

6214/2021 KM-164 I

6100/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

57AB 146317

8.02 P.M  
09/07/21

2020  
9/7

2/1146410  
2021  
No = 20/420/-



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

Additional Registrar of Assurances-IV, Kolkata

24 JUL 2021

Additional Registrar of Assurances-IV, Kolkata

CONVEYANCE

1. **Date:** 9th July, 2021
2. **Place:** Kolkata
3. **Parties:**

Visit Case No. 1568 - 09.07.21

J (1) ...  
 J (2) ...  
 Total 200  
 100  
 300/-

ARA-IV Kolkata

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21996

**SAHA & RAY**  
Advocates  
3A/1, 3rd Floor, Hastings Chambers  
7C, Niran Shankar Roy Road  
Kolkata - 700001

NAME \_\_\_\_\_  
C. No. \_\_\_\_\_  
Rs. \_\_\_\_\_  
13 MAY 2021  
**SURANJAN MIKHERJEE**  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kal-1

13 MAY 2021  
13 MAY 2021

*Assent Check only*



*mm*

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
9 JUL 2021

- 3.1 **Habibulla Sardar**, son of Siraj Uddin Sardar, by faith Muslim, by occupation Business, nationality Indian, residing at Dey Dutta Para, Laksmiathpur, Kholapata, Mallickpur, PIN-700145, Post Office Mallickpur, Police Station Baruipur, District South 24 Parganas, District South 24 Parganas, West Bengal (**PAN DBIPS3762K**) represented by his constituted attorney, **Ebadulla Mondal**, son of Mohammad Ali Mondal, by faith Muslim, occupation Business, nationality Indian, residing at Hariharpur, PIN-700145, Post Office Mallickpur, Police Station Baruipur, District South 24 Parganas, District South 24 Parganas, West Bengal (**PAN BCHPM7098C**)

(**Vendor**, includes successors-in-interest)

**And**

- 3.2 **Recoup Tracom Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at Ground Floor, 91A/1, Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, District Kolkata, West Bengal [**PAN AAFCR4144Q**], represented by its authorized signatory, **Subrata Chakraborty**, son of Late Satinath Chakraborty, by faith Hindu, occupation Service, nationality Indian, working for gain at 99A, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street, District Kolkata, West Bengal (**PAN AELPC8428D**)

(**Purchaser**, includes successors-in-interest).

Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

#### **NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

#### **4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as *shali* (agricultural) measuring 0.7460 (zero point seven four six) decimal [equivalent to 0.4521 (zero point four five two one) *cottah*], more or less, out of 65 (sixty five) decimal, being a portion of R.S./L.R. *Dag* No. 15, recorded in L.R. *Khatian* No. 4603, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144, within the jurisdiction of Hariharpur *Gram Panchayet* (**HGP**), Sub-Registration District Baruipur, District South 24 Parganas (**Said Property**), more fully described in the **Schedule** below and the said *Dag* No. 15 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

#### **5. Background, Representations, Warranties and Covenants**

- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Recorded Owner of Said Property:** Vendor is the absolute owner of the Said Property.



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- 5.1.2 **Mutation:** The Vendor being the absolute owner and possessor of the Said Property got its name recorded before the Block Land and Land Reforms Office, Baruipur, South 24 Parganas, under L.R. *Khatian* No. 4603.
- 5.1.3 **Absolute Ownership of Vendor:** In the circumstances mentioned above, the Vendor herein has become the owner of the Said Property, free from all encumbrances.
- 5.1.4 **Grant of Power of Attorney:** By a *Bengali* Power of Attorney dated 19<sup>th</sup> January, 2021, registered from the office of Additional District Sub-Registrar, Baruipur, recorded in Book No. IV, Volume No. 1611-2021, at pages 937-947, being No. 161100040 for the year 2021, Vendor has granted necessary powers in favour of his constituted attorney, Ebadulla Mondal to sell the Said Property and the said Power of Attorney is still valid and subsisting and in full force.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest



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therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).

## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *shali* (agricultural) measuring 0.7460 (zero point seven four six zero) decimal [equivalent to 0.4521 (zero point four five two one) *cottah*], more or less, out of 65 (sixty five) decimal, being a portion of R.S./L.R. *Dag* No. 15, recorded in L.R. *Khatian* No. 4603, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas and the said *Dag* No. 15 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 1,79,040/- (Rupees one lac seventy nine thousand and forty) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

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howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendor.
- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of



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access and the Vendor hereby expressly waive, surrender and give up each and everyone of the aforesaid rights.

- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoint the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or the Purchaser's successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.



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**Schedule**  
**(Said Property)**

Land classified as *shali* (agricultural) measuring 0.7460 (zero point seven four six zero) decimal [equivalent to 0.4521 (zero point four five two one) *cottah*], more or less, out of 65 (sixty five) decimal, lying vacant, being a portion of R.S./L.R. *Dag* No. 15, recorded in L.R. *Khatian* No. 4603, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and the said *Dag* No. 15 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 16;  
**On the East** : By R.S./L.R. *Dag* Nos. 13, 940 and 15 (Part);  
**On the South** : By R.S./L.R. *Dag* No. 47;  
**On the West** : By R.S./L.R. *Dag* No. 15 (Part) .

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property.

The details of the Said Property are tabulated below:

<i>Mouza</i>	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (in Decimal)	Total Area Sold (in Decimal)	Name of Recorded Owner
<i>Hariharpur</i>	15	4603	<i>shali</i>	65	0.7460	Habibulla Sardar



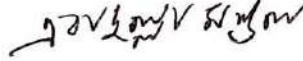
ADDITIONAL REGISTRAR  
OF ASSURANCES IN KOLKATA

9 JUL 2021



**9. Execution and Delivery**

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.



**(Habibulla Sardar**  
represented by his constituted attorney  
**Ebadulla Mondal**  
**(Vendor)**

Read over and explained the contents of this document by me to the Vendor in his vernacular language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.


Signature  \_\_\_\_\_

RECoup TRACOM PRIVATE LIMITED



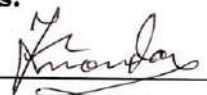
**Recoup Tracom Private Limited**  
represented by its authorized signatory  
**Subrata Chakraborty**  
**(Purchaser)**

**Drafted by**

 (MADHUMOLINTI SAPRE)

Advocate, High Court At Calcutta  
F/1666/1297/2016


**Witnesses:**

Signature:  \_\_\_\_\_

Name: Jayanta Kumar Mondal

Father's Name: Late K.P. Mondal

Address: Vill - Baruli, P.S. - Sonarpur,  
PIN - 700145

Signature:  \_\_\_\_\_

Name: Bablu Selch

Father's Name: Selch Ohad Ali

Address: Beniadanga, P.S. - Baruipur,  
Kolkata - 145



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9 JUL 2021



### Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 1,79,040/- (Rupees one lac seventy nine thousand and forty)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Pay order vide No. 479091	08.07.2021	The Federal Bank Ltd. BBD BAGH Branch	1,79,040/-
<b>Total</b>			<b>1,79,040/-</b>

M/S Saha & Ray

*(Handwritten signature)*

(Habibulla Sardar  
represented by his constituted attorney  
Ebadulla Mondal)

(Vendor)

**Witnesses:**

Signature *(Handwritten signature)*

Name: Jayanta Kr. Mondal

Signature *(Handwritten signature)*

Name: Bablu Sekh

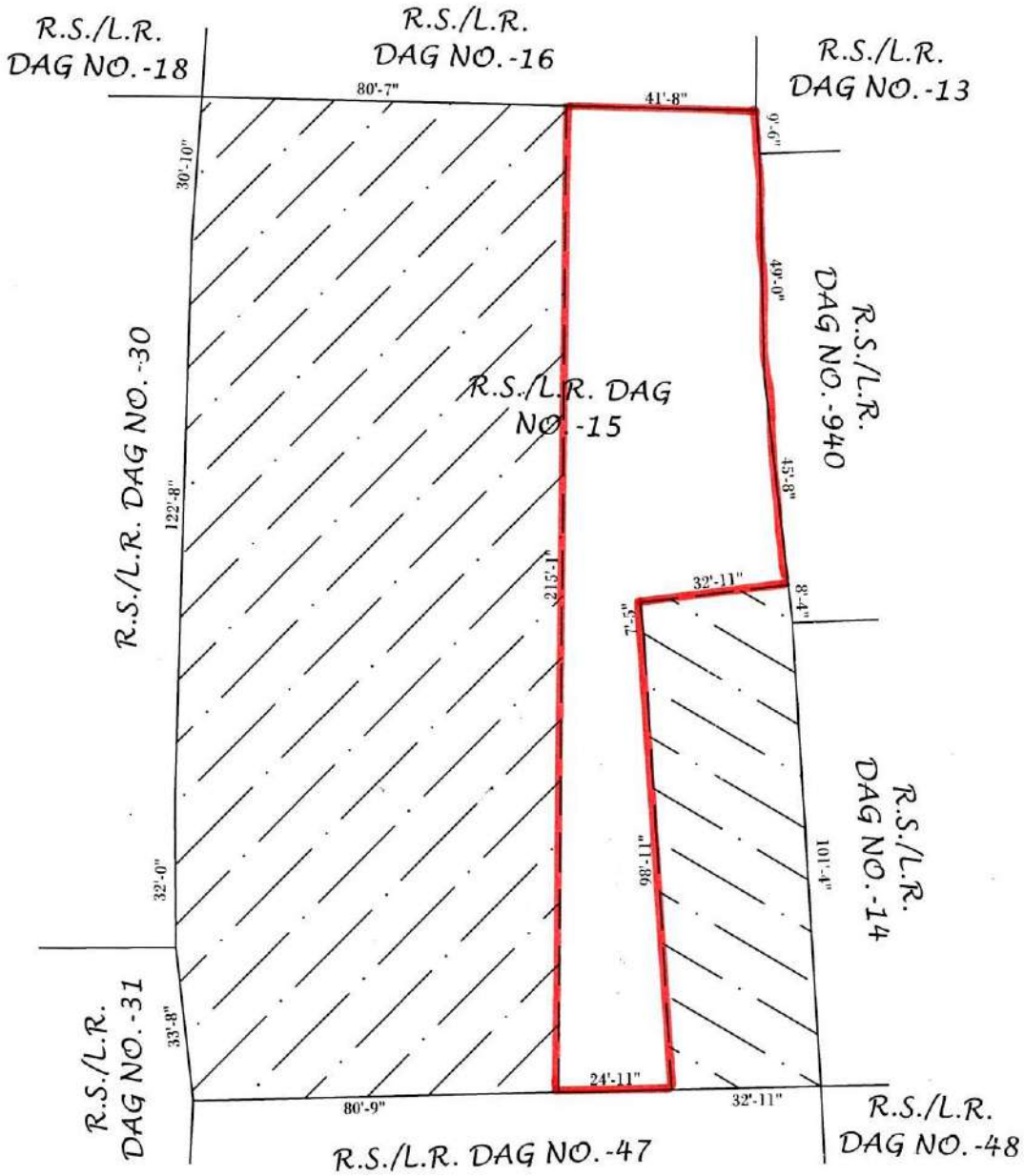


ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

9 JUL 2021

**SITE PLAN OF R.S./L.R. DAG NO.- 15, L.R. KHATIAN NO.- 4603, MOUZA -HARIHARPUR, J.L. NO.- 11, P.S.-BARUIPUR, UNDER HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24.PARGANAS.**

**TOTAL AREA OF DAG NO.15 - 65 DECIMAL**



*as constituted attorney of vendors*

**REDDUP TRACOM PRIVATE LIMITED**  
*[Signature]*

SIGNATURE OF THE VENDORS.

