

6215/2021 KM-166 I

6/01/2021

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

20/07/21
8:25 AM
25/7/21

पश्चिम बंगाल WEST BENGAL

57AB 146303



Certified that the Document is admitted in Registration. The Signatures Sheet and the endorsement sheets 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

2/1147505

CONVEYANCE

- Date: 9th July, 2021
- Place: Kolkata
- Parties:

LT by Ismail Laskar
by the son of



[Signature]

View Case No. 1531 of 09.07.21

J(1) ... 900
J(2) ... 110
Total 1010
Received on 3/07/21

ARA-IV
Kolkata

[Signature]

[Signature]

21870

SAHA & RAY
Advocates

3A/1, 3rd Floor, Hastings Chambers
Kiran Shankar Roy Road
Kolkata - 700001

NAME	
ADD	
BY	
13 MAY 2021	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 @ S. K. S. Roy Road, Kol-1	

13 MAY 2021

13 MAY 2021

Subal Choudhury



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

9 JUL 2021

- 3.1 **Goutam Sarkar**, son of Late Amarendra Bhushan Sarkar, by faith Hindu, by occupation Business, nationality Indian, residing at Village Gobindapur, PIN-700145, Post Office Dakshin Gobindapur, Police Station Sonarpur, District South 24 Parganas, West Bengal (**PAN BNZOH2303L**) represented by his constituted attorney, **Ismail Laskar**, son of Selim Ali Laskar, by faith Muslim, occupation Business, nationality Indian, residing at Lakshminathpur, Kholapota, PIN-700145, Post Office Mallickpur, Police Station Baruipur, District South 24 Parganas, District South 24 Parganas, West Bengal (**PAN AMPPL7102F**)
- 3.2 **Chandan Sarkar**, son of Late Amarendra Bhushan Sarkar, by faith Hindu, by occupation Business, nationality Indian, residing at Village Gobindapur, PIN-700145, Post Office Dakshin Gobindapur, Police Station Sonarpur, District South 24 Parganas, West Bengal (**PAN BNZKU2565F**) represented by his constituted attorney, **Ismail Laskar**, son of Selim Ali Laskar, by faith Muslim, occupation Business, nationality Indian, residing at Lakshminathpur, Kholapota, PIN-700145, Post Office Mallickpur, Police Station Baruipur, District South 24 Parganas, District South 24 Parganas, West Bengal (**PAN AMPPL7102F**)

(collectively, **Vendors**, includes successors-in-interest)

And

- 3.3 **Recoup Tracom Private Limited**, a company governed by the provisions of the Companies Act, 2013, having its registered office at 91A/1, Park Street, Ground Floor, 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).

Vendors 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 2.8412 (two point eight four one two) decimal [equivalent to 1.7219 (one point seven two one nine) *cottah*], more or less, out of 21 (twenty one) decimal, being a portion of R.S./L.R. *Dag* No. 47, recorded in L.R. *Khatian* No. 625, *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. 47 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 Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
9 JUL 2011

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendors have made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Purnima Sarkar:** By a *Bengali* Deed of Sale dated 3rd July, 1959, registered from the office of the Sub-Registrar, Baruipur, recorded in Book No. I, CD Volume No. 72, at pages 243-245, Being No. 6318 for the year 1959, Goni Molla (the vendor, therein) sold, transferred and conveyed land measuring 10.5 (ten point five) decimal, more or less, out of 21 (twenty one) decimal, being a portion of R.S./L.R. *Dag* No. 47, recorded in R.S. *Khatian* No. 35, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, to Purnima Sarkar (**Purnima's Land**).
- 5.1.2 **Mutation:** Thereafter, Purnima Sarkar got her name mutated in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Baruipur, South 24 Parganas, in L.R. *Khatian* No. 625 with regard to the Purnima's Land.
- 5.1.3 **Ownership of Purnima Sarkar:** In the circumstances mentioned above, Purnima Sarkar has become the sole and absolute owner of the Said Property.
- 5.1.4 **Demises of Purnima Sarkar:** Purnima Sarkar, a Hindu, governed by the *Dnyabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his 2 (two) sons, namely, (1) Goutam Sarkar (Vendor No. 3.1 herein) and (2) Chandan Sarkar (Vendor No. 3.2, herein) as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Purnima Sarkar in the Said Property, free from all encumbrances.
- 5.1.5 **Absolute Ownership of Vendors:** In the circumstances mentioned above, (1) Goutam Sarkar (Vendor No. 3.1 herein) and (2) Chandan Sarkar (Vendor No. 3.2, herein) have become the owner of the Said Property, free from all encumbrances.
- 5.1.6 **Grant of Power of Attorney:** By a *Bengali* Power of Attorney dated 11th February, 2021, registered from the office of District Sub-Registrar-IV, South 24 Parganas, recorded in Book No. IV, Volume No. 1604-2021, at pages 48042-48061, Being No. 160401165 for the year 2021, Vendors have granted necessary powers in favour of their lawful constituted attorney, namely Ismail Laskar 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 Vendors represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have 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 *Panchayat* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors 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 Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

9 JUL 2021



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 Vendors have 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 Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever 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 Vendors 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 Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors 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 Vendors 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 Vendors 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 Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' 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 2.8412 (two point eight four one two) decimal [equivalent to 1.7219 (one point seven two one nine) *cottah*], more or less, out of 21 (twenty one) decimal, being a portion of R.S./L.R. *Dag* No. 47, recorded in L.R. *Khatian* No. 625, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN-700144, within the jurisdiction of HGP, Sub-Registration District Baruipur, District



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

9 JUL 2023



South 24 Parganas and the said *Dag* No. 47 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 Vendors 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. 6,81,888/- (Rupees six lac eighty one thousand eight hundred and eighty eight) paid by the Purchaser to the Vendors, receipt of which the Vendors 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 howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have 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 Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors 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 Vendors.
- 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.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

9 JUL 2022

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- 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 Vendors, with regard to which the Vendors hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant 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 Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors 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 Vendors, the Vendors 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 access and the Vendors hereby expressly waive, surrender and give up each and everyone of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors 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 Vendors are 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 Vendors 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 Vendors 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 Vendors undertake 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 Vendors hereby covenant that the Vendors or any person claiming under the Vendors, 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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ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA

9 JUL 2012

Schedule
(Said Property)

Land classified as *shali* (agricultural) measuring 2.8412 (two point eight four one two) decimal [equivalent to 1.7219 (one point seven two one nine) *cottah*], more or less, out of 21 (twenty one) decimal, lying vacant, being a portion of R.S./L.R. *Dag* No. 47, recorded in L.R. *Khatian* No. 625, *Mouza* Hariharpur, J.L. No. 11, Police Station Baraipur, PIN-700144, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baraipur, District South 24 Parganas and the said *Dag* No. 47 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. 15;
On the East : By R.S./L.R. *Dag* No. 48;
On the South : By R.S./L.R. *Dag* No. 47 (Part);
On the West : By R.S./L.R. *Dag* No. 31.

