

0036/2021

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AA 471255

Handwritten notes:
41.21
G-2/172 3034

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

04 JAN 2021

DEED OF SALE

THIS DEED OF SALE is made on this *4th* day of
DECEMBER, 2021 (Two Thousand and Twenty *One*)
January

BETWEEN

SL. NO. 16260 Dt. 18/12/2020

NAME.....Soma Chakraborty
Advocate

ADDRESS.....Bahupur Civil Court.

RS. 50/-

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPURSE POLICE COURT
KOLKATA-27



Identified by me

Bedebrate Mazumdar, Additional District Court Registrar
Garia South 24 Parganas

S/o - late Santosh Kumar Mazumdar.

159 Garia Station Road

Kol - 700084

Service

04 JAN 2021

1. **SMT. KALYANI BAIDYA**, (PAN - ADRPB4969R), (Aadhaar No. 3307 7783 3920), wife of- Sri Subrata Baidya and 2. **SRI ANIRBAN BAIDYA**, (PAN - AIWPB5780C), (Aadhaar No. 4050 5976 8795), son of- Sri Subrata Baidya, both by faith- Hindu, by occupation- Business, residing at "Baidya Bhawan", 8, Pranabananda Road, P.S. - Patuli (previously Jadavpur), P.O.- Garia, Kolkata- 700084, District - South 24 Parganas, both being the Partners of **M/S. K. B. ASSOCIATES**, a Partnership Firm having its office at "Baidya Bhawan", 8, Pranabananda Road, P.O.- Garia, P.S. - Patuli (previously Jadavpur), Kolkata- 700084 hereinafter referred to and called as the "**OWNERS/VENDORS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**, both are represented by their lawful constituted Attorney namely **SRI MONOJ ROY** (PAN - AHYPR7109L), (Aadhaar No. 3460 5278 2330), Son of Sri Dilip Roy, by faith - Hindu, by occupation- Business, residing at Mahamayapur School Road, P.O. - Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata - 700084, District - South 24 Parganas by virtue of A General Power of Attorney dated 23-02-2012 registered in the office of the ADSR - Alipore and recorded in Book No. IV, CD Volume No. 2, Pages from 1326 to 1338 Being No. 00518 for the year 2012;

AND

1. **SARDEV INFRACON PVT. LTD.**, (PAN - ABECs0856L), a registered company registered under the Companies Act vide CIN No. U70109WB2020PTC238490 having its registered office at 86/B/2, Topsia Road, South, Flat No. 3D, Third Floor,, P.O. - Gobinda Khatik Road, P.S. - Topsia, Kolkata- 700046, District - South 24 Parganas, 2) **SARDEV PROMOTERS PVT. LTD.**, (PAN - ABECs0097H), a registered company registered under the Companies Act vide CIN No. U70109WB2020PTC238235, having its registered office at 86/B/2, Topsia Road, South, Flat No. 3D, Third Floor, P.O. - Gobinda Khatik



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Road, P.S. - Topsia, Kolkata- 700046, District - South 24 Parganas, both represented by its Director, **SRI RISHAV JHUNJHUNWALA** (PAN - AOTRJ5217K), (Aadhaar No. 732354600427), Son of Sri Manish Jhunjhunwala, by faith - Hindu, by occupation- Business, residing at Rajbari, Flat No.1B,19, Dover Place, P.O. - Gariahat, P.S.- Gariahat, Kolkata - 700019, District - South 24 Parganas, hereinafter referred to and called as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its nominee, office bearer, agents, administrators, legal representatives and assigns) of the **SECOND PART** ;

WHEREAS, the OWNERS/VENDORS herein are now the owner and seized and possessed of ALL THAT land total measuring an area of about 20 decimal be the same a little more or less with a brick built structure standing thereon and the said land has been more fully and particularly described in the Schedule hereunder written, which is the subject matter of this Deed ;

AND WHEREAS, the names of Sri Barendra Nath Adhikary Goswami, Sri Sindhu Charan Adhikary Goswami and Sri Uday Kumar Adhikary Goswami were jointly published in the Revisional Settlement Record-of-Rights (Parcha) in respect of the land in R.S. Khatian No. 1132/1 wherein Sri Barendra Nath Adhikary Goswami having 8 (eight) annas share, Sri Sindhu Charan Adhikary Goswami having 4 (four) annas share and Sri Uday Kumar Adhikary Goswami having 4 (four) annas share and thereafter the plots of land of said R.S. Khatian No. 1132/1 has been diverted in Khanda Khatian No. 1605, 1628 and wherein Khatian No. 1605 was recorded in the name of Barendra Nath Adhikary Goswami in respect of the land measuring about 18 decimal, and 9 decimal was recorded in the name of Sri Sindhu Charan Adhikary Goswami in respect of R.S. Khatian No. 1628 and balance land was