NAME & SIGNATURE OF THE PURCHASERS

**LEGEND : 0.7460 DECIMAL UNDIVIDED SHALI LAND OUT OF DEMARCATED AND DELINEATED 15.1110 DECIMAL LAND OUT OF 65 DECIMAL IN R.S./L.R. DAG NO.- 15.**














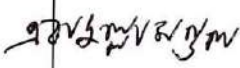










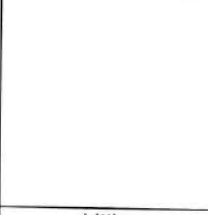

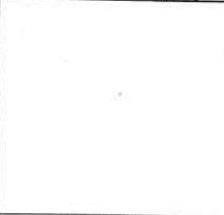
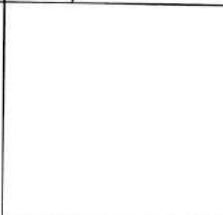
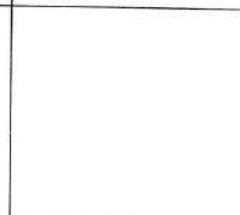

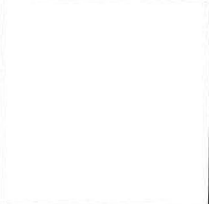


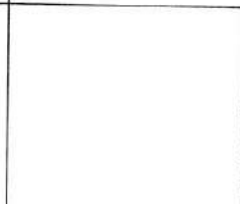
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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

9 JUL 2021

# SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

9 JUL 2021



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

**GRN Details**

GRN: 192021220028134861      Payment Mode: Online Payment  
GRN Date: 09/07/2021 15:01:56      Bank/Gateway: State Bank of India  
BRN : CKQ8364340      BRN Date: 09/07/2021 15:07:28  
Payment Status: Successful      Payment Ref. No: 2001146410/1/2021  
[Query No\*/Query Year]

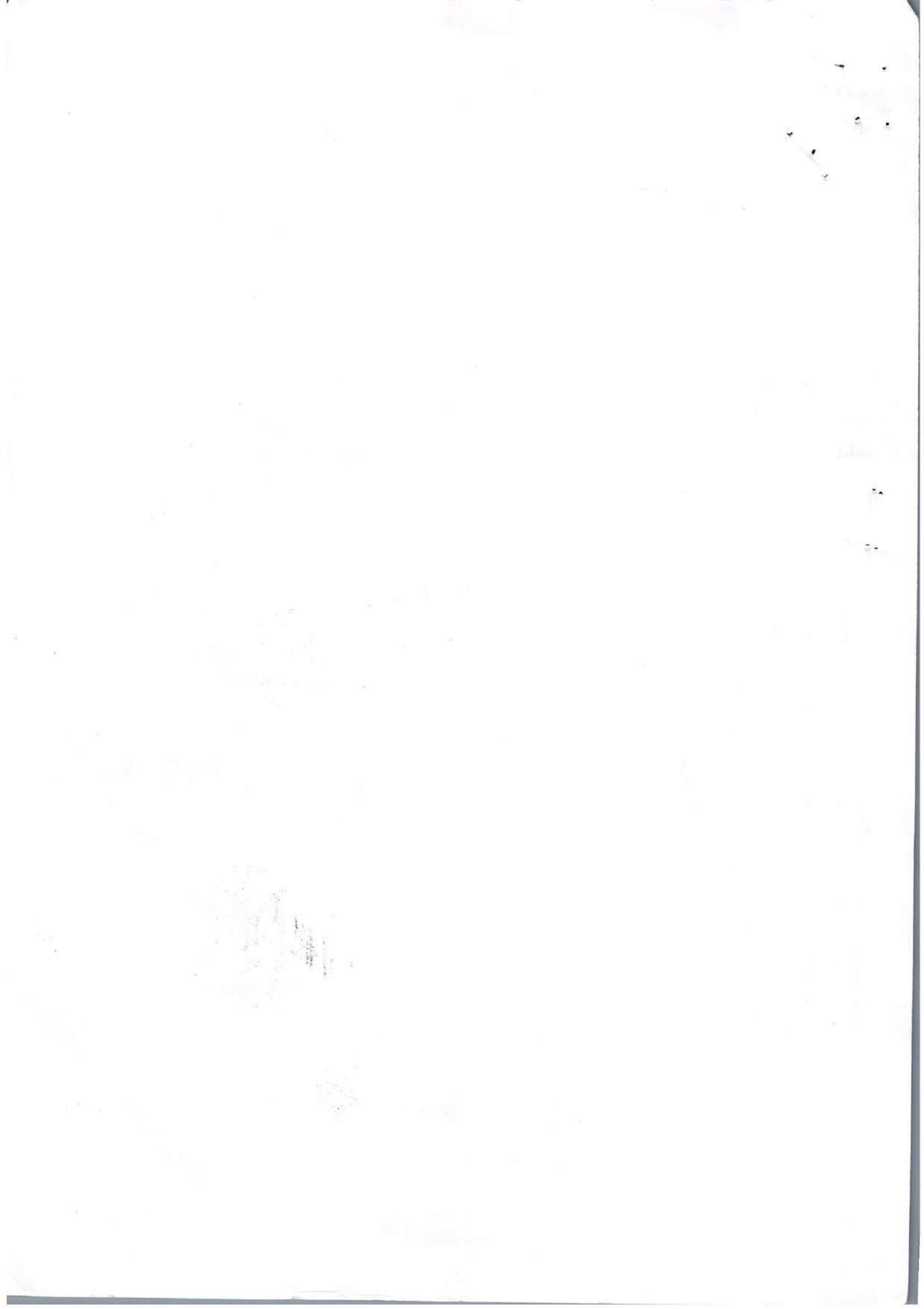
**Depositor Details**

Depositor's Name: SAHA AND RAY  
Address: HASTINGS CHAMBERS 7C K S ROY ROAD KOLKATA 700001  
Mobile: 8482063816  
Depositor Status: Solicitor firm  
Query No: 2001146410  
Applicant's Name: Org SAHA AND RAY  
Identification No: 2001146410/1/2021  
Remarks: Sale, Sale Document

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001146410/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	6063
2	2001146410/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	2028
			<b>Total</b>	<b>8091</b>

IN WORDS: EIGHT THOUSAND NINETY ONE ONLY.









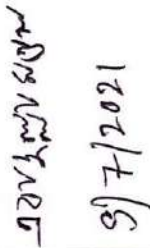






Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19042001146410/2021

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Ebadulla Mondal Dey Dutta Para, Hariharpur,, City:- , P.O:- Mallickpur, P.S:-Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700145	Attorney of Seller [ Habibulla Sardar]		3234 	 09/07/2021
2	Subrata Chakraborty 99A, Park Street,, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016	Represent ative of Buyer [Recoup Tracom Private Limited ]		3231 	 09/07/2021
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Jayanta Kumar Mondal (Alias Name: Jayanta Mandal) Son of Late Krishna Pada Mondal Village Baruli,, City:- , P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700145	Ebadulla Mondal, Subrata Chakraborty		3242 	 09/07/2021

(Mohul Mukhopadhyay)



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
9 JUL 2021

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



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

9 JUL 2021

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

DBIPS3762K

नाम / Name  
HABIBULLA SARDAR

पिता का नाम / Father's Name  
SIRAJ UDDIN SARDAR

जन्म की तारीख / Date of Birth  
01/01/1984

Habibulla Sardar  
हस्ताक्षर / Signature



2112017

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:

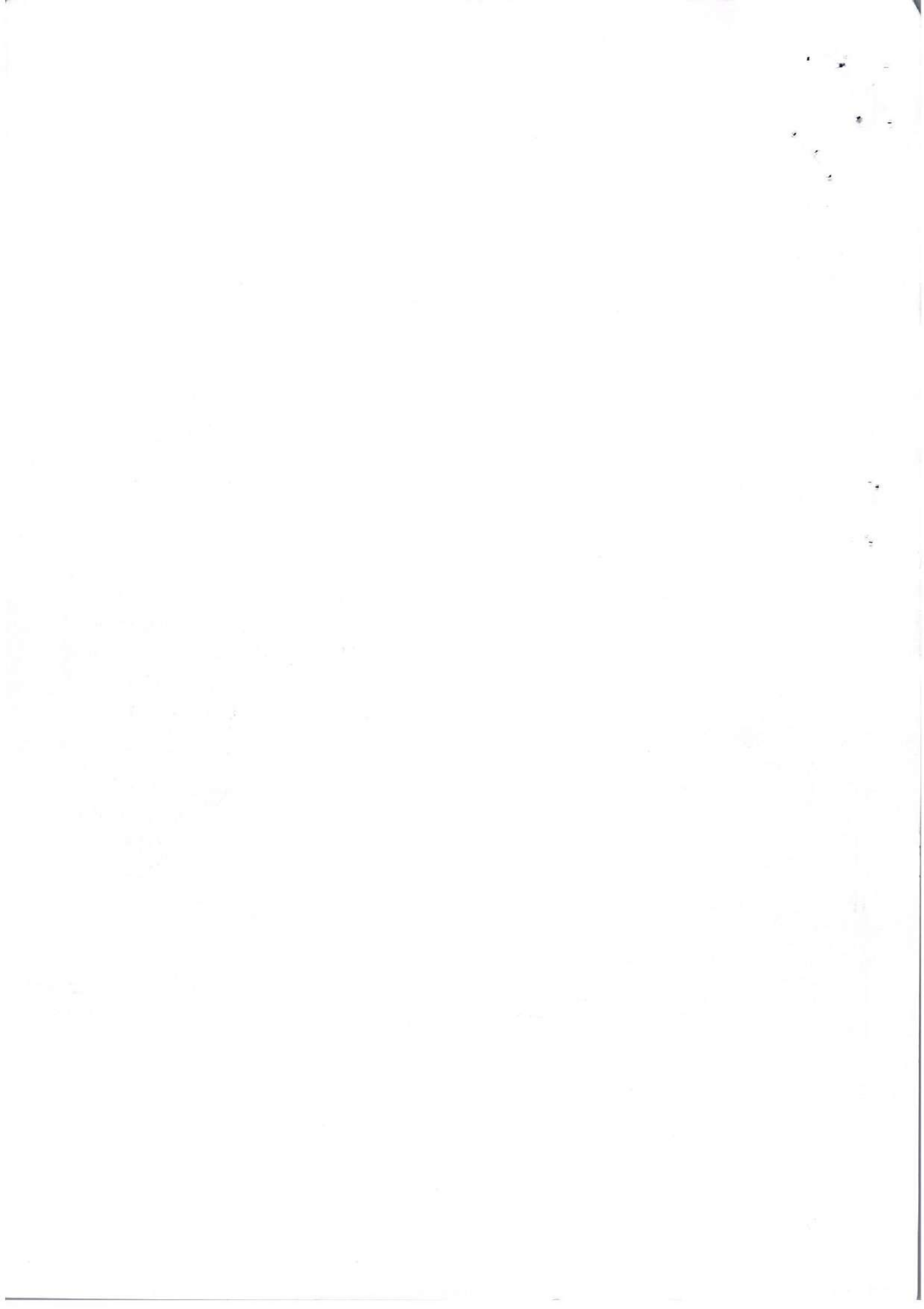
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मन्त्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