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


The details of the Said Property are tabulated below:

<i>Mouza</i>	R.S./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)
<i>Hariharpur</i>	47	625	<i>shali</i>	21	2.8412



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

9 JUL 2011



9. Execution and Delivery

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



LTI of Ismail Laskar
by the Pen
of
Mondal



Goutam Sarkar & Chandan Sarkar
represented by their constituted attorney
Ismail Laskar
(Vendors)

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

Signature: 



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

Drafted by
~~Sapui~~ (MADHUMINTI SAPUI)
Advocate, High Court At Calcutta
F/1666/1297/2016

Witnesses:

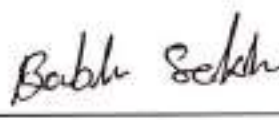
Signature: 

Name: Joyanta Kumar Mondal

Father's Name: Lt. K. P. Mondal

Address: Vill- Baruli, P.S- Sonarpur

Pin - 700145

Signature: 

Name: Bablu Sekh

Father's Name: SK. Ohad Ali

Address: Boniadanga, P.S- Barisipura

Pin - 700145



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

9 JUL 2022



Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 6,81,888/- (Rupees six lac eighty one thousand eight hundred and eighty eight) 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. 479079	08.07.2021	The Federal Bank Ltd. BBD Bagh Branch	6,81,888/-
Total			6,81,888/-

Lt. of Ismail Laskar
by the pu. of

M. Mondal

(Goutam Sarkar & Chandan Sarkar
represented by their constituted attorney
Ismail Laskar
(Vendors)

Witnesses:

Signature 
Name: Jayanta Kumar Mondal

Signature 
Name: Bablu Sekh



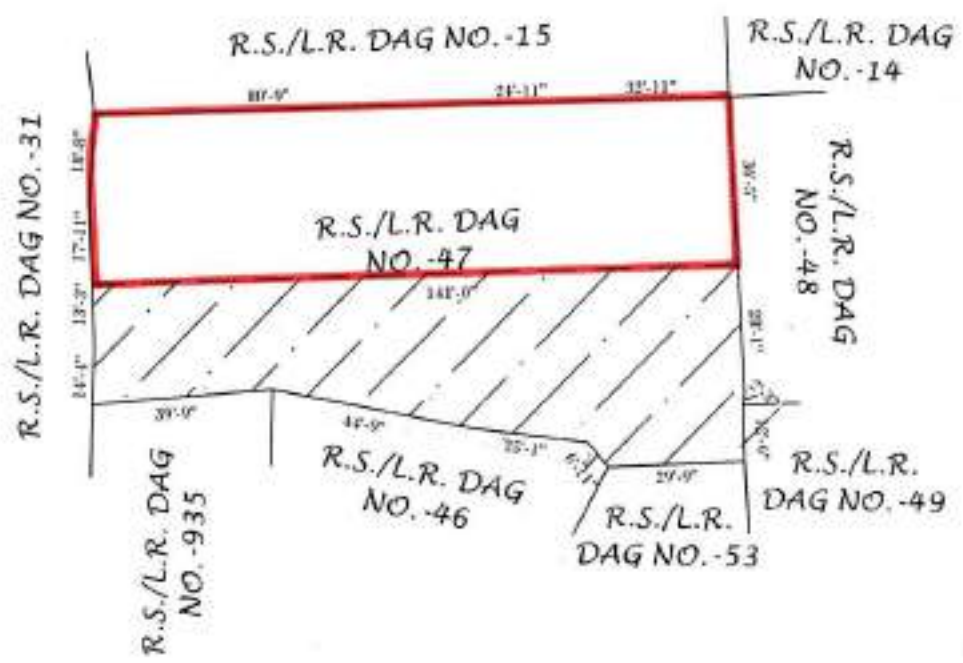
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

9 JUL 2021



SITE PLAN OF R.S./L.R. DAG NO.- 47, L.R. KHATIAN NO.- 625, MOUZA -HARIHARPUR, J.L. NO.- 11, P.S.-BARUIPUR, UNDER HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.47 - 21 DECIMAL



as constituted attorney
of vendors
Lt.ij Ismail Laskar
by the Pen of



K. Khandai

SIGNATURE OF THE VENDORS.

FOOD TRACOM PRIVATE LIMITED

Walton Chowdhury
Authorized Signatory

NAME & SIGNATURE OF THE PURCHASERS.

LEGEND : 2.8412 DECIMAL UNDIVIDED SHALI LAND OUT OF DEMARCATED AND DELINEATED
10.50 DECIMAL LAND OUT OF 21 DECIMAL IN R.S./L.R. DAG NO.- 47.

