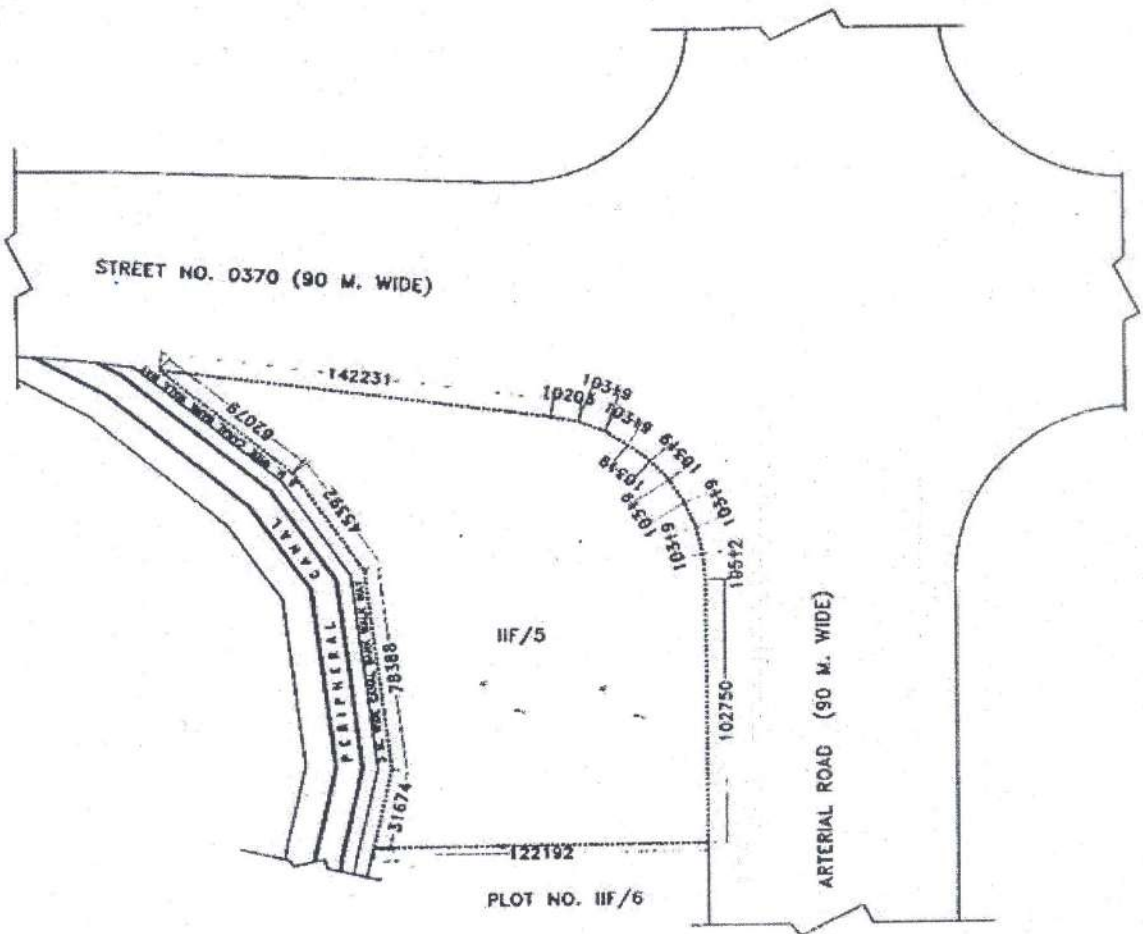
SITE PLAN OF PLOT NO. IIF/5
OF NEW TOWN, KOLKATA.

SCALE - 1:2400

MOUZA - CHAKPACHURIA, J.L. NO.33, PATHARGHATA G.P.

UNDER NEW TOWN POLICE STATION

Area = 21820 Sq.M. (5.39 ACRES)



RDB ANEKANT ORBIT PROPERTIES PRIVATE LIMITED

Madhup Singh
Director

ALL DIMENSIONS ARE IN MM.

DLF LIMITED

Shiv Shankar Biswas
Authorised Signatory
DLF LIMITED



Salt Lake Skidlers Complex, Gate No.3, Sector III, Salt Lake, Cal-91.