*Habibulla Sardar*





ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

সংসদ ভবন, লক্ষ্মিনাথপুর

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/20444/79893

To  
Habibulla Sardar  
হাবিবুল্লা সর্দার  
Lakshminathpur  
Kholapota  
Mallickpore, South 24 Parganas  
West Bengal - 700145

25/09/2014



KH031523475FT

3152347



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5074 6507 9160**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



হাবিবুল্লা সর্দার  
Habibulla Sardar  
পিতা : সিরাজ উদ্দিন সর্দার  
Father : Siraj Uddin Sardar

জন্মতারিখ / DOB: 01/01/1984  
পুংস্ব / Male

5074 6507 9160



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

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

### INFORMATION

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

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



ঠিকানা: লক্ষ্মিনাথপুর, খোলাপোতা  
মল্লিকপুর, দক্ষিণ ২৪ পরগনা  
পশ্চিম বঙ্গ,

ভারতীয় পরিচয়-প্রমাণীকরণ  
Unique Identification Authority of India

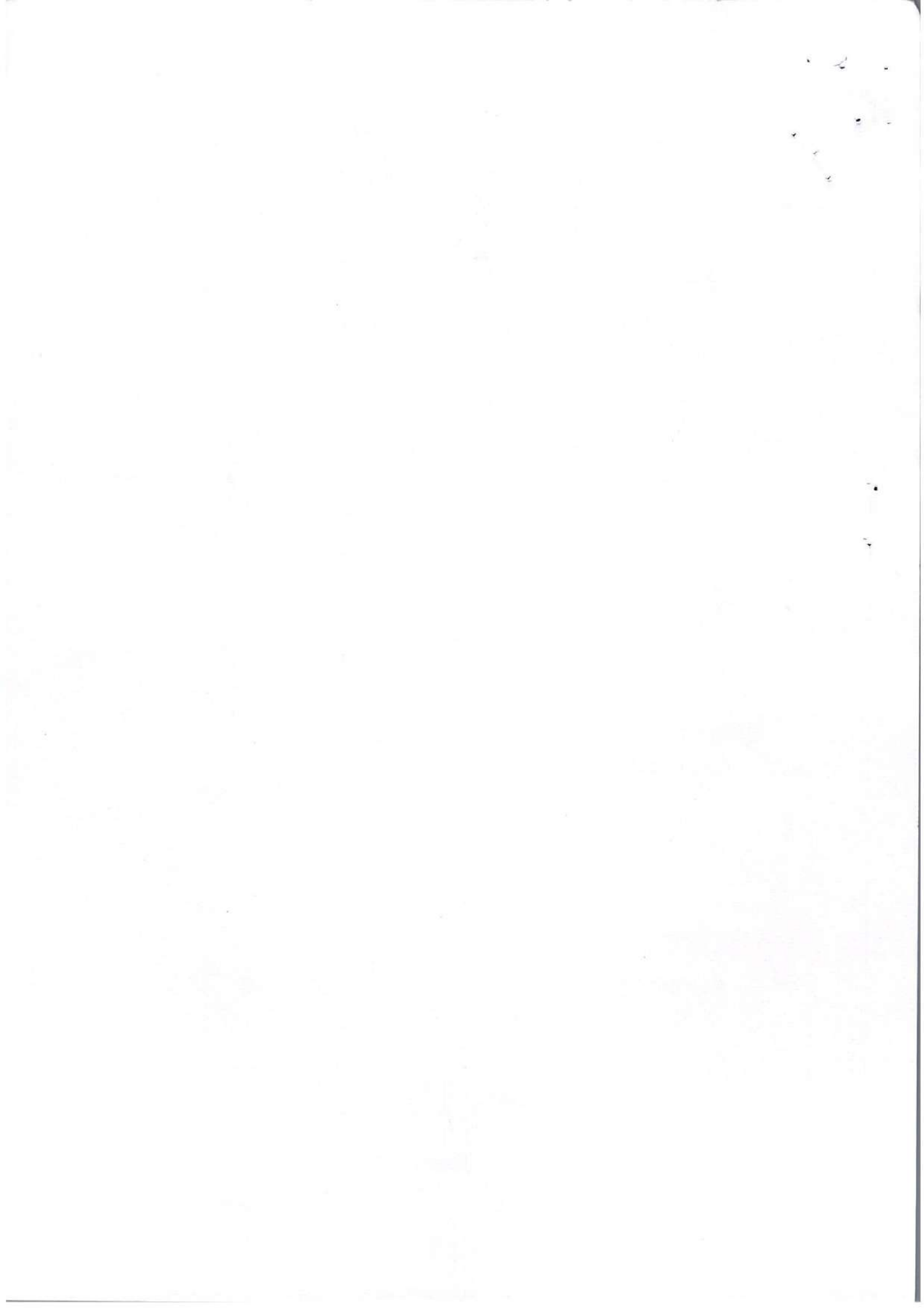
Address: Lakshminathpur,  
Kholapota, South 24  
Parganas, Mallickpore, West  
Bengal, 700145

5074 6507 9160

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in







লিঙ্গ/Gender: পুং / Male  
বয়স/Date of Birth/ Age: 44  
ঠিকানা: খোলপোতা, খোলপোতা, বারুইপুর, পশ্চিম 24  
Address: Kholapota, Kholapota, BARUIPUR, SOUTH 24  
PARGANAS, 700145

তারিখ/ Date: 20-03-2020 নির্বাচন নিবন্ধন অধিকারিক  
Electoral Registration Officer

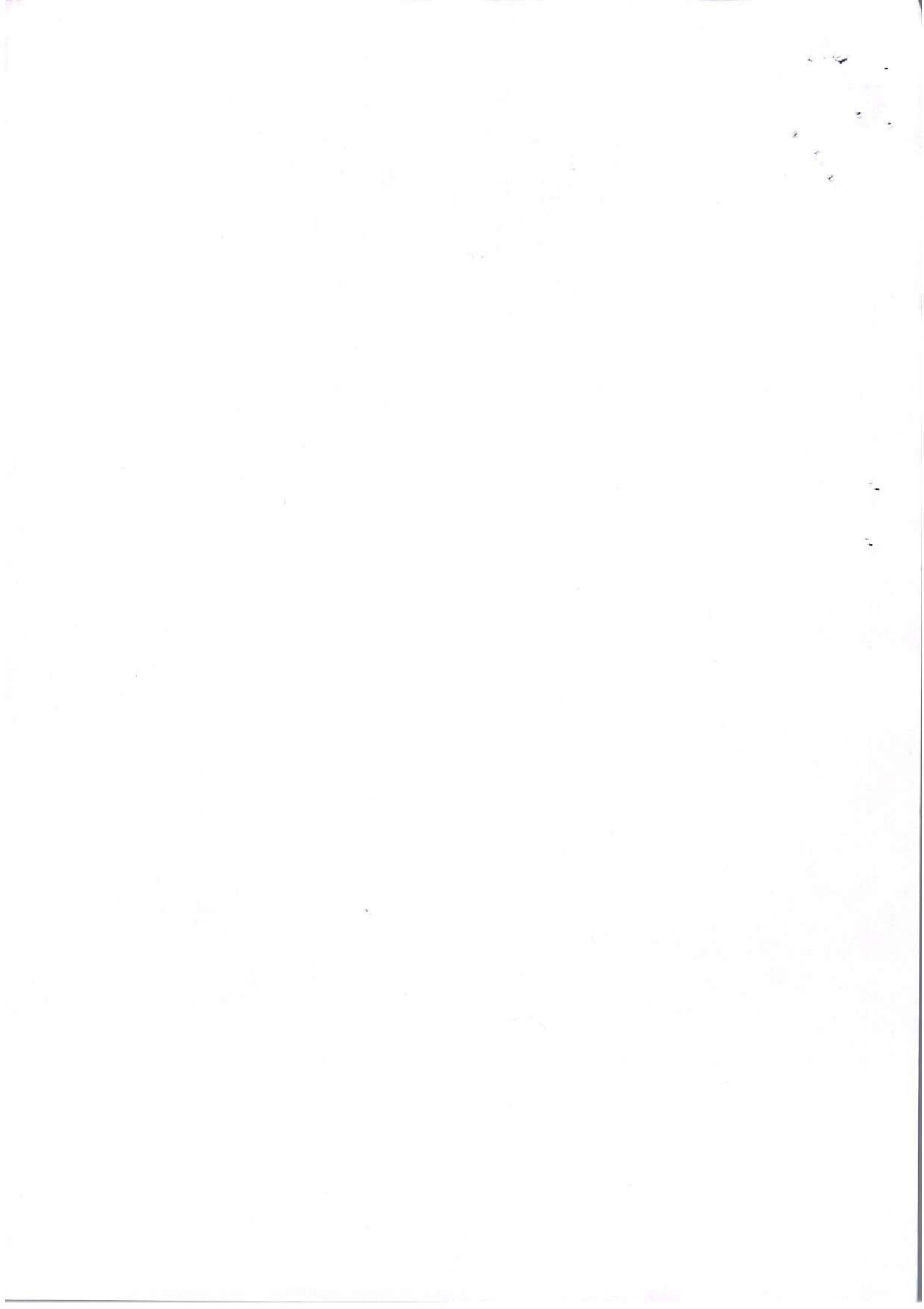
বিধানসভা নির্বাচন কেন্দ্রের নাম ও নাম: 140-বারুইপুর পশ্চিম  
(সাধারণ)  
Assembly Constituency No. and Name: 140-Baruiপুর  
Paschim (GENERAL)  
অংশ নং ও নাম: 31-খোলপোতা এ.পি. স্কুল রুম-২  
Part No. and Name: 31-Kholapota P.P.School Room-2

বিঃ দ্রঃ / Note

১. আপনার কাছে এই কার্ড থাকলে এখন কোন নিবন্ধন নেই যে আপনি  
ভোটার তালিকার আনবার যোগ্য রয়েছেন। প্রতিটি নির্বাচনের আগে অন্তত  
একবার ভোটার তালিকার নাম যাচাই করুন।

২. এই কার্ডে উল্লিখিত বয়স তারিখ ভোটার তালিকার নাম যাচাইকৃত করা  
যতদূর সম্ভব কোন ক্ষেত্রে মেনে নেওয়া হবে না।