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Gana South 24 Parganas

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recorded in the name of Sri Uday Kumar Adhikaity Goswami in R.S. Dag No. 603 comprising an area of 6 decimal in respect of R.S. Khatian No. 423, Mouza - Barhans Fartabad;

AND WHEREAS since thereafter for better enjoyment of the said property they partitioned the said land of 42 decimal in R.S. Dag No. 602 and 603, R.S. Khatian Nos. 1132/1, 1625, 1628 and 423 in Mouza-Barhans Fartabad, the said Deed of Partition was executed on 03.05.1961 and registered on 05.05.1961 wherein the land comprising an area of 19 decimal appertaining to R.S. Dag No. 602 and the land comprising an area of 1 decimal out of 6 decimal appertaining to R.S. Dag No. 603 was allotted to Sri Barendra Nath Adhikary Goswami and the land comprising an area of 15 decimal appertaining to R.S. Dag No. 602 and rest 5 decimal appertaining to R.S. Dag No. 603 was allotted jointly to Sri Sindhu Charan Adhikary Goswami and Sri Uday Kumar Adhikaity Goswami, the said Deed of Partition was registered before Sub-Registrar, Baruipur and was recorded in Book No. I, Volume No. 55, Pages 131 to 139, Being No. 3867 for the year 1961 and thus said Barendra Nath Adhikary Goswami's allotted land was demarcated in 'RED' colour and Sri Sindhu Charan Adhikary Goswami and Sri Uday Kumar Adhikaity Goswami's land was jointly shown and demarcated in 'GREEN' colour in the Plan annexed to the afore-said Deed of Partition;

AND WHEREAS, after the said Deed of Partition (i.e. Deed No. 3867 of 1961) of the said land Sri Sindhu Charan Adhikary Goswami and Sri Uday Kumar Adhikaity Goswami while in joint peaceful possession of the said land, mutually partitioned the said property amicably and accordingly Sri Sindhu Charan Adhikaity Goswami took 9 decimal of land out of the afore-stated 15 decimal from R.S. Dag No. 602, and on the other hand Sri Uday Kumar Adhikaity Goswami took the land total measuring about 11 decimal out of which 6 decimal out of the aforesaid 15 decimal of land appertaining to R.S. Dag No. 602, and the land



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comprising an area of 5 decimal appertaining to R.S. Dag No. 603, morefully and particularly described in the Schedule written hereunder;

AND WHEREAS said Sri Sindhu Charan Adhikary Goswami sold and transferred the land comprising an area of 9 decimal in R.S. Dag No. 602 to Smt. Pannabala Adhikary, wife of- Sri Kishori Mohon Adhikari by virtue of a Deed of Conveyance registered on 27.11.1973 before A.D.S.R. Sonarpur and recorded in Book No. 1, Being No. 4077 for the year 1973 and Sri Uday Kumar Adhikary Goswami retained his said total land of 11 decimal out of which 6 decimal in R.S. Dag No. 602, and 5 decimal in R.S. Dag No. 603, morefully and particularly described in the Schedule written hereunder;

AND WHEREAS thereafter Sri Uday Kumar Adhikary Goswami alias Uday Goswami sold and transferred his afore-stated total land of 11 decimal, morefully and particularly described in the Schedule written hereunder to M/s. K.B. Associates (the Landowner herein) by virtue of a registered Sale Deed executed on 12.02.2009 and registered on 16.02.2009 before A.D.S.R. Sonarpur and recorded in Book No. 1, C.D. Volume No. 5, Pages 3284 to 3300, Being No. 1599 for the year 2009;

AND WHEREAS Smt. Pannabala Adhikary while enjoying the said land of 9 decimal in R.S. Dag No. 602, morefully and particularly described in the Schedule written hereunder sold the said land to Smt. Namita Dhali, wife of- Sri Lakshman Dhali and Smt. Smritikana Nayek, wife of- Sri Subodh Kumar Nayek by virtue of a Sale Deed registered on 29.01.2002 before D.S.R.-IV, Alipore and recorded in Book No. 1, Volume No. 15, Pages 531 to 545, Being No. 2135 for the year 2006 and thereafter Smt. Namita Dhali and Smt. Smritikana Nayek jointly sold the said land of 9 decimal in R.S. Dag No. 602, more fully and particularly described in the First Schedule written hereunder to M/s. K.B. Associates (the Landowner herein) by virtue of a Sale Deed registered on 13.09.2006 before A.D.S.R. Sonarpur and recorded in Book No. 1, Volume No. 43,