SHOWN THUS:







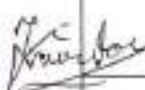




























ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

9 JUL 2022



SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	<p><i>17 of 18 mail looker by the pen</i></p> 					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	<p><i>Alvin Chaudhary</i></p>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
9 JUL 2023





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

GRN Details

GRN:	192021220028169501	Payment Mode:	Online Payment
GRN Date:	09/07/2021 15:35:04	Bank/Gateway:	State Bank of India
BRN :	CKQ8369549	BRN Date:	09/07/2021 15:07:28
Payment Status:	Successful	Payment Ref. No:	2001147505/2/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name:	SAHA AND RAY
Address:	7C KIRAN SHANKAR ROY ROAD
Mobile:	8482063816
Email:	t.mukherjee@saharay.com
Depositor Status:	Solicitor firm
Query No:	2001147505
Applicant's Name:	Org SAHA AND RAY
Identification No:	2001147505/2/2021
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001147505/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	26869 ✓
2	2001147505/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	8964 ✓
			Total	35833

IN WORDS: THIRTY FIVE THOUSAND EIGHT HUNDRED THIRTY THREE 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 19042001147505/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Ismail Laskar Lakshminathpur, Kholapota,, City:- , P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145	Attorney of Seller [Goutam Sarkar] [Chandan Sarkar]			Signature of Ismail Laskar by Goutam Sarkar 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]			Signature of Subrata Chakraborty 09/07/2021
Sl 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	Ismail Laskar, Subrata Chakraborty			Signature of Jayanta Kumar Mondal 09/07/2021

3236



Signature of Ismail Laskar

Signature of Subrata Chakraborty

Signature of Jayanta Kumar Mondal



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

9 JUL 2021


 UNION TERRITORY OF
 PUNJAB
 PROTECTION COMMISSION OF INDIA
 IDENTITY CARD
 PUNJAB 68476



Applicant's Name : **ROHIT KUMAR**
 Elderly Name : **GEORGE SINGH**
 Sex : **M**
 Father's Name : **KAMAL SINGH**
 Sex : **M**
 Date of Birth : **1972**

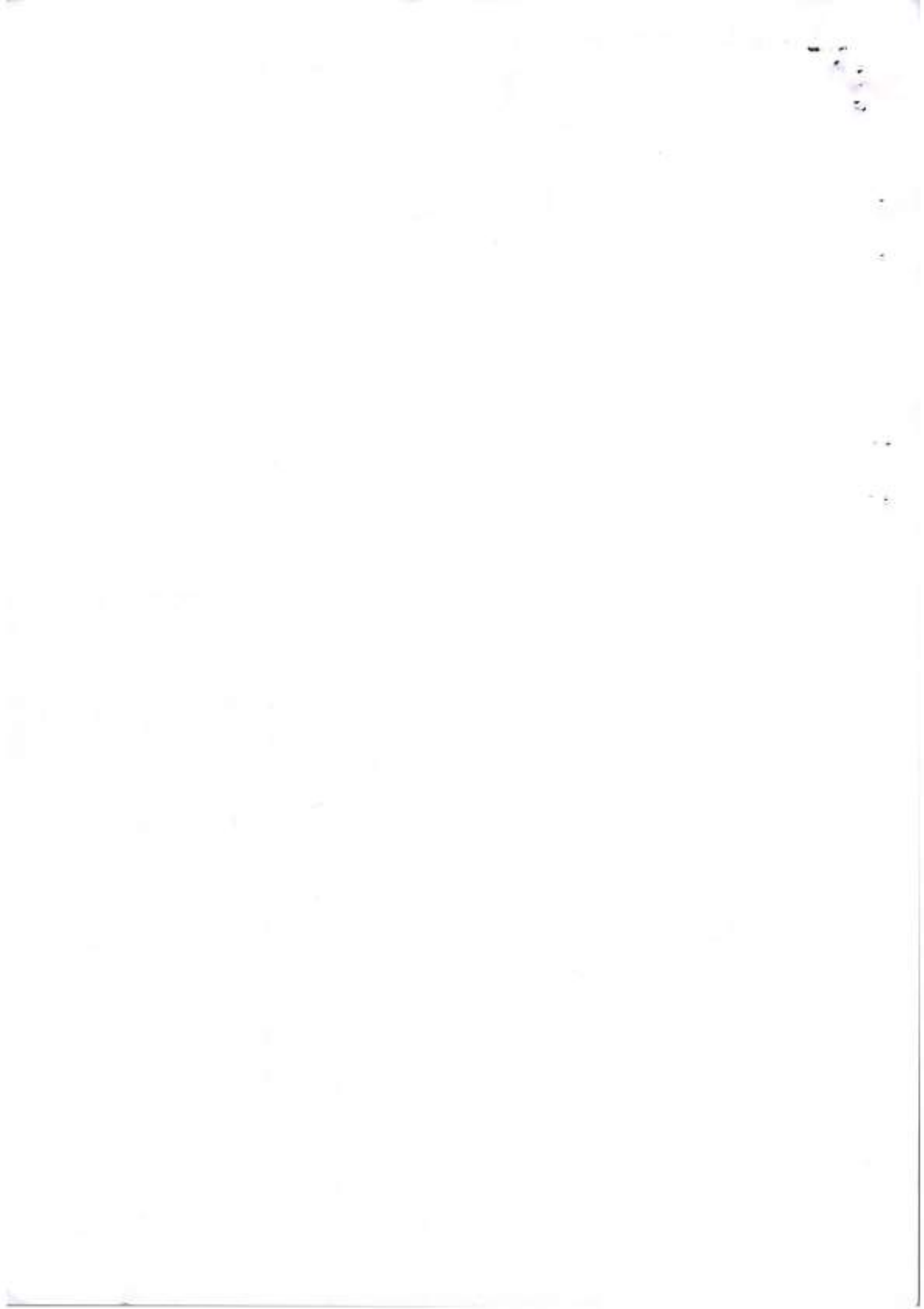
PUNJAB 68476
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APPROVED
 PUNJAB PROTECTION COMMISSION
 PUNJAB
 PUNJAB