Date of birth mentioned in this card shall not be treated as a proof  
of age / D. O. B. for any purpose other than registration in  
electoral roll.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

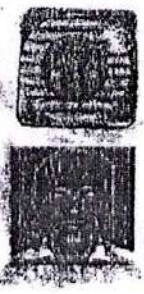
EBADULLA MONDAL  
MOHAMMAD ALI MONDAL

05/11/1976

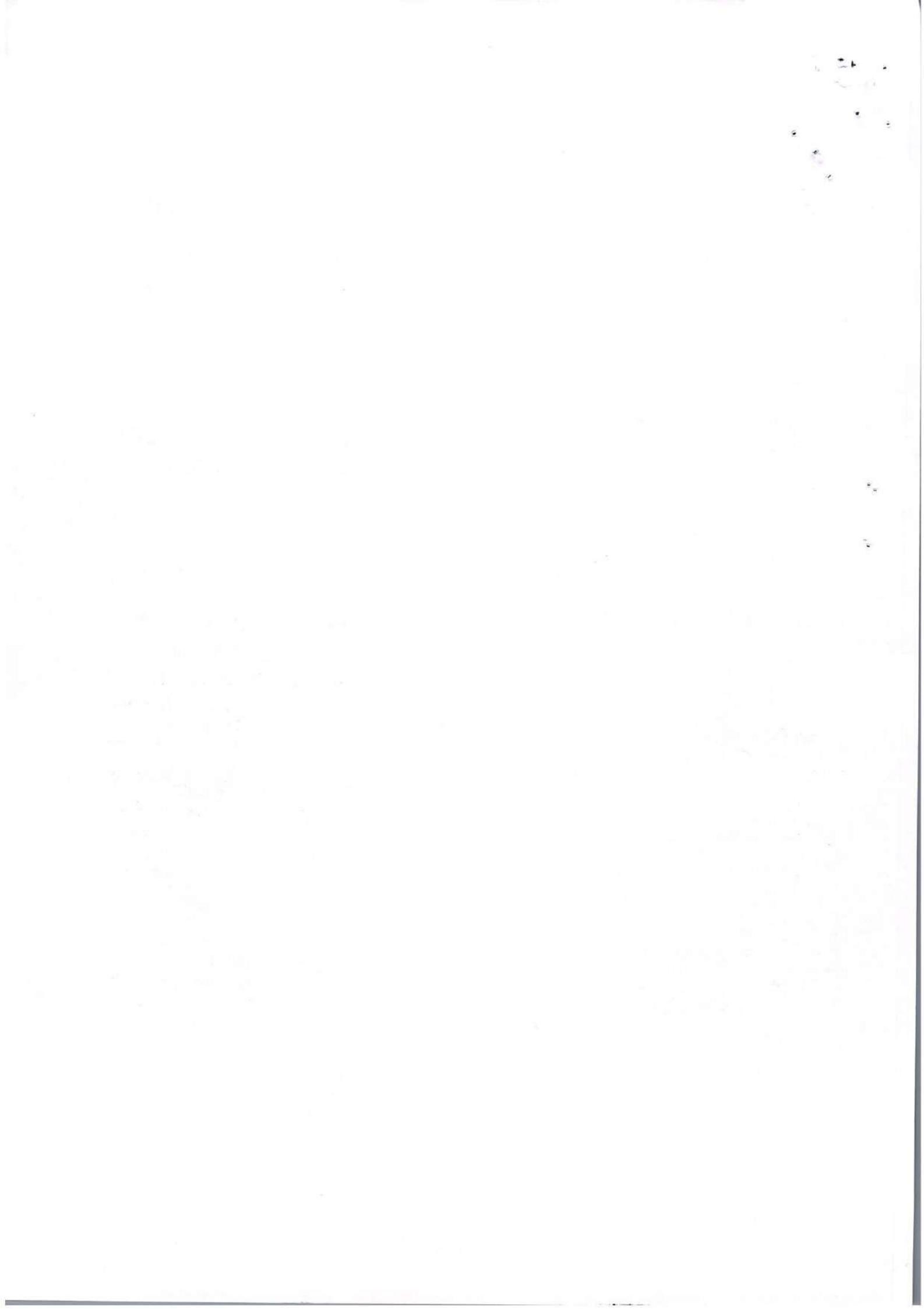
Permanent Account Number

BCHRM7098C

Signature



If you find this card is lost/ found, kindly inform/ return to  
Income Tax PAN Services Unit, IITSL,  
Plot No. 3, Sector-11, CUD Belapur,  
Navi Mumbai - 400 614.  
आयकर विभाग/पान सर्विस इकाई/सीटीएसएल  
प्लॉट नं. 3, सेक्टर-11, सीयूडी बेलपुर,  
नवी मुंबई - 400 614





ভারত সরকার

আধার

ভারত সরকার

Unique Identification Authority of India

সংসদ

চালিকাভুক্তির আই ডি / Enrollment No. : 1040/20499/24695

To  
Ebadulla Mondal  
এবাদুল্লা মন্ডল  
BENIADANGA DEY DUTTA PARA  
Hariharpur  
Mallickpore, South 24 Parganas  
West Bengal - 700145

07/04/2015



KH307262809FT

30726280



আপনার আধার সংখ্যা / Your Aadhaar No. :

2291 2369 3805

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Unique Identification Authority of India



এবাদুল্লা মন্ডল  
Ebadulla Mondal  
পিতা : মোহাম্মদ আলী মন্ডল  
Father: Mohammad Ali Mondal

জন্মতারিখ : DOB 01/01/1976  
পুরুষ / Male

2291 2369 3805



আধার - সাধারণ মানুষের অধিকার

1820 300 1947



Government of India



AADHAAR

তথ্য

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

INFORMATION

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

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



ঠিকানা:  
বেনিাদাঙ্গা দে দত্ত পাড়া, হরিহরপুর  
মল্লিকপুর, দক্ষিণ ২৪ পরগণা  
পশ্চিম বঙ্গ,

ভারত সরকার  
Unique Identification Authority of India

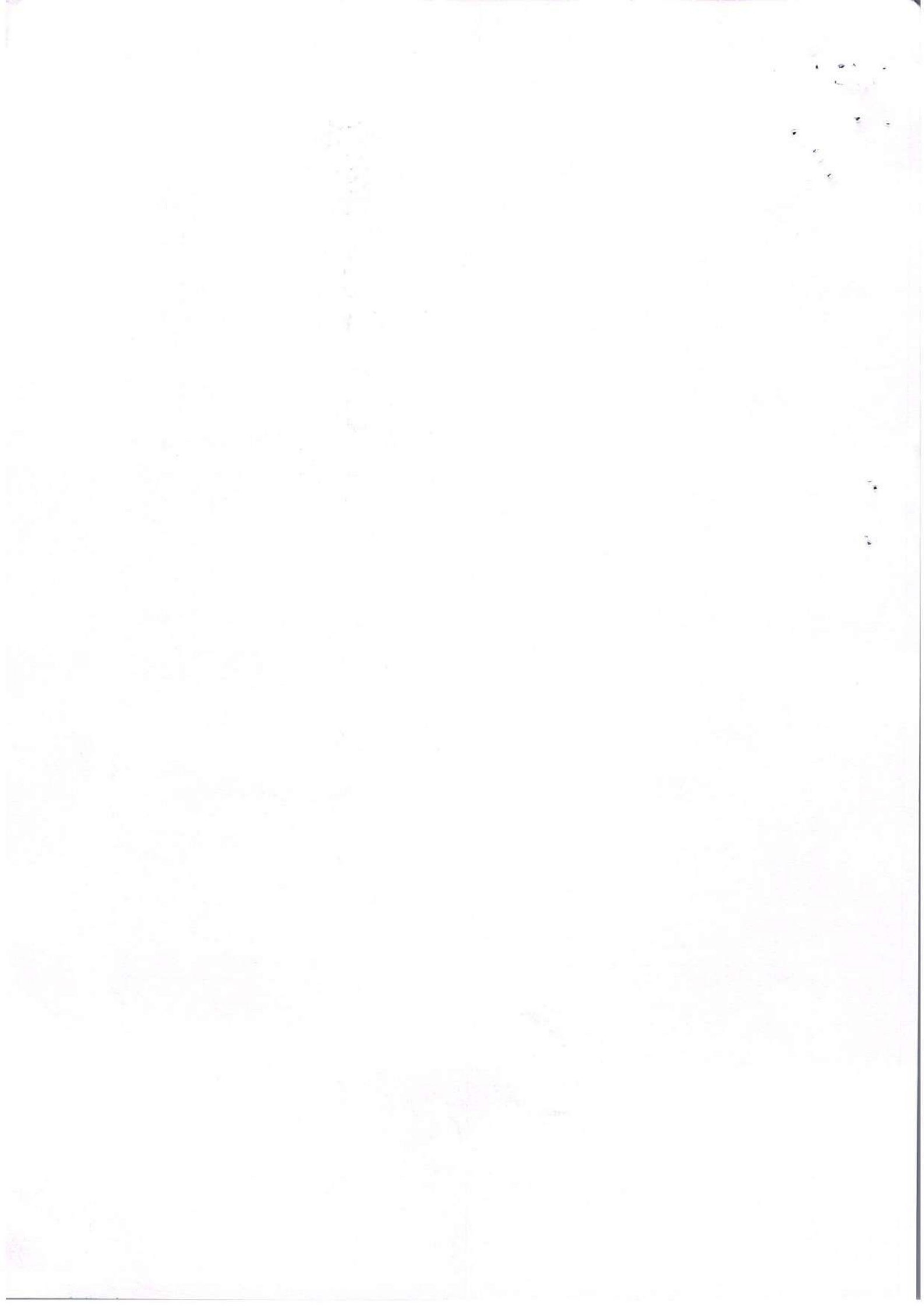
Address: BENIADANGA  
DEY DUTTA PARA,  
Hariharpur, South 24  
Parganas, Mallickpore, West  
Bengal, 700145

2291 2369 3805

1820 300 1947

help@uidai.gov.in

www.uidai.gov.in





লিঙ্গ/Gender : পুং / Male  
জন্ম তারিখ / বয়স : 01-01-1976  
Date of Birth/ Age :  
ঠিকানা : দেয়ড়া পড়া (পূর্ব) (অর্ডিনারি), হরিহরপুর, বারুইপুর, দক্ষিণ  
24 পরগণা, 700145  
Address : Dey Duta Para (Purba)  
(Part), Haripur, BARUIPUR, SOUTH 24  
PARAGANA, 700145

তারিখ/ Date : 20-03-2020 নির্বাচন নিবন্ধন অধিকারিক  
Electoral Registration Officer

বিধানসভা নির্বাচন কেন্দ্রের নং ও নাম : 140-বারুইপুর পশ্চিম  
(সাধারণ)  
Assembly Constituency No. and Name : 140-Baruiপুর  
Paschim (GENERAL)  
অংশ নং ও নাম : 43-হরিহরপুর বেনিয়ানগা 7.P. স্কুল-৪  
Part No. and Name : 43-Haripur Beniyanga 7.P. School  
Room-4