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Pages 127 to 138, Being No. 2137 for the year 2007;

AND WHEREAS thus by virtue of the afore-stated 2 (two) Sale Deeds, M/s. K.B. Associates, the Owner/Vendor herein became the owner of the land total measuring an area of about 20 decimal be the same a little more or less out of which 15 decimal in R.S. Dag No. 602 and 5 decimal in R.S. Dag No. 603 with a brick built tile shed structure standing thereon and the said land has been more fully and particularly described in the Schedule hereunder written, and since then the Owner/Vendor herein has been enjoying the said land without any interruption from any corner;

AND WHEREAS, the Owners/Vendors on 23-02-2012 have executed a General Power of Attorney in favour of Sri Monoj Roy, son of- Sri Dilip Roy, of Mahamayapur School Road, P.O. - Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata - 700084, District - South 24 Parganas registered in the office of the ADSR - Garia which is registered and recorded in Book No. IV, CD Volume No. 2, Pages from 1326 to 1338 Being No. 00518 for the year 2012 appointing him as their lawful constituted attorney for the purpose of proper protection, preservation, transfer, handing over possession and to deal with the said property in the manner briefly described in the said General Power of Attorney.

AND WHEREAS the VENDOR/FIRST PART herein, due to their urgent need of money through their appointed Attorney offered to sale their said property mentioned in the SCHEDULE hereunder at a Total sum of Rs. 1,50,00,000/- (One Crore Fifty Lacs) only free from all sorts of encumbrances which the PURCHASER herein agreed to purchase at a total consideration price of Rs. 1,50,00,000/- (One Crore Fifty Lacs) only;

NOW THIS DEED OF SALE WITNESSETH that pursuant to the aforesaid agreement and in consideration of the said sum of Rs.



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1,50,00,000/- (One Crore Fifty Lacs) only, paid to the VENDORS by the PURCHASER at or before the execution of these presents (the receipt whereof the VENDORS doth hereby, as well as by the memo of consideration hereunder written, admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the PURCHASER as well as the said land and structure hereby conveyed, the VENDORS doth hereby convey, transfer, sell, assure and assign, free from all encumbrances, unto and to the use of the said PURCHASER, ALL THAT piece and parcel of the land total measuring an area of about **20 decimal** be the same a little more or less with a brick built tile shed structure measuring 200 Sq. ft. standing thereon out of which 15 decimal of land in R.S. Khatian No. 1132/1, under Khanda Khatian No. 1625, 1628, **R.S. Dag No. 602** and 5 decimal of land in R.S. Khatian No. 423, **R.S. Dag No. 603**, both under Mouza- Barhans Fartabad, J.L. No. 47, Police Station - Narendrapur (previously Sonarpur) and ADSR - Garia, within Rajpur-Sonarpur Municipality Ward No.- 28, Municipal Holding No. 96, Paschim Mahamayapur, Kolkata - 700084, District - 24 Parganas (South), with all easement and quasi-easement right attributable thereto more fully described in the Schedule hereunder together with all sorts of easement rights attached thereto together with all areas, facilities and amenities attributable thereto whatsoever or howsoever otherwise the said land, structure, hereditaments and premises are or were situate, butted, bounded, called, known, numbered, described or distinguished, together with all yards, courtyards, sewers, courses, and all other benefits and advantages of ancient and other lights, rights, liberties, privileges, easements and appurtenances whatsoever to the said land, hereditaments and premises belonging or appertaining thereto or usually held or enjoyed therewith or reputed to belong to or appurtenant thereto and all easements thereon and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, together with the documents of title exclusively relating to the said land,