Date: 02/01/2011

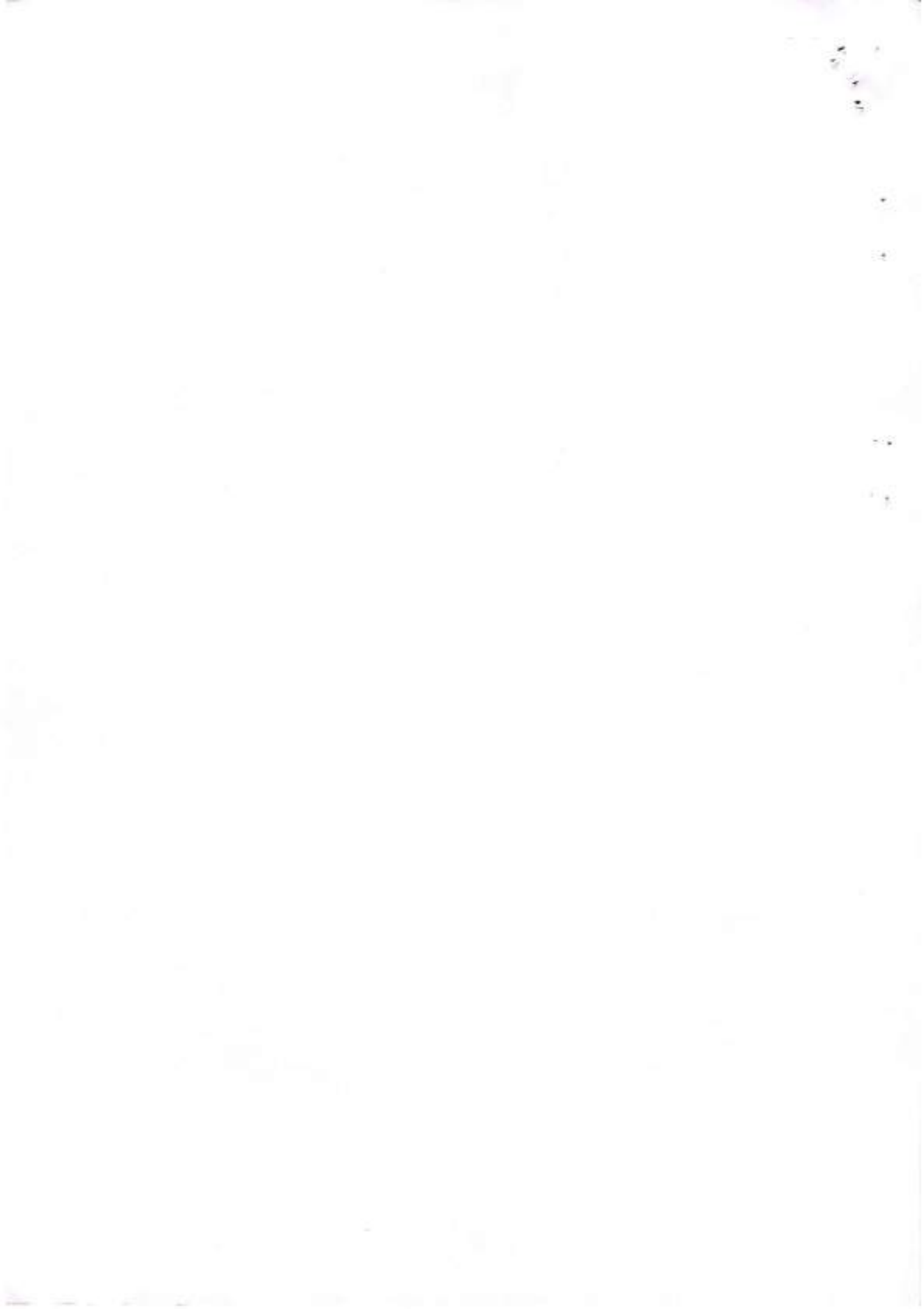
Facsimile Signature of the Executive
 Identification Officer by

This card is valid only for the purpose of
 identification and shall be used in
 accordance with the rules.
 It is not valid for any other purpose and
 shall be returned to the issuing
 authority on demand.



आयकर विभाग
INCOME TAX DEPARTMENT
ISMAIL LASKAR
SELIM ALI LASKAR
03/04/1984
Permanent Account Number
ANRPL7102F
भारत सरकार
GOVT. OF INDIA
Signature

For more info call 11-2617-6000 / Email: info@UTIITSL
UTIITSL Tax PAN Service Pvt. Ltd. (UTIITSL)
Plot No. 3, Sector 11, Gurgaon
New Mumbai - 400 514
आयकर से जुड़े होने का सबसे सुविधा का विकल्प
भारत का एकमात्र UTIITSL
आइटीआईएसएल का हिस्सा है।
पता: मुंबई-400 514