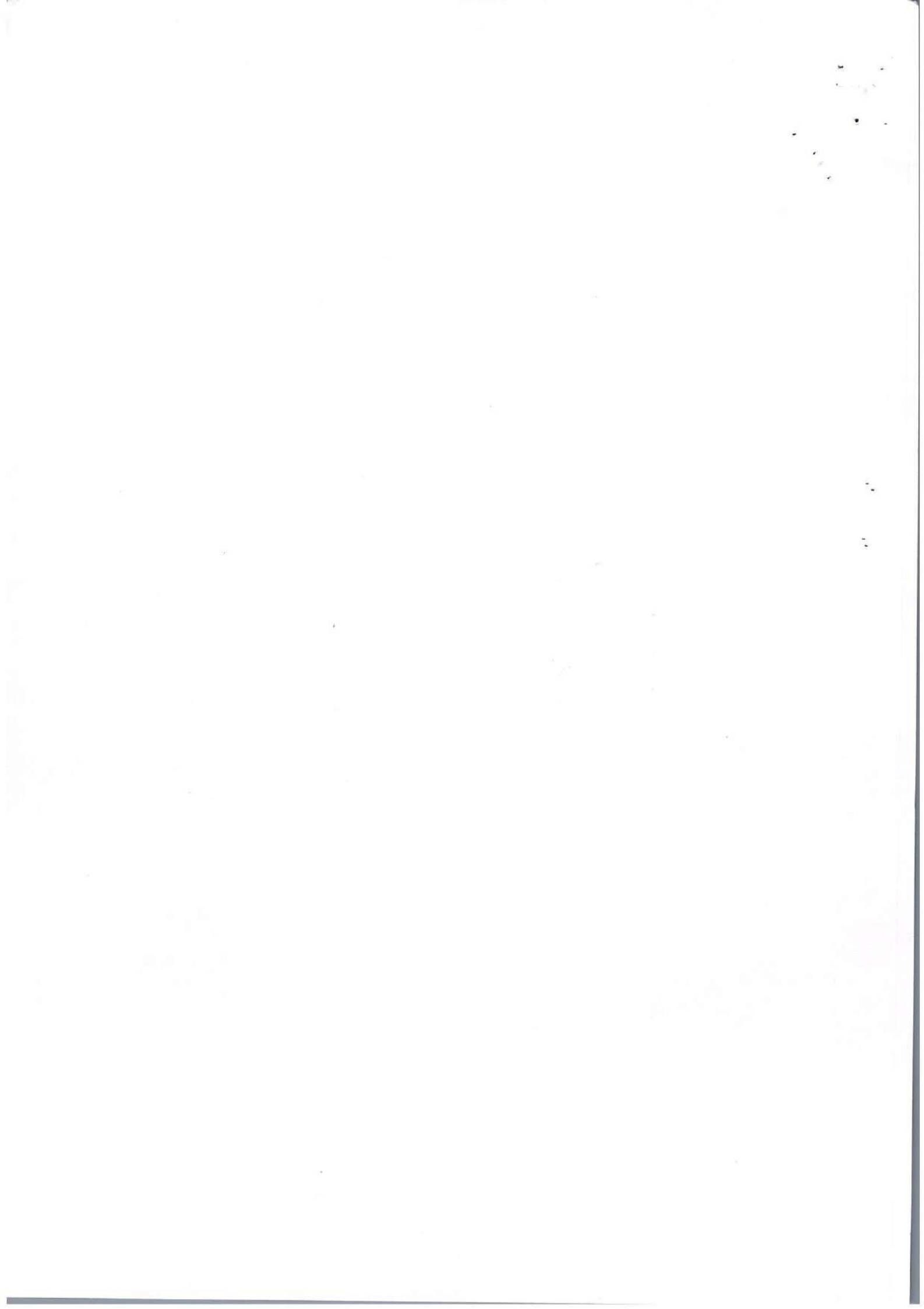
**বিঃ দ্র / Note**

1. আপনার কাছে এই কার্ড থাকলে এমন কোন নিশ্চয়তা নেই যে বর্তমান  
ভোটার তালিকায় আপনার নাম রয়েছে। প্রতিটি নির্বাচনের আগে অনুগ্রহ  
করে ভোটার তালিকায় নাম যাচাই করুন।

More possession of this card is no guarantee that you are elector  
in the current electoral roll. Please check your name in the  
current electoral roll before every election.

2. এই কার্ডে উল্লিখিত জন্ম তারিখ ভোটার তালিকায় নাম নবীকৃত করা  
স্বীকৃত করে কোন স্বাক্ষর করা যাবে না।

Date of birth mentioned in this card shall not be treated as a proof  
of age / D. O. B. for any purpose other than registration in  
electoral roll.





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

RECOUP TRACOM PRIVATE LIMITED

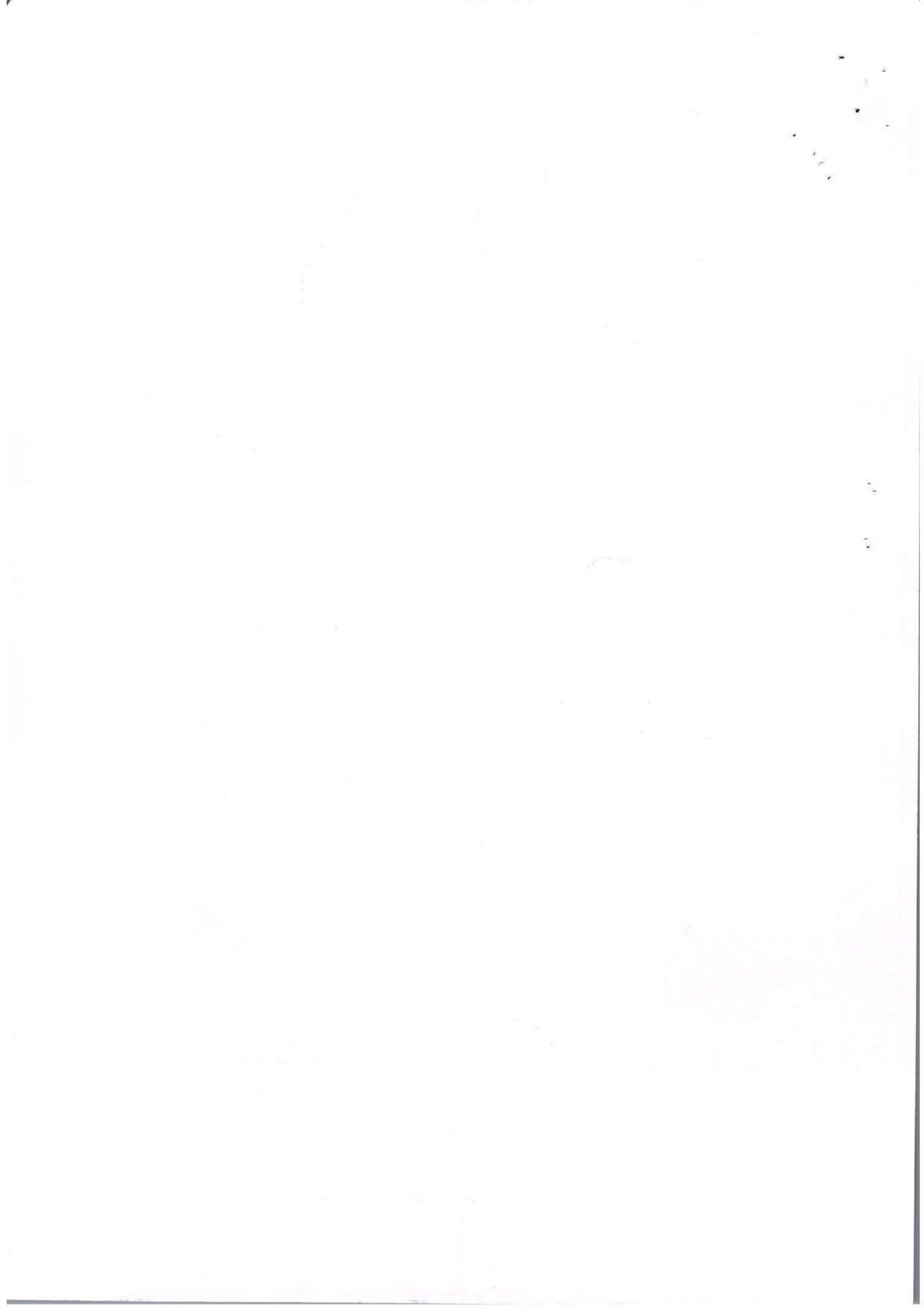
08/08/2011

Permanent Account Number

AAFCR4144Q



2400011



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBRATA CHAKRABORTY  
SATINATH CHAKRABORTY  
02/01/1970  
Permanent Account Number  
AELPC8428D

Signature



ভারত সরকার  
Government of India



সুব্রত চক্রবর্তী  
Subrata Chakraborty  
পিতা : সতীনাথ চক্রবর্তী  
Father : Satinath Chakraborty  
জন্মতারিখ / DOB : 02/01/1970  
পুরুষ / Male



5139 3393 9643

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
2, বি. এম. লেন, রাজা রাম  
মোহন সারনী, রাজা রাম মোহন  
সারনী, কোলকাতা, পশ্চিম বঙ্গ,  
700009

Address:  
2, B. M. LANE, Raja Ram Mohan  
Sarani, Raja Ram Mohan Sarani,  
Kolkata, West Bengal, 700009