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hereditaments and premises and all the estate, right, title, interest, property, claim and demand whatsoever both at law and in equity of the VENDORS into or upon the said land, hereditaments and premises or any part thereof and also all other usual rights of easement, TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted, transferred, conveyed, assigned and assured or expressed or intended so to be, unto and to the use of the said PURCHASER absolutely and forever free from all encumbrances whatsoever and the VENDORS doth hereby covenant with the said PURCHASER that notwithstanding any act, deed, matter or thing by the said VENDORS or its predecessors in title, done and executed or knowingly suffered to the contrary, the said VENDORS now has good right, full and absolute power and authority, indefeasible and absolute title, as and for an estate in fee simple in possession or and for an estate equivalent thereto in the said land, hereditaments and premises hereby granted, transferred and conveyed, assigned and assured or expressed or intended so to be, unto and to the use of the said PURCHASER in the manner aforesaid and the PURCHASER shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said land, hereditaments and premises, mutate their names in the concern Municipality and the BL & LRO in respect of the land purchased by them and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said VENDORS and their assigns or by any person or persons lawfully and equitably claiming from, under or in trust for the VENDORS, and the PURCHASER are well and sufficiently saved, defended and kept harmless and indemnified from and against all claims, charges, liens, lis pendens, debts, attachments, executions, liabilities and encumbrances whatsoever created, made, done, occasioned or suffered by the VENDORS and all person or persons lawfully or equitably claiming from, under or in trust for the VENDORS, and further the said VENDORS and all person or persons having or lawfully or equitably claiming any estate or any



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part thereof from, under or in trust for the VENDORS shall and will from time to time and at all times hereafter, at the request and cost of the PURCHASER, do and execute all such acts, deeds, matters and things as may be required for further and more perfectly assuring and confirming the said land, structure, hereditaments and premises or any part thereof unto and to the use of the said PURCHASER in the manner as aforesaid and the said VENDORS doth hereby covenant with the said PURCHASER, its successors-in-interest, agents and assigns that the VENDORS will, unless prevented by fire or other inevitable accidents, from time to time and at all times hereafter, at the request and costs of the PURCHASER, produce or cause to be produced to the PURCHASER or their agents or at any trial, proceeding, hearing, commission, examination or on other occasions, the deeds and documents relating to the said land, hereditaments and premises as might still lie with them, for the purpose of showing title to the same or any part thereof and also at the like request and costs, deliver or cause to be delivered unto the said PURCHASER, its executors, agents, successor-in-interest, representatives, and assigns such attested or other copies of extract from the such deeds and documents as he or they may require and will in the meantime, unless prevented as aforesaid, keep the said deeds safe, unobliterated and uncanceled .

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the land total measuring an area of about **20 decimal** be the same a little more or less with a brick built tile shed structure measuring 200 Sq. ft. standing thereon out of which 15 decimal of land in **Holding No. 96, Paschim Mahamayapur** under R.S. Khatian No. 1132/1, under Khanda Khatian No. 1625, 1628, **R.S. Dag No. 602** and 5 decimal of land in R.S. Khatian No. 423, **R.S. Dag No. 603**, both under Mouza- Barhans Fartabad, J.L. No. 47, Police Station - Narendrapur (previously Sonarpur) and ADSR - Garia, within Rajpur-Sonarpur Municipality Ward No.- 28, Municipal Holding No. 96, Paschim



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Mahamayapur, Kolkata - 700084, District - 24 Parganas (South), with all easement and quasi-easement right attributable thereto and the entire land is butted and bounded as follows:

ON THE NORTH : R.S. Dag No. 605, 606;
ON THE SOUTH : Land of other Dag;
ON THE EAST : R.S. Dag No. 604, 640;
ON THE WEST : R.S. Dag No. 599, 601;

IN WITNESS WHEREOF the Parties have put their signature and seals hereto on the day, month and year first above written.

WITNESSES

1. Debohrate Mazumder.
159 Garia Station Road.
Kol - 84

Manojkr.

SIGNATURE OF THE OWNERS/VENDORS
represented by their lawful constituted
Attorney

2. Aditi Sen
7 N.L. Mitra Lane
Kol - 84

SARDEV PROMOTERS PRIVATE LIMITED
Rishav Shrivastava
Director/Authorised Signatory

SARDEV INFRACON PRIVATE LIMITED
Rishav Shrivastava
Director/Authorised Signatory

SIGNATURE OF THE PURCHASER



Additional District Sub-Registrar,
Garia South 24 Parganas

04 JAN 2021

MEMO

RECEIVED a sum of **Rs. 1,50,00,000/- (One Crore Fifty Lacs)** only from the within named Purchaser in the following manner :