भारतीय निर्वाचन आयोग

भारत

ELECTION COMMISSION OF INDIA

IDENTITY CARD

TYK0089193



निर्वाचक नाम : इमरहाल लखर

Elector's Name : Imrahal Laxkar

पिता नाम : सैयिद खान लखर

Father's Name : Sayid Ali Laxkar

लिंग/Sex : पुरु/ M

जन्म तिथि/Date of Birth : XX/XX/1984

TYK0089193

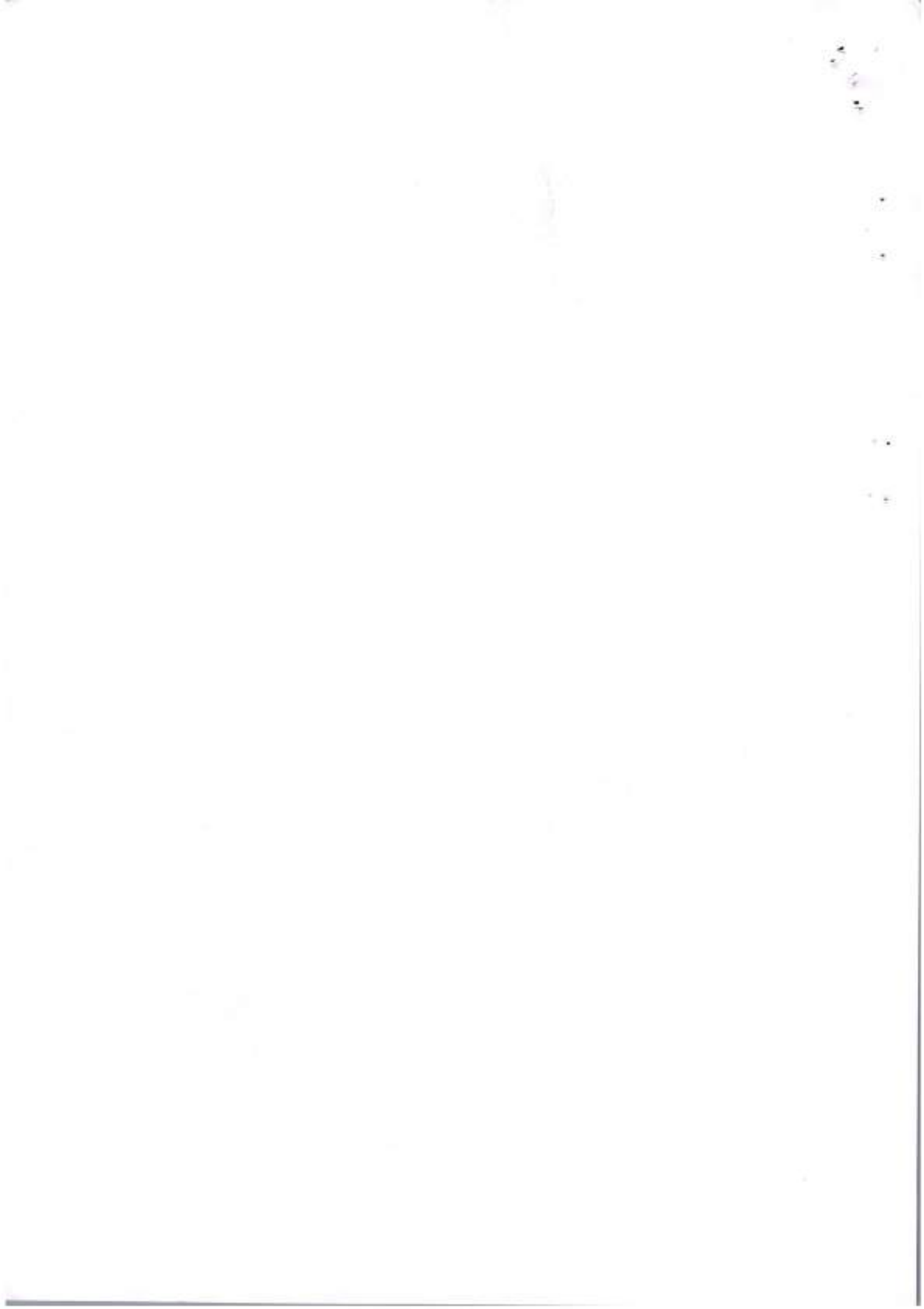
Basic Information: KYC, PAN, Aadhaar, etc. (if available)

Address: KHOLAPOTA, KHOLAPOTA, BARUPUR, SOUTH 24 PARGANAS-700140

Date: 07/01/2015

Signature of the Electoral Registration Officer for 140-Barupur Paschim Constituency

Disclaimer: This card is for identification purposes only. It is not a document and should not be used for any other purpose. In case of change of address, the card holder should inform the Electoral Registration Officer for the constituency concerned.