5139 3393 9643

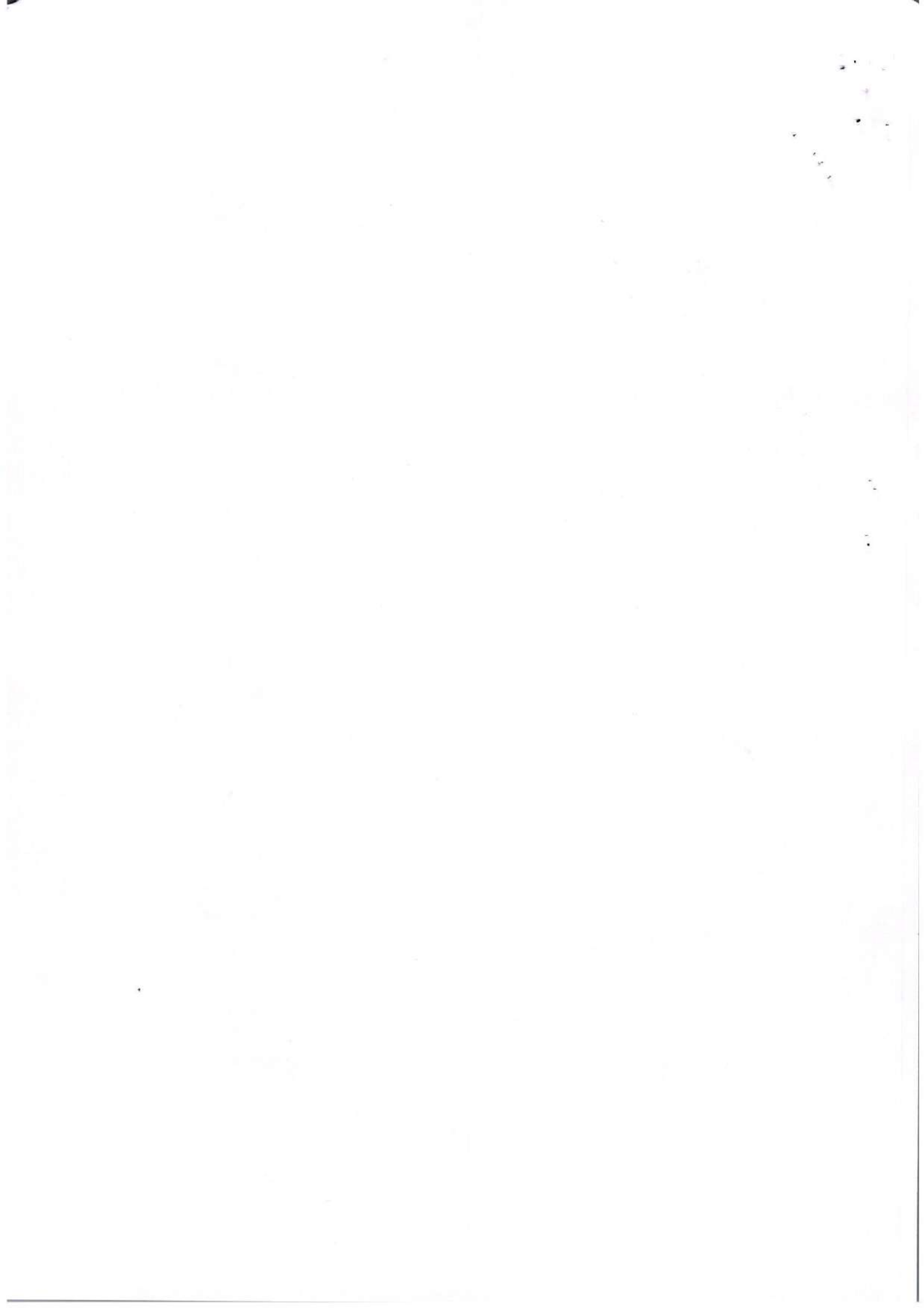
1947  
1800 300 1947


help@uidai.gov.in

www.uidai.gov.in



*Subrata Chakraborty*

*ofar*



  
ELECTION COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন


IDENTITY CARD      WB / 22 / 157 / 030285  
পরিচয় পত্র

Elector's Name নির্বাচকের নাম	Chekraborty Subrata চক্রবর্তী সুরভ
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Sathinath সথিনাথ
Sex লিঙ্গ	M ♂
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	27 ২৭

Address  
2, Brindaban Mallick Lane, Calcutta.

ঠিকানা  
২ ব্রন্দাবন মলিক লেন, কলিকতা ।



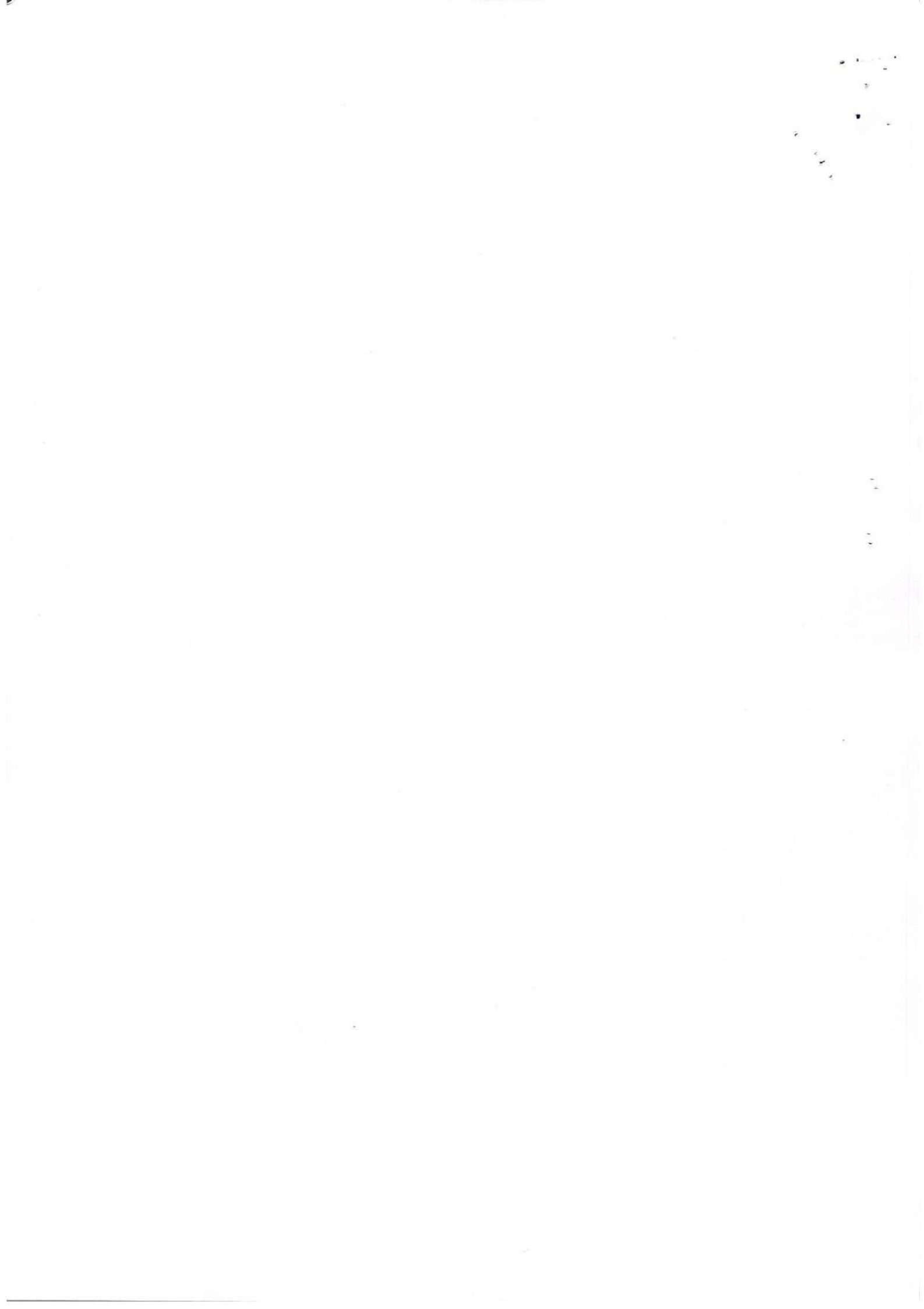
Facsimile Signature  
Electoral Registration Officer  
নির্বাচন নিবন্ধন অফিসার

For 167, VIDYASAGAR  
Assembly Constituency  
১৫৭, বিদ্যাসাগর  
বিধানসভা নির্বাচন কেন্দ্র

Place স্থান	CALCUTTA কলিকতা
Date তারিখ	18.08.95. ১৮.০৮.৯৫.

*Subrata Chakraborty*

*OK*





ভারতের নির্বাচন কমিশন  
পরিচয় কার্ড  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
KC10070155



নির্বাচকের নাম : জয়াতা মন্ডল

Elector's Name : Jayaeta-Mandal

পিতার নাম : কৃষ্ণ মন্ডল

Father's Name : Krishna Mandal

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : XX / XX / 1972  
Date of Birth

*Mr. Krishna Mandal*

KCT0670155

पिन कोड: 700145  
पिन कोड: 700145

Address:  
Dakshin, Benali, Mondal  
Para P.O.-Dakshin Gobindapur  
Langalbariya Soparpur South 24/  
Parganas 700145

Date: 26/07/2007  
110-विधान क्षेत्र (पश्चिमी बंगाल) विधान सभा  
केन्द्र के विधान अधिकारी के कार्यालय पर  
Facsimile Signature of the Electoral  
Registration Officer for  
110-Bishnupur East (SC) Constituency

विधान निर्वाचन क्षेत्र मधुन विधान क्षेत्र के लिए नाम  
कार्ड का अद्यतन प्रदान करने के लिए निर्वाचन क्षेत्र  
में निर्वाचन क्षेत्र के अधिकारी के कार्यालय पर  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.



## Major Information of the Deed

Deed No :	I-1904-06100/2021	Date of Registration	24/07/2021
Query No / Year	1904-2001146410/2021	Office where deed is registered	
Query Date	09/07/2021 1:01:53 PM	1904-2001146410/2021	
Applicant Name, Address & Other Details	SAHA AND RAY 7C, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8617729101, 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. 1,79,040/-	Rs. 2,01,420/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,073/- (Article:23)	Rs. 2,112/- (Article:A(1), E)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Hariharpur, JI No: 11, Pin Code : 700144