Sl.	DATE	RTGS NO.	BANK NAME & BRANCH	AMOUNT (RS.)
1	29.12.20	ICICR52020122900771735/SA	ICICI, Park Circus, Kol- 17	74,43,750/-
2	29.12.20	ICICR52020122900771301/SA	ICICI, Park Circus, Kol- 17	74,43,750/-
		T.D.S		1,12,500/-
			Total	1,50,00,000/-

WITNESSES:-

1. *Debojyoti Mazumdar*

2. *Aditi Sen*

Tranish

SIGNATURE OF THE OWNERS/VENDOR
represented by their lawful constituted
Attorney

Drafted by:-

Soma Chakraborty
SOMA CHAKRABORTY

Advocate,

Baruipur Civil Court
WB - 2618/99


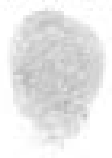



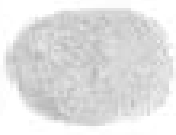







Additional District Sub-Registrar,
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SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

Wong Jia

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

Rishav Janghane


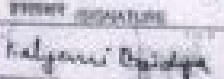

PHOTO		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					



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Additional District Sub-Registrar,
Garia South 24 Parganas

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PERMANENT ACCOUNT NUMBER	ADRPB4963R	
NAME	KALYANI BAIDYA	
FATHER'S NAME	JYOTISH CHANDRA ROY	
DATE OF BIRTH	03-11-1945	
SIGNATURE		
		COMMISSIONER OF INCOME TAX, W.B. - XI

Kalyani Baidya





ভারতীয় বিলিট পরিচয় প্রাধিকরণ
ভারত সরকার
 Unique Identification Authority of India
 Government of India

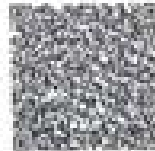
ভেদিকার্ত্তির আই ডি/Enrollment No.: 1040/19961/02883

To
 কল্যাণী বৈদ্য
 KALYANI BAIYA
 8 PRANABANANDA ROAD
 Srirampur
 Garia South Twenty Four Parganas
 West Bengal 700084

33070012



MN124127409DF



আপনার অধার সংখ্যা/ Your Aadhaar No. :

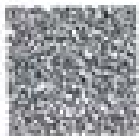
3307 7783 3920

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 GOVERNMENT OF INDIA

কল্যাণী বৈদ্য
 KALYANI BAIYA
 পিতা : জ্যোতিষ চন্দ্র রায়
 Father : JYOTISH CHANDRA RAY
 জন্ম তারিখ / Year of Birth : 1945
 লিঙ্গ / Gender

3307 7783 3920



আধার - সাধারণ মানুষের অধিকার

Kalyani Baiya



তথ্য

- অধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা করা যাবে।

INFORMATION

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

- অধার সারা দেশে বৈধ।
- অধার ভবিষ্যতে সরকারী ও বেসরকারী পরিচয় প্রমাণ হিসেবে সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

042749



ভারতীয় বিশেষ পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৯, প্রমথানন্দা রোড, সিরামপু,
কলিকতা, পি ৭৫১০০৯, পশ্চিমবঙ্গ,
৭০০০৯৪

Address:
8, PRANABANANDA ROAD,
Sirampur, Garia, South
Twenty Four Parganas, West
Bengal, 700094



1927
১৯২৭ ১৯২ ১৯২৭



help@uidai.gov.in



www.uidai.gov.in



FAX: ৯১১৬ ৯১১ ৯১১৬
৯১১৬৯১ ৯১১ ৯১১৬



भारत सरकार
GOVERNMENT OF INDIA

सर्वोच्च न्यायालय
सुप्रीम कोर्ट
पुणे - कोरगाव बायल
पिन कोड - ४११ ००४
३११ - Male



4050 5976 8795

आधार - साधारण मान्यतेर अधिकार

Handwritten signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANIRBAN BADIYA
SUBRATA BADIYA
29/01/1978
Permanent Account Number
AIWPB5789C

Anirban Badiya
Signature



Anirban Badiya



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MONOJ ROY
DILIP ROY
06/01/1980