भारत सरकार
Government of India



নামঃ ১৯৯
Ismail Laskar
পিতাঃ সুইম আলি লাস্কার
Father: Suim Ali Laskar

মুঠা নংঃ ৬৪১৫ ৪৮৮৭ ৯৮৫৯
Sex: Male



6415 4887 9859

আধার - সাধারণ মানুষের অধিকার



উদ্বোধন: ২০১০
ন্যাশনাল আইডি অথরিটি
কলকাতা

ভারত সরকার
Unique Identification Authority of India

Address: Laxminagar
Khopura, South 24
Parganas, Malda, West
Bengal - 750145

6415 4887 9859



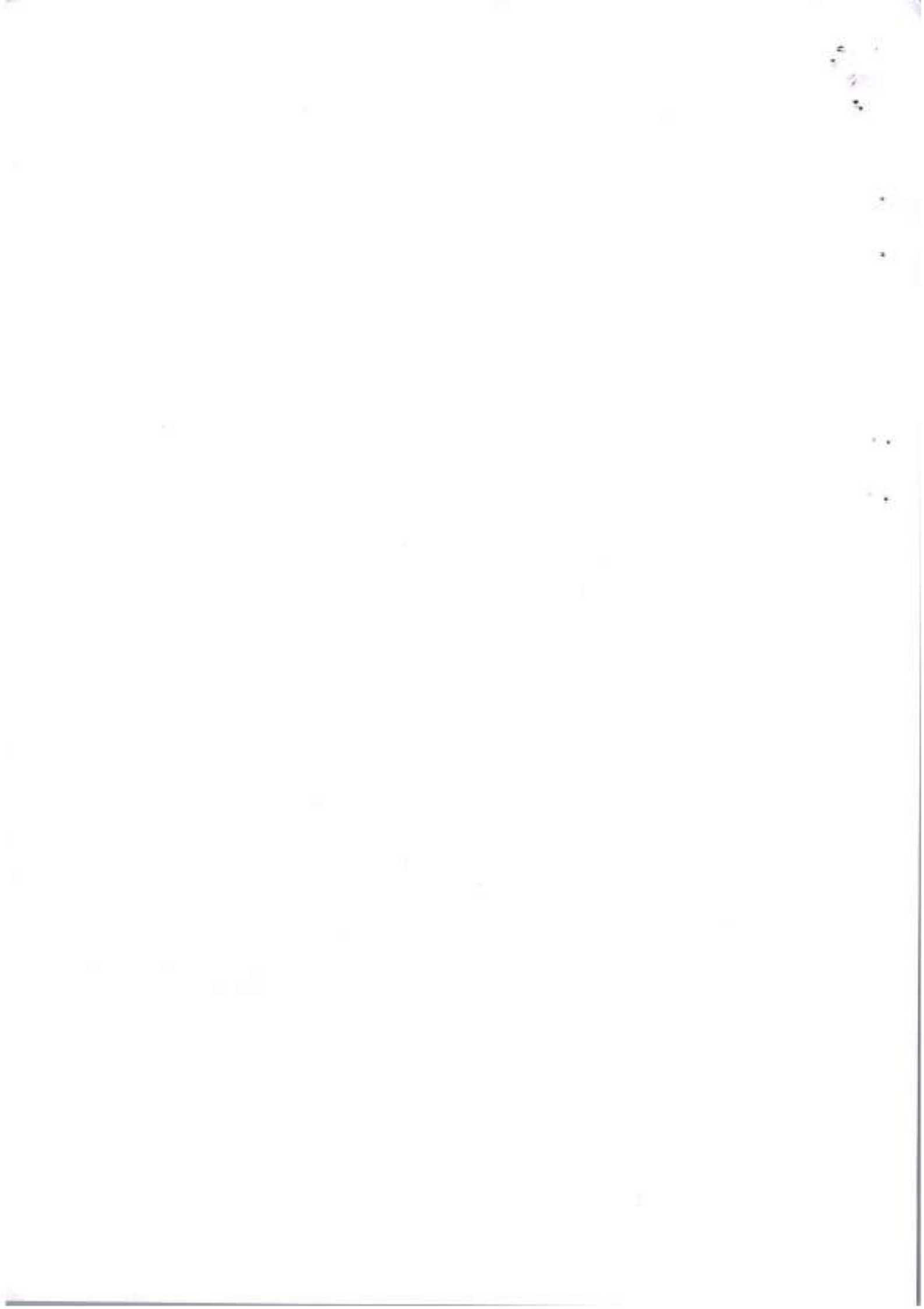
1800 300 1867



http://uidai.gov.in



www.uidai.gov.in







आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBRATA CHAKRABORTY

SATINATH CHAKRABORTY

02/01/1970

Permanent Account Number

AELPC8428D

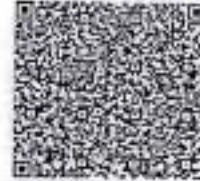
Signature



भारत सरकार
Government of India



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



5139 3393 9643

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিনীট 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