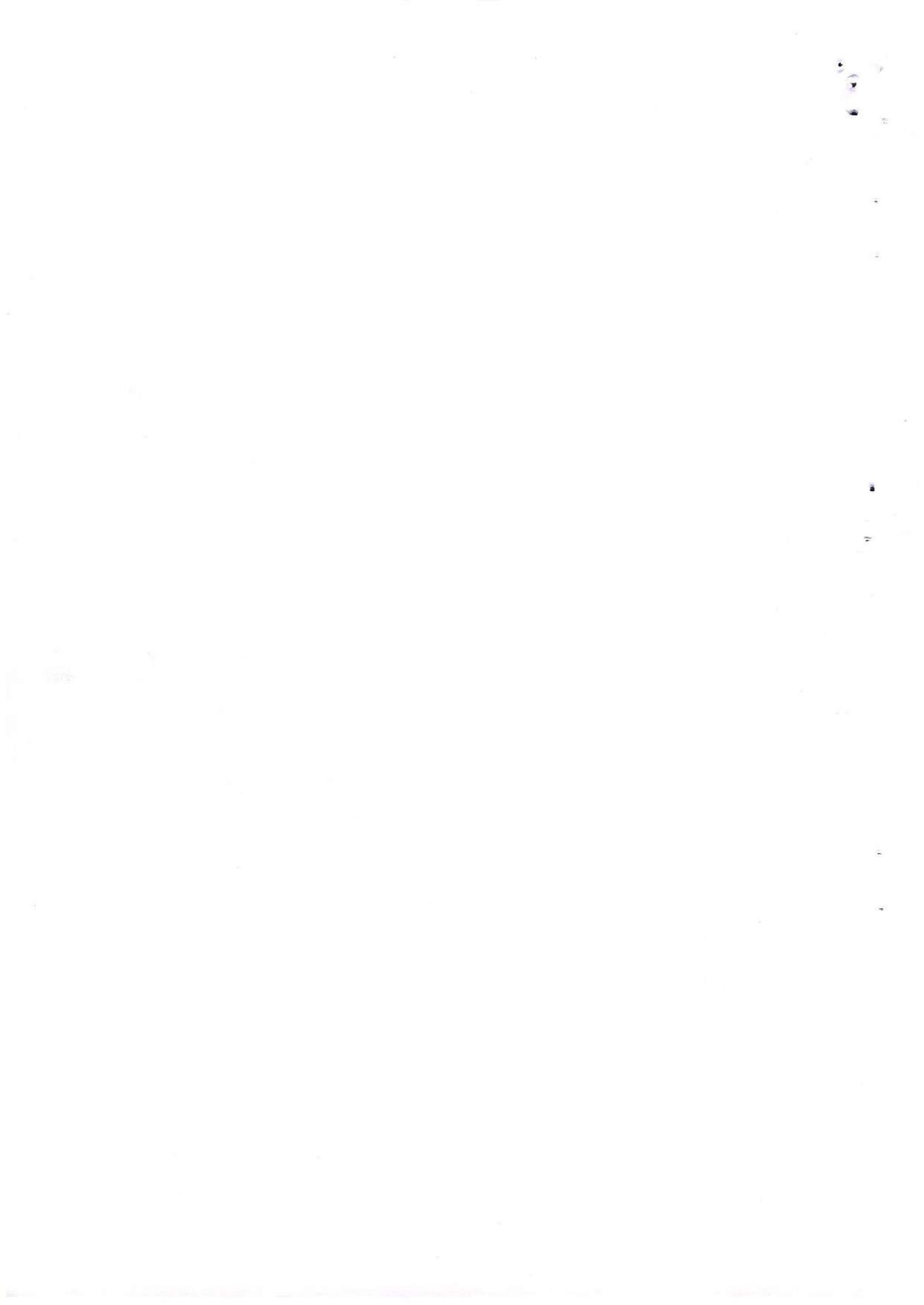
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-15	RS-4603	Bastu	Shali	0.746 Dec	1,79,040/-	2,01,420/-	
Grand Total :					.746Dec	1,79,040 /-	2,01,420 /-	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Habibulla Sardar</b> Son of Siraj Uddin Sardar Laksminathpur, Kholapata, Mallickpur,, City:- , P.O:- Mallickpur, P.S:-Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: DBxxxxxx2K, Aadhaar No: 50xxxxxxx9160, Status :Individual, Executed by: Attorney, Executed by: Attorney

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Recoup Tracom Private Limited</b> ,Ground Floor,91A/1, Park Street,, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Ebadulla Mondal</b> Son of Mohammad Ali Mondal Dey Dutta Para, Hariharpur,, City:- , P.O:- Mallickpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BCxxxxxx8C, Aadhaar No: 22xxxxxxxx3805 Status : Attorney, Attorney of : Habibulla Sardar

**Representative Details :**

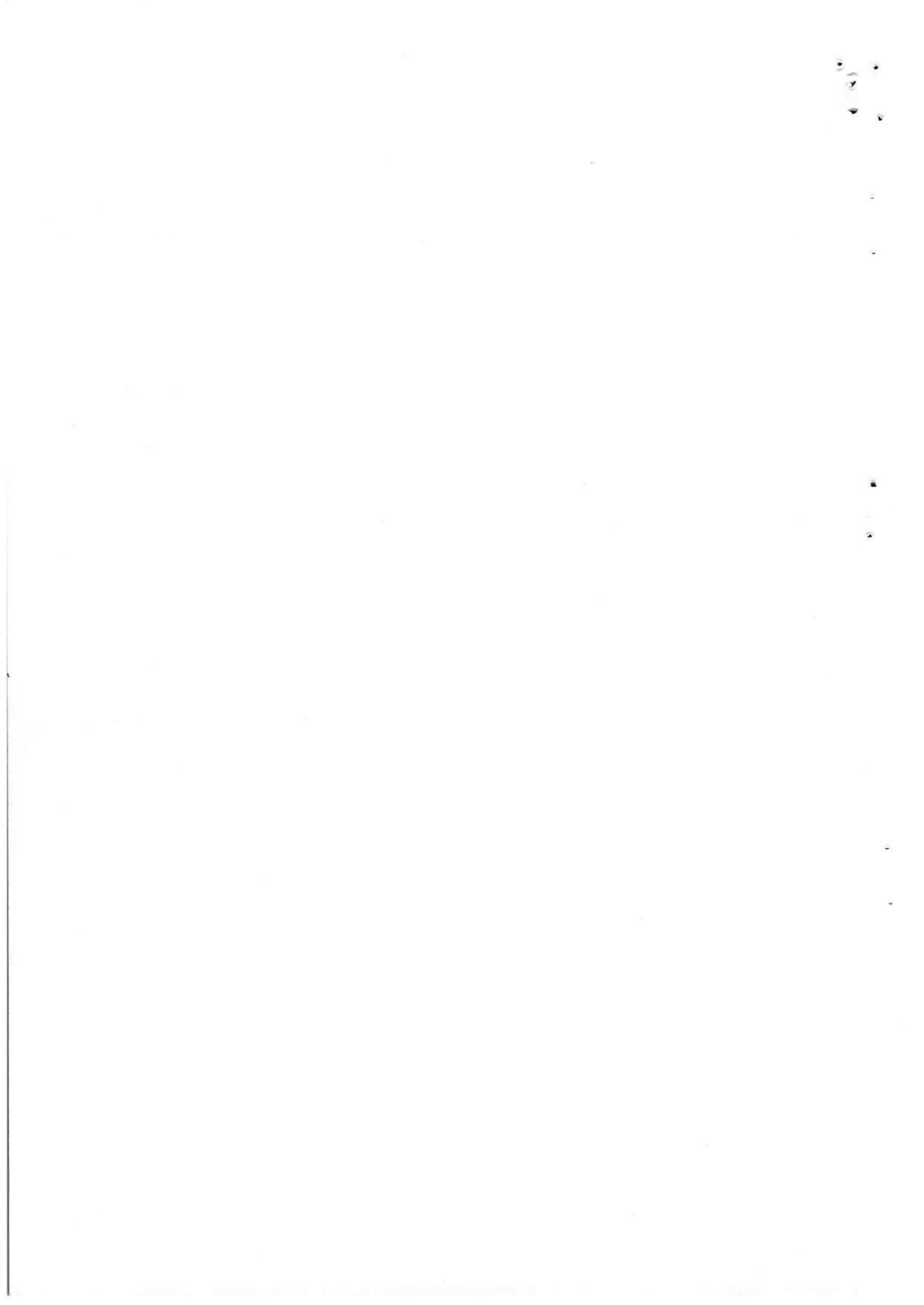
SI No	Name,Address,Photo,Finger print and Signature
1	<b>Subrata Chakraborty (Presentant )</b> Son of Late Satinath Chakraborty 99A, Park Street,, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AExxxxxx8D, Aadhaar No: 51xxxxxxxx9643 Status : Representative, Representative of : Recoup Tracom Private Limited (as Authorised Signatory)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Jayanta Kumar Mondal (Alias Name: Jayanta Mandal)</b> Son of Late Krishna Pada Mondal Village Baruli,, City:- , P.O:- Dakshin Gobindapur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700145			
Identifier Of Ebadulla Mondal, Subrata Chakraborty			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Habibulla Sardar	Recoup Tracom Private Limited-0.746 Dec



**Endorsement For Deed Number : I - 190406100 / 2021**

**On 09-07-2021**

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

Presented for registration at 20:02 hrs on 09-07-2021, at the Private residence by Subrata Chakraborty .

**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 2,01,420/-

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


Execution is admitted on 09-07-2021 by Subrata Chakraborty, Authorised Signatory, Recoup Tracom Private Limited (Private Limited Company), Ground Floor,91A/1, Park Street,, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Jayanta Kumar Mondal, , Jayanta Mandal, , Son of Late Krishna Pada Mondal, Village Baruli,, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Business

**Executed by Attorney**

Execution by Ebadulla Mondal, , Son of Mohammad Ali Mondal, Dey Dutta Para, Hariharpur,, P.O: Mallickpur, Thana: Baruiipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business as the constituted attorney of Habibulla Sardar Laksminathpur, Kholapata, Mallickpur,, P.O: Mallickpur, Thana: Baruiipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145 is admitted by him

Identified by Jayanta Kumar Mondal, , Jayanta Mandal, , Son of Late Krishna Pada Mondal, Village Baruli,, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Business

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

**On 24-07-2021**

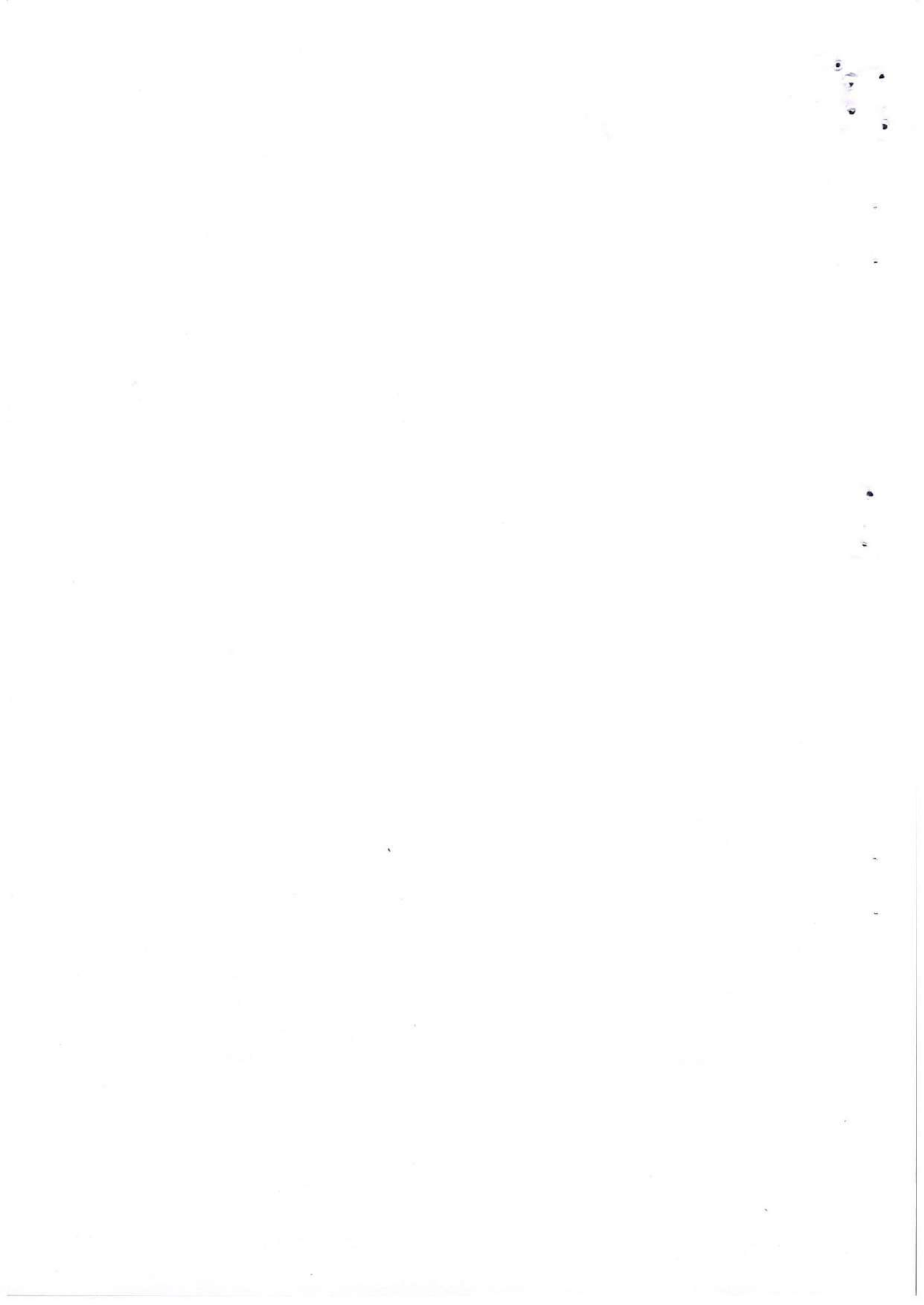
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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 2,112/- ( A(1) = Rs 2,014/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 2,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/07/2021 3:51PM with Govt. Ref. No: 192021220028134861 on 09-07-2021, Amount Rs: 2,028/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKQ8364340 on 09-07-2021, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 6,063/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 6,063/-