Permanent Account Number
AHYPR7100L

Signature



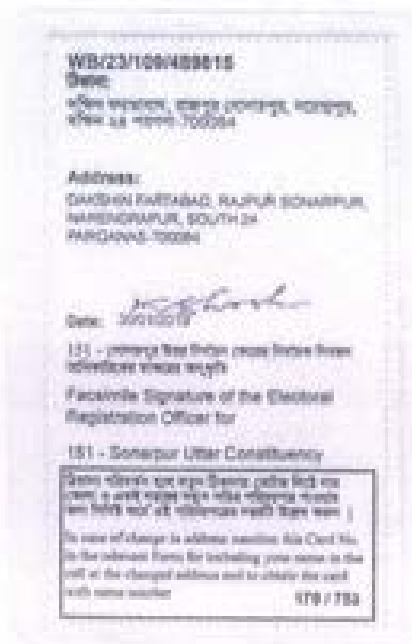
Manoj Roy







Debendra Mazumdar





आयकर विभाग
 INCOME TAX DEPARTMENT
 रविश्वर जयशंकर
 RAVISHWAR JAYSHANKAR
 27/03/1992
 Permanent Account Number
 ADTPJ5217K
 कक्षा-
 दिल्ली-110001
 भारत सरकार
 GOVT. OF INDIA





आयकर विभाग, दिल्ली-110001
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 आयकर विभाग, दिल्ली-110001

Ravishwar Jayshankar
 Ravishwar Jayshankar





ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABECS0097H

नाम / Name	SARDEV PROMOTERS PRIVATE LIMITED
निगम/पंजन की तारीख Date of Incorporation / Formation	20/07/2020
	 <div data-bbox="1244 694 1468 772"> <p>Signature Not Verified</p> </div> <div data-bbox="1244 772 1516 929"> <p>Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance Date: 2020.07.20 13:49:12 GMT+05:30 Reason: NSDL ePAN Sign Location: Mumbai</p> </div>

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायता प्रदान है, जिसमें करों के भुगतान, आकलन, कर घंटा, देयता आकलन, शुल्क के निवहन और इलेक्ट्रॉनिक दस्तावेजों का आसानी से सम्बंधन व भंडारण आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule-114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत विभिन्न कार्य संदर्भ के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर विभाग, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". स्थायी पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पढ़नी है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABECS0097H

नाम / Name
SARDEV PROMOTERS PRIVATE LIMITED

निगम/पंजन की तारीख
Date of Incorporation / Formation
20/07/2020



इस कार्ड के साथ/सहित एक प्रमाणित प्रतिलिपि/प्रतिलिपि:
आयकर विभाग द्वारा जारी, एक एक से एक
1 से अधिक नहीं अधिक,
कॉपी नं. 241, कॉपी नं. 997/18,
मॉडल कॉलोनी, नया देवघर रोड के पास,
पिन - 411 015.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
5th Floor, Mumbai-Station,
Plot No. 341, Survey No. 997B,
Model Colony, Near Deep Engineering Check,
Pune - 411 015.
Tel: 91-02-2721 8899, Fax: 91-20-2721 8961
e-mail: info@pan2win.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (B) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

SARDEV PROMOTERS PRIVATE LIMITED
Rishav Thengraiwale
Director/Authorised Signatory





ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABECS0856L

नाम / Name	SARDEV INFRACON PRIVATE LIMITED	
निगम/गठन की तारीख Date of Incorporation / Formation	30/07/2020	
		Signature Not Verified Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance Date: 2020.07.30 12:21:31 GMT+05:30 Reason: NSDL ePAN Sign Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (PAN) एक कार्डरूप में संदर्भित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जैसे करों के संग्रह, आकलन, कर मांग, देका प्रस्ताव, सूचना के विनिमय और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आकलन अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (PAN) का उल्लेख अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का अर्थ में)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (PAN) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". स्थायी लेखा कार्ड में एकाग्रित बहुरूप कोड शामिल है जो एक विशिष्ट एंड्रॉयड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT. OF INDIA</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card</p> <p>ABECS0856L</p> <p>नाम / Name SARDEV INFRACON PRIVATE LIMITED</p> <p>निगम/गठन की तारीख Date of Incorporation / Formation 30/07/2020</p> 	<p>इस कार्ड के साथ, हमें या अन्य व्यक्ति को, कृपया, संभालें, संभालें या लेन-देन करें, या का उपयोग न करें। 1 को संभालें, यदि संभव है, कॉपी न. 211, कॉपी न. 221 / L, मोडल कॉलोन, नज़द डीप रिंगलॉव चोक, पुणे - 411 018.</p> <p>If this card is lost / someone's else card is found, please inform / return to: Income Tax PAN Services Unit, NSDL, 2nd Floor, Market Street, Plot No. 34, Survey No. 9778, Model Colony, Near Deep Ringlax Chok, Pune - 411 018.</p> <p>Tel: 91-29-2721 8994, Fax: 91-29-2721 8981 e-mail: nsdl@nsdl.com</p>
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