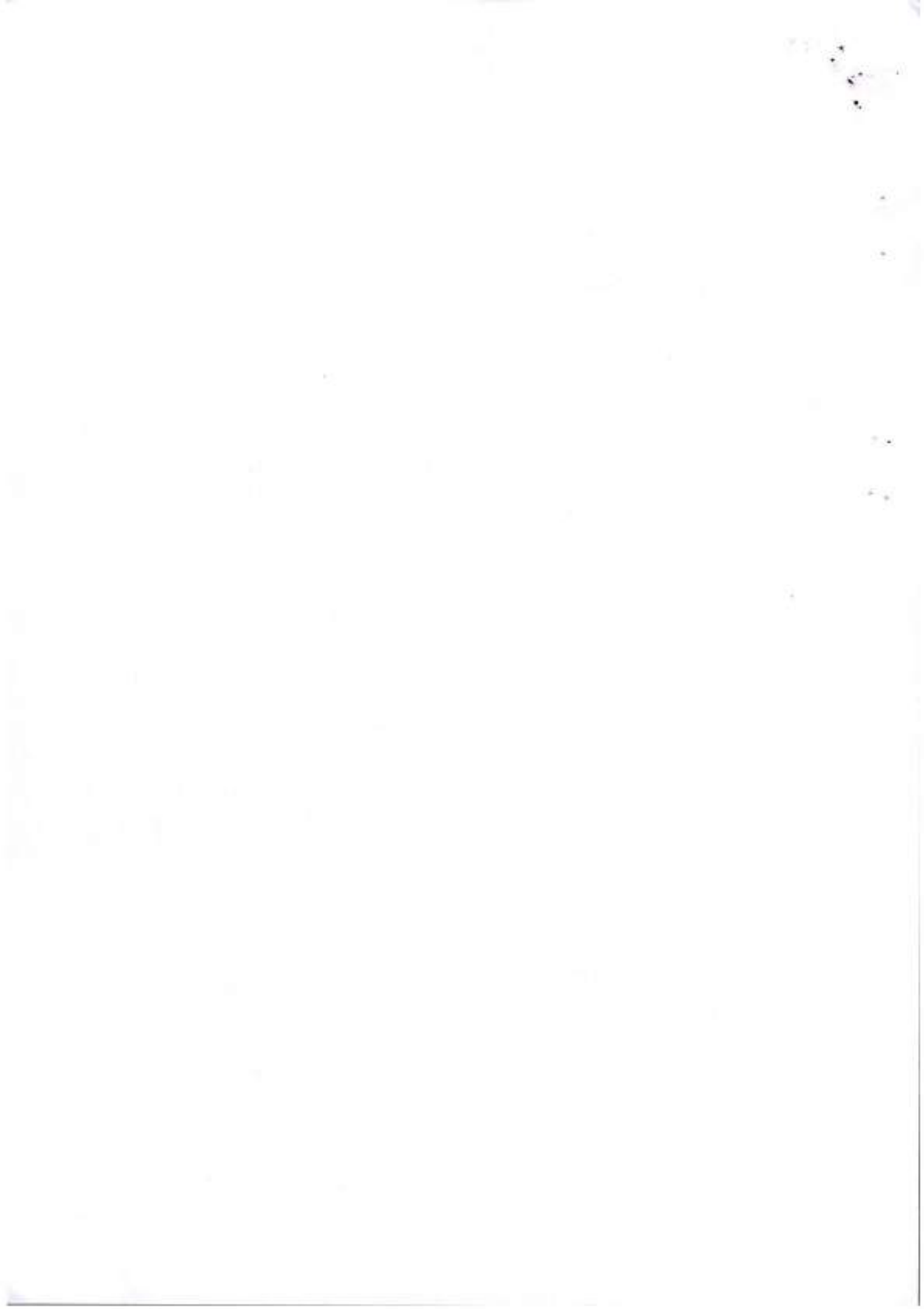
5139 3393 9643

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Subrata Chakraborty
Star



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

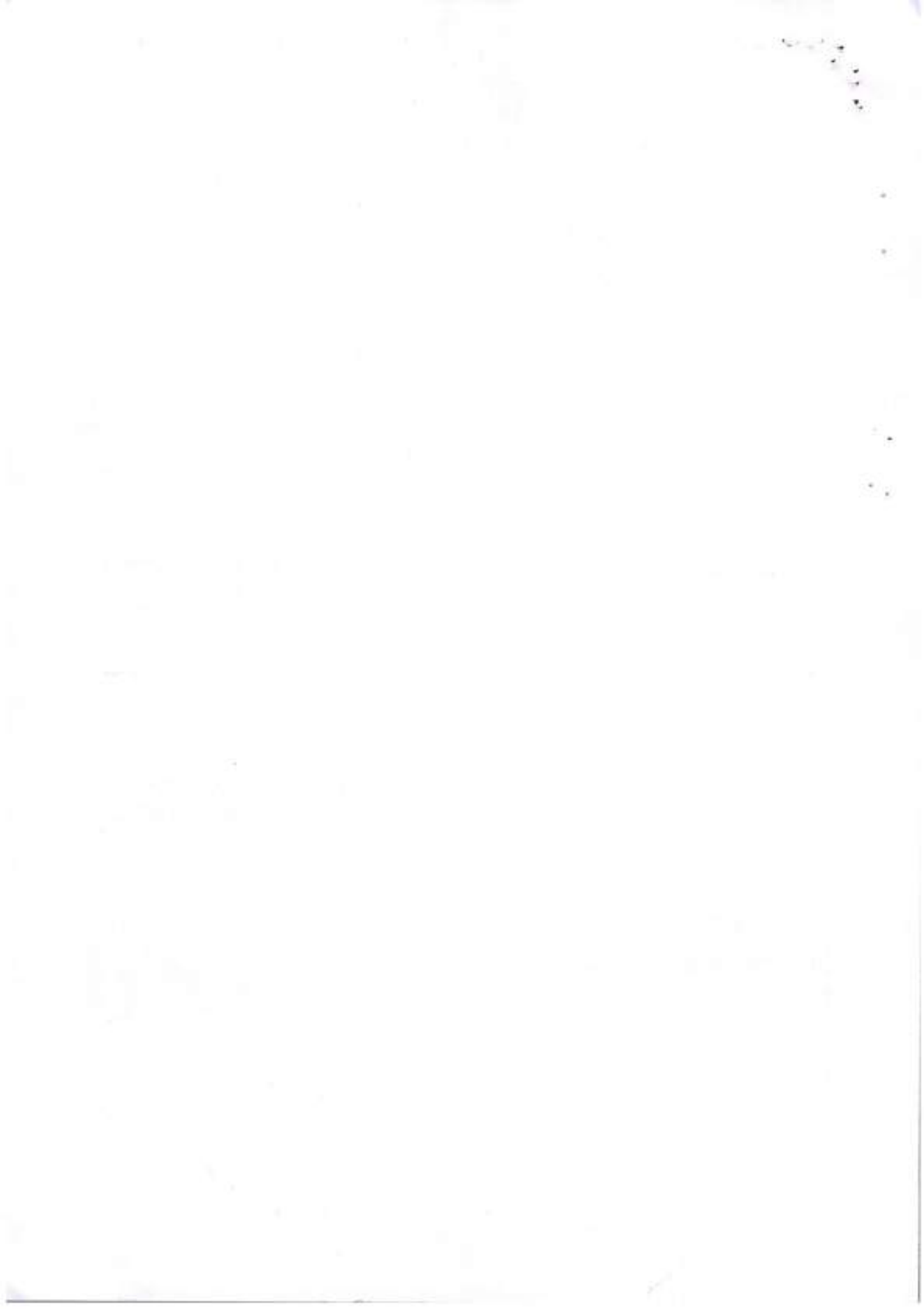
Chandan Sarkar
Amarendra Bhushan Sarkar
17/4/1975