PREPARED BY : ANITA

Authorised Signatory



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

GRN Details

GRN: 192021220037547471 **Payment Mode:** Online Payment
GRN Date: 26/07/2021 17:15:56 **Bank/Gateway:** Punjab National Bank
BRN : 324096053 **BRN Date:** 26/07/2021 05:07:32
Payment Status: Successful **Payment Ref. No:** 2001201967/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SATYA CHARAN KOLEY
Address: 10 OLD POST OFFICE STREET HARE STREET KOLKATA 1
Mobile: 9836050079
Depositor Status: Solicitor firm
Query No: 2001201967
Applicant's Name: Mr Satya Charan Koley
Identification No: 2001201967/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001201967/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	23499920
2	2001201967/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	4700014
			Total	28199934

IN WORDS: TWO CRORE EIGHTY ONE LAKH NINETY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DLF LIMITED



04/07/1963
Permanent Account Number

AAACD3494N

07062006

DLF LIMITED

[Signature]
Authorised Signatory

DLF LIMITED

[Signature]
Authorised Signatory

इस कागज़ के खोलने / खाने का कृपया सूचित करें / लोचन
आयकर विन सेवा इकाई, एन एस डी यू
चौथी मंजिल, 'ए' विंग, ट्रेड वर्क,
कान्हा मिल्स कंपाउंड,
एन. बी. मार्ग, लोअर पार्क, मुंबई - 400 013.

If this card is torn / someone's law card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
4th Floor, 'A' Wing, Trade Work,
Kamaln Mills Compound,
N. B. Marg, Lower Park, Mumbai - 400 013.
Tel: 91-22-2499 4630, Fax: 91-22-2493 0664,
e-mail: unita@nsdl.co.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFWPP7724D



नाम /NAME

SANJAY PANDEY

पिता का नाम /FATHER'S NAME

JANARDHAN PANDEY

जन्म तिथि /DATE OF BIRTH

25-11-1960

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.व. XI

COMMISSIONER OF INCOME-TAX, W.B.

इस कार्ड के खो / गिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पदाति एवं तकनीकी),
पी-7,
चौरंगी रज्जाघर,
कलकत्ता - 700 069.

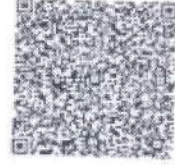
In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,



भारत सरकार
GOVERNMENT OF INDIA



Sanjay Pandey
Sanjay Pandey
जन्म वर्ष / Year of Birth : 1960
पुरुष / Male



3577 0981 7789

आधार — आम आदमी का अधिकार

Sanjay Pandey



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O Janardan Prasad
Pandey, 9B Abdul Rasul
Avenue, Near Menoka
Cinema, Kalighat, Kalighat
S.O, Kolkata, West Bengal,
700026

Address:
S/O Janardan Prasad
Pandey, 9B Abdul Rasul
Avenue, Near Menoka
Cinema, Kalighat, Kalighat
S.O, Kalighat, Kolkata, West
Bengal, 700026



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग

INCOME TAX DEPARTMENT

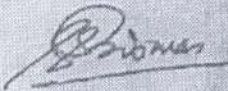
SHIB SHANKAR BISWAS

SUBODH CHANDRA BISWAS

08/03/1982

Permanent Account Number

AMFPB0799N



Signature



भारत सरकार
GOVT. OF INDIA



08082015


(Shib Shankar Biswas)



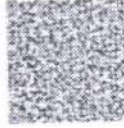
भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



शिव शंकर बिस्वास
Shib Shankar Biswas
जन्मतिथि/ DOB: 08/03/1982
पुरुष / MALE



ठिकाना:

এস/ও: লেট. সুবোধ চন্দ্র
বিহাস, চন্দ্রদয় ভবন, ফ্ল্যাট - 6,
814 কালিতলা, গারিয়া স্টেশন
রোড, বিপরীত সাহিদ কুশিরাম
মেট্রো স্টেশন, কোলকাতা,
পড়িয়া, দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700084

Address:

S/O: Lt. Subodh Chandra Biswas,
CHANDRADAY BHAVAN, FLAT -
6, 814 KALITALA, GARIA STATION
ROAD, OPPOSITE SAHID
KSHUDIRAM METRO STATION,
KOLKATA, Garia, South 24
Parganas,
West Bengal - 700084

8367 3485 8275

আমার আধার, আমার পরিচয়

8367 3485 8275

MERA AADHAAR, MERI PEHACHAN

Shib Shankar Biswas



RDB ANEKANT ORBIT PROPERTIES PRIVATE LIMITED

Deep Singh

Director

आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

प्रादेप कुमार पुगालिया
PRADEEP KUMAR PUGALIA

सुमेर माल पुगालिया
SUMER MAL PUGALIA

18/07/1975
Permanent Account Number
AIUPP4838M

Pradeep Pugalia
Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTHSI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो-जाने पर कृपया सूचित करें/ लौटाए :
आयकर पैन सेवा यूनिट, UTHSI
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

Pradeep Pugalia.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19841/38734

To
প্রদীপ কুমার পুগালিয়া
Pradeep Kumar Pugalia
6/1A MOIRA STREET
MINTU PARK Circus Avenue S.O
Circus Avenue Kolkata
West Bengal 700017