SARDEV INFRACON PRIVATE LIMITED

Rishav Thakur

Director/Authorised Signatory





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

GRN: 19-202021-018660270-1

Payment Mode Online Payment

GRN Date: 31/12/2020 12:41:06

Bank : ICICI Bank

BRN : 56799464

BRN Date: 31/12/2020 12:41:57

DEPOSITOR'S DETAILS

Id No. : 2001723035/2/2020

(Query No./Query Year)

Name : sardev infracon pvt ltd

Contact No. : Mobile No. : +91 9830195767

E-mail : rishavvjhunjunwala@gmail.com

Address : 86b2 topsia road 3rd floor kol 46

Applicant Name : Mrs Soma Chakraborty

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001723035/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	1298203
2	2001723035/2/2020	Property Registration- Registration Fees	0030-03-104-001-18	185469

Total

1483672

In Words : Rupees Fourteen Lakh Eighty Three Thousand Six Hundred Seventy Two only





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

GRN: 192020210190138141

Payment Mode Online Payment

GRN Date: 04/01/2021 17:08:49

Bank : IDBI Bank

BRN : 691464489

BRN Date: 04/01/2021 17:10:13

DEPOSITOR'S DETAILS

Id No. : 2001723035/8/2020
(Query No./Query Year)

Name : SARDEV INFRACON PVT LTD
Contact No. : Mobile No. : +91 8335047751
E-mail :
Address : 85B2 TOPSIA ROAD KOL 46
Applicant Name : Mrs Soma Chakraborty
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001723035/8/2020	Property Registration- Stamp duty	0030-03-103-003-02	4300
2	2001723035/8/2020	Property Registration- Registration Fees	0030-03-104-001-16	500
Total				4800

In Words : Rupees Four Thousand Eight Hundred only



29 DEC 2009

Major Information of the Deed

Deed No :	I-1629-00036/2021	Date of Registration	05/01/2021
Query No / Year	1629-2001723035/2020	Office where deed is registered	
Query Date	18/12/2020 8:15:09 PM	1629-2001723035/2020	
Applicant Name, Address & Other Details	Soma Chakraborty Baruipur Civil Court, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 8335047751, 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. 1,50,00,000/-	Rs. 1,86,05,460/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 13,02,453/- (Article:23)	Rs. 1,86,069/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Paschim Mahamayapur Road, Mouza: Barhans Fartabad, , Ward No: 28, Holding No:96 JI No: 47, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-602	RS-1625	Bastu	Bastu	15 Dec	1,05,00,000/-	1,39,09,095/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
L2	RS-603	RS-423	Bastu	Bastu	5 Dec	44,40,000/-	46,36,385/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
		TOTAL :			20Dec	149,40,000 /-	185,45,460 /-	
		Grand Total :			20Dec	149,40,000 /-	185,45,460 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	60,000/-	60,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	200 sq ft	60,000 /-	60,000 /-	




Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Kalyani Baidya Partner Of K B Associates Wife of Mr Subrata Baidya Baidya Bhawan,8, Pranabananda Road, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9R, Aadhaar No: 33xxxxxxxx3920, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>
2	<p>Mr Anirban Baidya Partner Of K B Associates Son of Mr Subrata Baidya Baidya Bhawan,8, Pranabananda Road, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxxx0C, Aadhaar No: 40xxxxxxxx8795, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Sardev Infracon Private Limited 88/B/2, Topsia Road South, Flat No: 3D, 3rd Floor, P.O:- Gobinda Khatik Road, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.:: ABxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>
2	<p>Sardev Promoters Private Limited 88/B/2, Topsia Road South, Flat No: 3D, 3rd Floor, P.O:- Gobinda Khatik Road, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.:: ABxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>



Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mr Monoj Roy (Presentant) Son of Mr Dilip Roy Date of Execution - 04/01/2021, , Admitted by: Self, Date of Admission: 04/01/2021, Place of Admission of Execution: Office</p>			
		Jan 4 2021 12:10PM	LTI 04/01/2021	04/01/2021
<p>Mahamayapur School Road Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx9L, Aadhaar No: 34xxxxxxxx2330 Status : Attorney, Attorney of : Mrs Kalyani Baidya Partner Of K B Associates, Mr Anirban Baidya Partner Of K B Associates</p>				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Rishav Jhunjunwala Son of Mr Manish Jhunjunwala Date of Execution - 04/01/2021, , Admitted by: Self, Date of Admission: 04/01/2021, Place of Admission of Execution: Office	 <small>Jan 4 2021 12:15PM</small>	 <small>L1 04/01/2021</small>	 <small>04/01/2021</small>
Rajbari,19, Dover Place, Flat No: 1B, P.O:- Gariahat, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx7K, Aadhaar No: 73xxxxxxxx0427 Status : Representative, Representative of : Sardev Infracon Private Limited (as Director), Sardev Promoters Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debobrata Mazumder Son of Late Santosh Mazumder 150, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700084	 <small>04/01/2021</small>	 <small>04/01/2021</small>	 <small>04/01/2021</small>
Identifier Of Mr Monoj Roy, Mr Rishav Jhunjunwala			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Kalyani Baidya Partner Of K B Associates	Sardev Infracon Private Limited-3.75 Dec,Sardev Promoters Private Limited-3.75 Dec
2	Mr Anirban Baidya Partner Of K B Associates	Sardev Infracon Private Limited-3.75 Dec,Sardev Promoters Private Limited-3.75 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Kalyani Baidya Partner Of K B Associates	Sardev Infracon Private Limited-1.25 Dec,Sardev Promoters Private Limited-1.25 Dec
2	Mr Anirban Baidya Partner Of K B Associates	Sardev Infracon Private Limited-1.25 Dec,Sardev Promoters Private Limited-1.25 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Kalyani Baidya Partner Of K B Associates	Sardev Infracon Private Limited-50.00000000 Sq Ft,Sardev Promoters Private Limited-50.00000000 Sq Ft
2	Mr Anirban Baidya Partner Of K B Associates	Sardev Infracon Private Limited-50.00000000 Sq Ft,Sardev Promoters Private Limited-50.00000000 Sq Ft

On 04-01-2021

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

Presented for registration at 12:01 hrs on 04-01-2021, at the Office of the A.D.S.R. GARIA by Mr Monoj Roy .

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 1,86,05,460/-

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

Execution is admitted on 04-01-2021 by Mr Rishav Jhunjhunwala, Director, Sardev Infracon Private Limited (Private Limited Company), 86/B/2, Topsia Road South, Flat No: 3D, 3rd Floor, P.O:- Gobinda Khatik Road, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046; Director, Sardev Promoters Private Limited (Private Limited Company), 86/B/2, Topsia Road South, Flat No: 3D, 3rd Floor, P.O:- Gobinda Khatik Road, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Identified by Mr Debobrata Mazumder, ., Son of Late Santosh Mazumder, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr Monoj Roy, . Son of Mr Dilip Roy, Mahamayapur School Road Now PS Narendrapur, P.O: Garia, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business as the constituted attorney of 1. Mrs Kalyani Baidya Partner Of K B Associates Baidya Bhawan,8, Pranabananda Road, P.O: Garia, Thana: Patuli, . South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Mr Anirban Baidya Partner Of K B Associates Baidya Bhawan,8, Pranabananda Road, P.O: Garia, Thana: Patuli, . South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Identified by Mr Debobrata Mazumder, ., Son of Late Santosh Mazumder, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,86,069/- (A(1) = Rs 1,86,055/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 1,85,469/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/12/2020 12:41PM with Govt. Ref. No: 192020210186602701 on 31-12-2020, Amount Rs: 1,85,469/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 56799464 on 31-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,02,403/- and Stamp Duty paid by by online = Rs 12,98,203/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/12/2020 12:41PM with Govt. Ref. No: 192020210186602701 on 31-12-2020, Amount Rs: 12,98,203/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 56799464 on 31-12-2020, 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

On 05-01-2021

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 Fees

Certified that required Registration Fees payable for this document is Rs 1,86,069/- (A(1) = Rs 1,86,055/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/01/2021 5:10PM with Govt. Ref. No: 192020210190138141 on 04-01-2021, Amount Rs: 600/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 691464489 on 04-01-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,02,403/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 4,200/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16860, Amount: Rs.50/-, Date of Purchase: 18/12/2020, Vendor name: Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/01/2021 5:10PM with Govt. Ref. No: 192020210190138141 on 04-01-2021, Amount Rs: 4,200/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 691464489 on 04-01-2021, 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

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being No 162900036 for the year 2021.



Digitally signed by DEBASISH DHAR
Date: 2021.01.06 13:26:36 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2021/01/06 01:26:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)