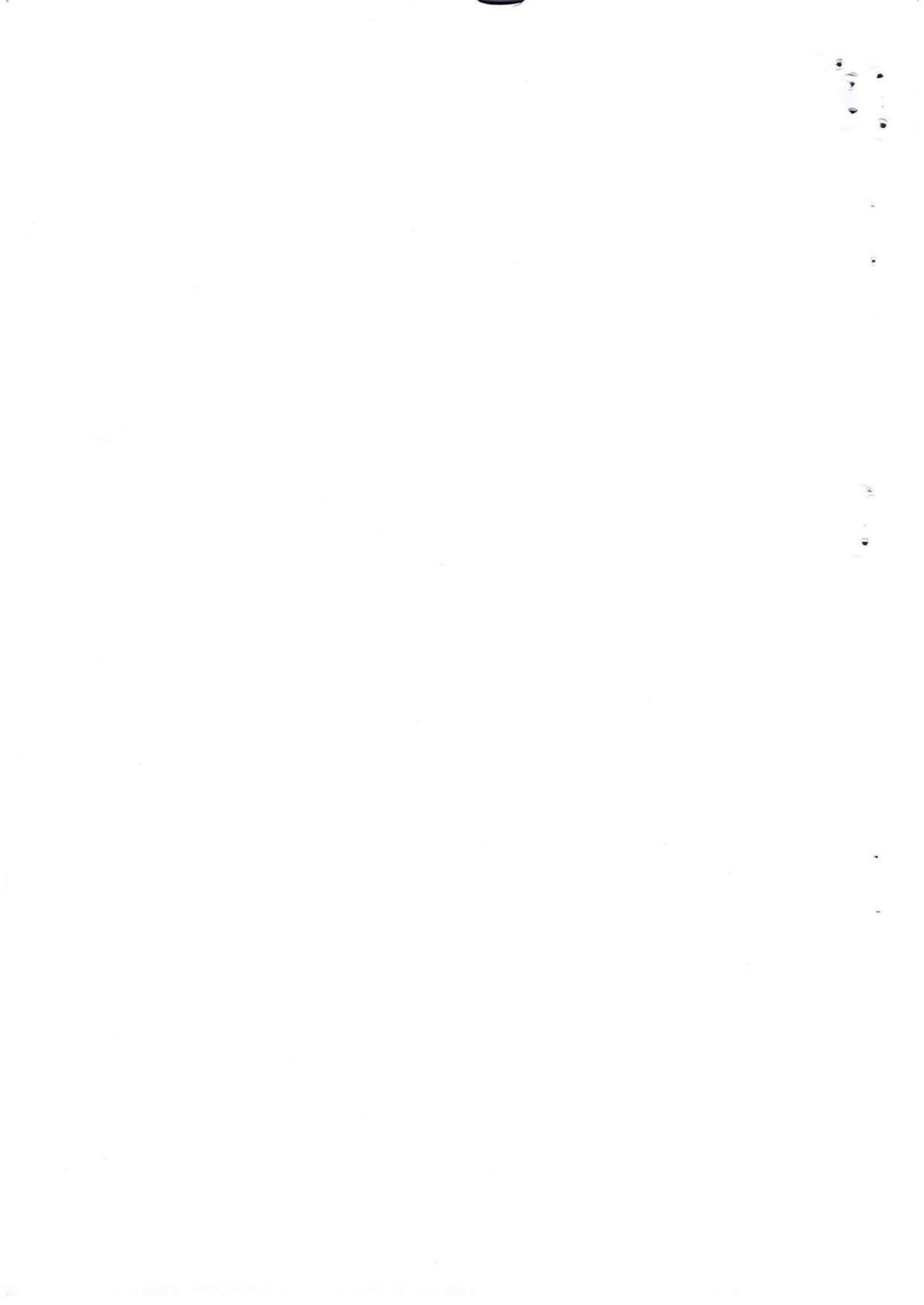
**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 21796, Amount: Rs.10/-, Date of Purchase: 13/05/2021, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/07/2021 3:51PM with Govt. Ref. No: 192021220028134861 on 09-07-2021, Amount Rs: 6,063/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKQ8364340 on 09-07-2021, 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**





(1)  
(2)

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(3)

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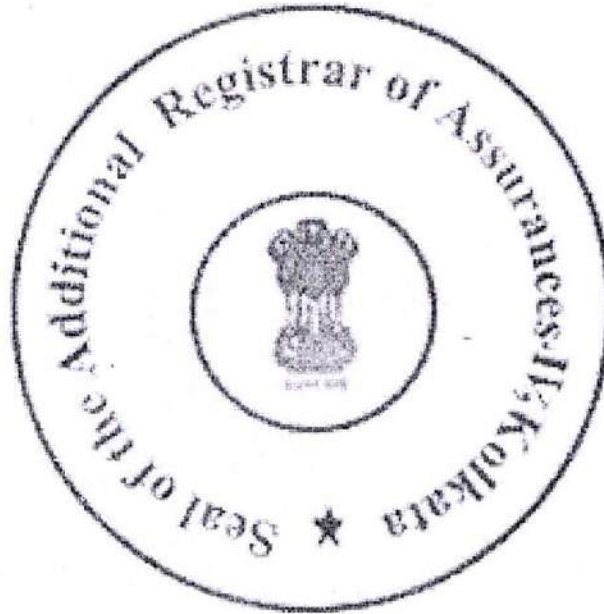
.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 298218 to 298250

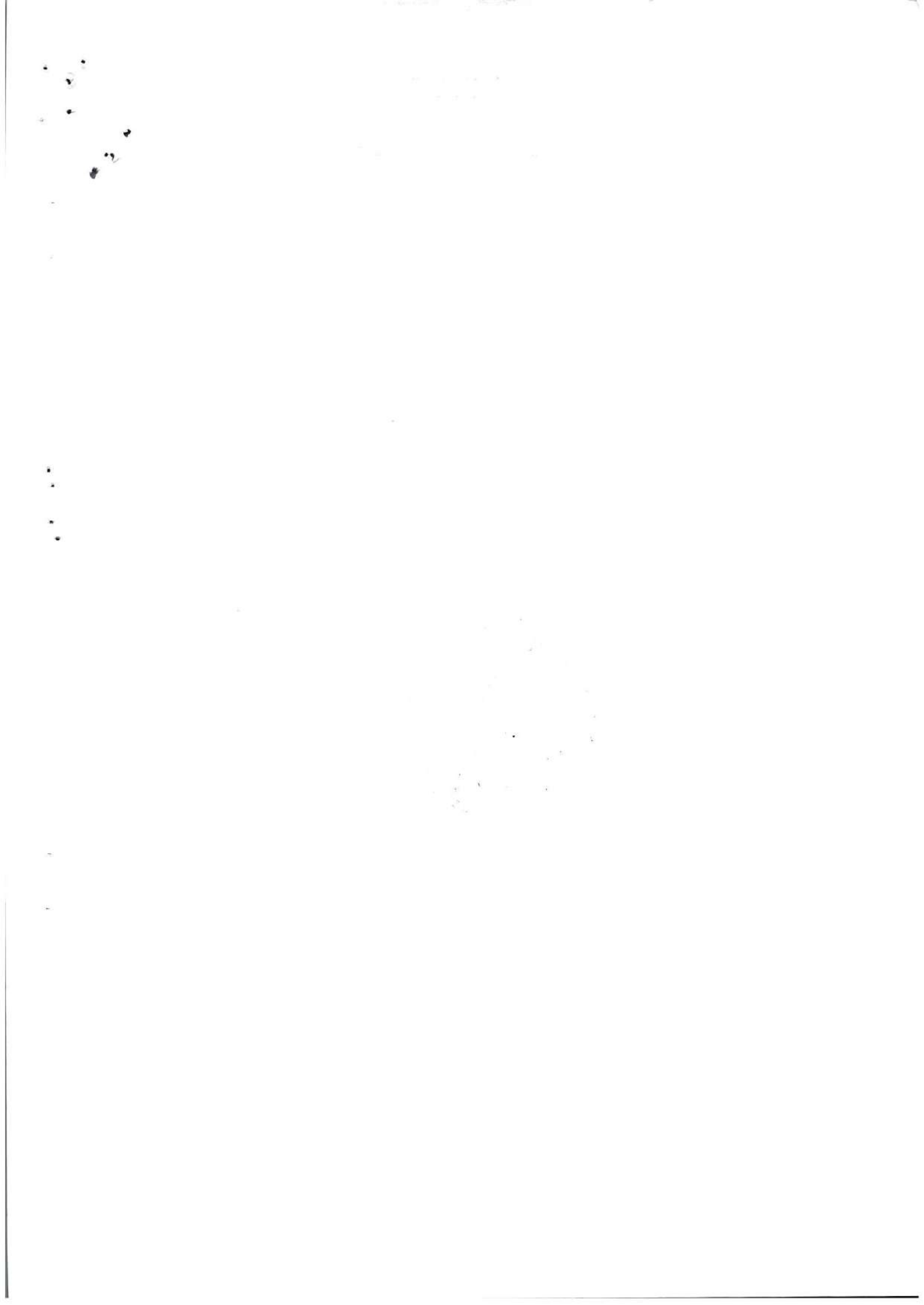
being No 190406100 for the year 2021.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2021.07.30 16:22:31 +05:30  
Reason: Digital Signing of Deed.

*Mm*  
(Mohul Mukhopadhyay) 2021/07/30 04:22:31 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)



Dated this 9<sup>th</sup> day of July, 2021

**Between**

**Habibulla Sardar  
...Vendor**

**And**

**Recoup Tracom Private Limited  
...Purchaser**

**Conveyance**

**R.S./L.R. Dag No. 15  
Mouza Hariharpur  
District South 24 Parganas**

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> Floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001