8096545



MN080265450DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4875 3034 9633

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



প্রদীপ কুমার পুগালিয়া
Pradeep Kumar Pugalia
পিতা : সুমের মল পুগালিয়া
Father : SUMER MAL PUGALIA
জন্ম সাল / Year of Birth : 1975
পুরুষ / Male



4875 3034 9633

আধার - সাধারণ মানুষের অধিকার

Pradeep Pugalia



भारत सरकार
GOVERNMENT OF INDIA



बिपुल कुमार दास

Bipul Kumar Das

जन्मतिथि/ DOB: 24/04/1996

पुरुष / MALE



3527 9505 1887

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

এস/ও: হরেকৃষ্ণ দাস, পশ্চিম
মানিকপুর, পূর্ব মেদিনীপুর,
পশ্চিম বঙ্গ - 721452

Address

S/O: Harekrishna Das,
Paschim Manikpur,
Purba Medinipur,
West Bengal - 721452



1947
1800 300 1947

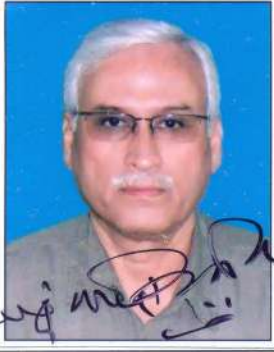










help@uidai.gov.in












www.uidai.gov.in












P.O. Box No. 1947,
Bengaluru-560 001

Bipul Das

FORM FOR EXECUTION & FINGER PRINTS

 <p><i>Sanjay Kumar Singh</i></p>	<p align="center">E X E C U T I O N & S I G N A T U R E</p> <p><i>Sanjay Kumar Singh</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

 <p><i>Shub Shankar Biswas</i></p>	<p align="center">E X E C U T I O N & S I G N A T U R E</p> <p><i>Shub Shankar Biswas</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

 <p><i>Indeepraj Singh</i></p>	<p align="center">E X E C U T I O N & S I G N A T U R E</p> <p><i>Indeepraj Singh</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

Major Information of the Deed

Deed No :	I-1904-08424/2021	Date of Registration	27/08/2021
Query No / Year	1904-2001201967/2021	Office where deed is registered	
Query Date	24/07/2021 4:40:13 PM	1904-2001201967/2021	
Applicant Name, Address & Other Details	Satya Charan Koley 10, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836050079, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 47,00,00,000/-	Rs. 83,82,52,800/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,19,12,660/- (Article:23)	Rs. 83,82,626/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco(ii) - F, JI No: 0, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-5		HIDCO Non-Residentia I(Office)	Shali 5.39 Acre	47,00,00,000/-	83,82,52,800/-	Width of Approach Road: 270 Ft., Adjacent to Metal Road,
Grand Total :				539Dec	4700,00,000 /-	8382,52,800 /-	









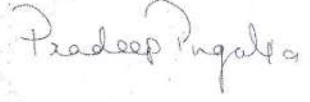
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DLF Limited Shopping Mall, 3rd Floor, Arjun Marg, Phase I, Dlf, Block/Sector: E, City:- , P.O:- Gurgaon, P.S:-DLF Phase-I, District:-Gurgaon, Haryana, India, PIN:- 122002 , PAN No.:: AAxxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RDB Anekant Orbit Properties Private Limited 8/1, Lal Bazar Street, 1st Floor, Room No. 10, City:- Kolkata, , P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Sanjay Pandey (Presentant) Son of Late J P Pandey Date of Execution - 18/08/2021, , Admitted by: Self, Date of Admission: 18/08/2021, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Aug 18 2021 5:16PM</p>	<p>Finger Print</p>  <p>LTI 18/08/2021</p>	<p>Signature</p>  <p>18/08/2021</p>
<p>9B, Abdul Rasul Avenue, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AFxxxxxx4D, Aadhaar No: 35xxxxxxxx7789 Status : Representative, Representative of : DLF Limited (as Authorised Signatory)</p>				
2	<p>Name</p> <p>Mr Shib Shankar Biswas Son of Late S C Biswas Date of Execution - 18/08/2021, , Admitted by: Self, Date of Admission: 18/08/2021, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Aug 18 2021 5:17PM</p>	<p>Finger Print</p>  <p>LTI 18/08/2021</p>	<p>Signature</p>  <p>18/08/2021</p>
<p>814, Kalitala, Garia Station Road, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AMxxxxxx9N, Aadhaar No: 83xxxxxxxx8275 Status : Representative, Representative of : DLF Limited (as Authorised Signatory)</p>				
3	<p>Name</p> <p>Mr Pradeep Kumar Pugalia Son of Mr Sumer Mal Pugalia Date of Execution - 18/08/2021, , Admitted by: Self, Date of Admission: 18/08/2021, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Aug 18 2021 5:18PM</p>	<p>Finger Print</p>  <p>LTI 18/08/2021</p>	<p>Signature</p>  <p>18/08/2021</p>
<p>6/1A, Moira Street, Mintu Park, City:- Kolkata, , P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: Alxxxxxx8M, Aadhaar No: 48xxxxxxxx9633 Status : Representative, Representative of : RDB Anekant Orbit Properties Private Limited (as Authorised Signatory)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr BIPUL DAS Son of Mr H K DAS MANIKPUR, Village:- MANIKPUR, P.O:- PASCHIM MANIKPUR, P.S:-Contai, District:-Purba Midnapore, West Bengal, India, PIN:- 721452</p>	 <p>18/08/2021</p>	 <p>18/08/2021</p>	 <p>18/08/2021</p>

Identifier Of Mr Sanjay Pandey, Mr Shib Shankar Biswas, Mr Pradeep Kumar Pugalia

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	DLF Limited	RDB Anekant Orbit Properties Private Limited-539 Dec

On 18-08-2021

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

Presented for registration at 16:58 hrs on 18-08-2021, at the Office of the A.R.A. - IV KOLKATA by Mr Sanjay Pandey

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 83,82,52,800/-

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

Execution is admitted on 18-08-2021 by Mr Sanjay Pandey, Authorised Signatory, DLF Limited, Shopping Mall, 3rd Floor, Arjun Marg, Phase I, Dif, Block/Sector: E, City:- , P.O:- Gurgaon, P.S:-DLF Phase-I, District:-Gurgaon, Haryana, India, PIN:- 122002

Indetified by Mr BIPUL DAS, , , Son of Mr H K DAS, MANIKPUR, P.O: PASCHIM MANIKPUR, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721452, by caste Hindu, by profession Business

Execution is admitted on 18-08-2021 by Mr Shib Shankar Biswas, Authorised Signatory, DLF Limited, Shopping Mall, 3rd Floor, Arjun Marg, Phase I, Dif, Block/Sector: E, City:- , P.O:- Gurgaon, P.S:-DLF Phase-I, District:-Gurgaon, Haryana, India, PIN:- 122002

Indetified by Mr BIPUL DAS, , , Son of Mr H K DAS, MANIKPUR, P.O: PASCHIM MANIKPUR, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721452, by caste Hindu, by profession Business

Execution is admitted on 18-08-2021 by Mr Pradeep Kumar Pugalia, Authorised Signatory, RDB Anekant Orbit Properties Private Limited, 8/1, Lal Bazar Street, 1st Floor, Room No. 10, City:- Kolkata, , P.O:- Kolkata GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr BIPUL DAS, , , Son of Mr H K DAS, MANIKPUR, P.O: PASCHIM MANIKPUR, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721452, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 83,82,626/- (A(1) = Rs 83,82,528/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 47,00,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2021 5:18AM with Govt. Ref. No: 192021220037547471 on 26-07-2021, Amount Rs: 47,00,014/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 324096053 on 26-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,19,12,660/- and Stamp Duty paid by by online = Rs 2,34,99,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2021 5:18AM with Govt. Ref. No: 192021220037547471 on 26-07-2021, Amount Rs: 2,34,99,920/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 324096053 on 26-07-2021, Head of Account 0030-02-103-003-02



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

On 27-08-2021

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 Fees

Certified that required Registration Fees payable for this document is Rs 83,82,626/- (A(1) = Rs 83,82,528/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 36,82,612/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/08/2021 12:50PM with Govt. Ref. No: 192021220061461221 on 26-08-2021, Amount Rs: 36,82,612/-,
Bank: Punjab National Bank (PUNB0010000), Ref. No. 329667077 on 26-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,19,12,660/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,84,12,640/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5603, Amount: Rs.100/-, Date of Purchase: 02/08/2021, Vendor name: S Jana
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/08/2021 12:50PM with Govt. Ref. No: 192021220061461221 on 26-08-2021, Amount Rs: 1,84,12,640/-,
Bank: Punjab National Bank (PUNB0010000), Ref. No. 329667077 on 26-08-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 370737 to 370772
being No 190408424 for the year 2021.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.08.31 16:17:15 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/08/31 04:17:15 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

DATED 18TH DAY OF AUGUST 2021

BETWEEN

DLF LIMITED

.... VENDER

AND

RDB ANEKANT ORBIT PROPERTIES PVT. LTD

..... PURCHASER

DEED OF SALE

UTPAL MAJUMDAR ADVOCATES LLP

HASTING CHAMBER

7C, KIRAN SANKAR ROY ROAD,

3RD FLOOR, ROOM NO. 3A

KOLKATA 700001

PH- 033 22428829