Personal Account Number
BNZKU 2565F

उत्तर सहायक
Signature







भारत सरकार
Government of India

Chandan Sarkar
DOB: 17/04/1973
Male



6075 5626 6820

- भारतीय मानव अंकित

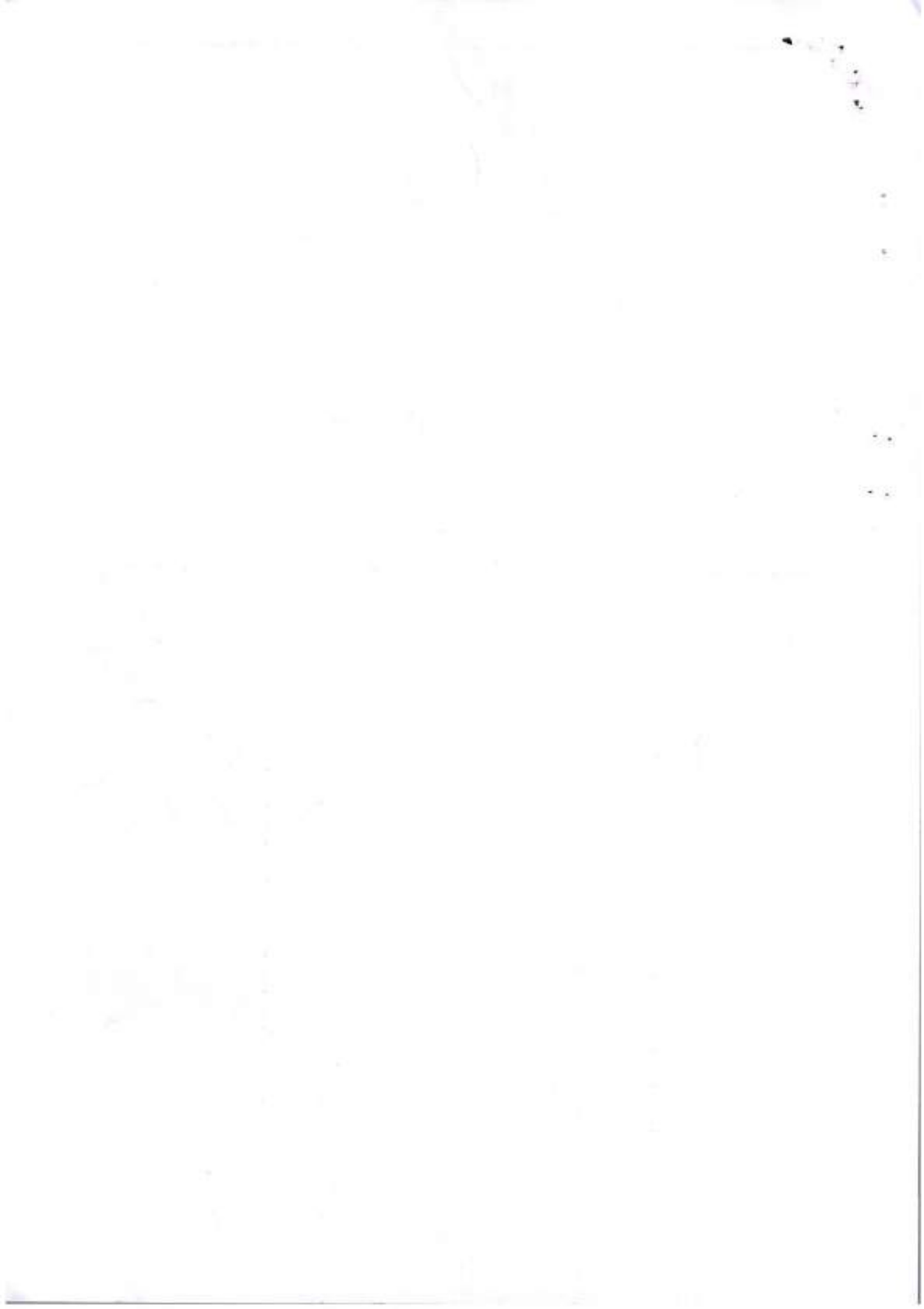


एनयूआई अंकित प्रमाणिका
Unique Identification Authority of India

चंदन सरकार चिंदन सरकार
Chandan Sarkar Chandan Sarkar
DOB: 17/04/1973 Gender: Male
Kolkata 700194

6075 5626 6820







भारतीय निर्वाचन आयोग
 भारत का
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

TYK0089193

पिता का नाम
 पिता का पता
 पिता का जन्म तिथि
 पिता का लिंग



पिछले नाम : पिता का नाम
 Elector's Name : Chandan Sarkar
 पिता का नाम : आरम्भ प्रताप साहू
 Father's Name : Arambha Pratap Sahu
 लिंग/Sex : पुरुष / M
 जन्म तिथि/Date of Birth : XX/XX/1975

TYK0089193

पिता का नाम : पिता का नाम
 पिता का पता : पिता का पता
 पिता का जन्म तिथि : पिता का जन्म तिथि

Address:

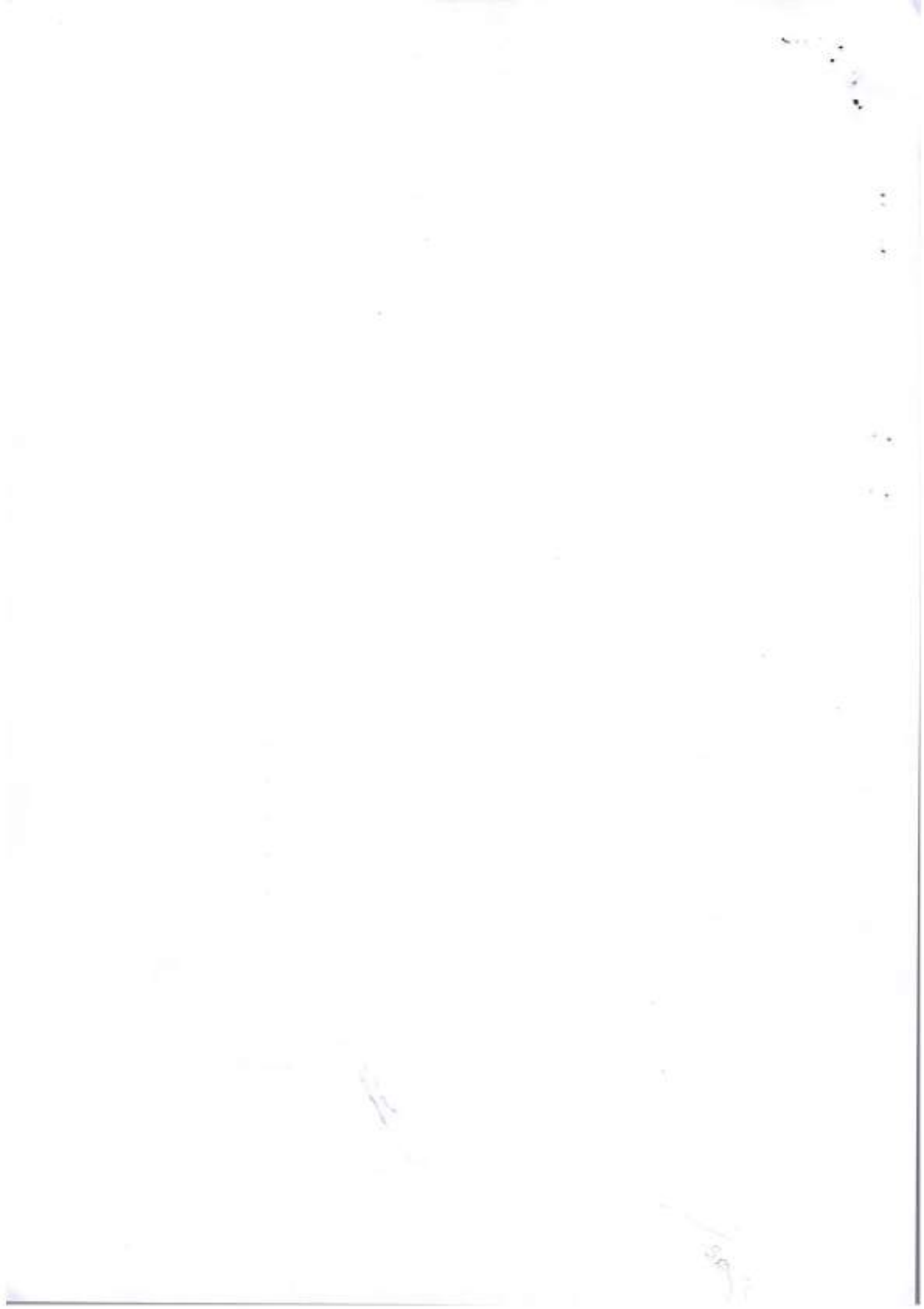
पिता का नाम : पिता का नाम
 पिता का पता : पिता का पता
 पिता का जन्म तिथि : पिता का जन्म तिथि

Handwritten signature

Date: 07/02/2016

Handwritten Signature of the Electoral
 Registration Officer for
 140-Darapur Paschim Constituency

This card is for the voter's identification only. It is not valid for any other purpose. The voter should carry this card with him/her to the polling station on the day of the election. In case of change of address, the voter should inform the Electoral Registration Officer immediately.



(Mohul Mukhopadhyay)
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

Goutam Sarkar
Amarendra Haushan Sarkar

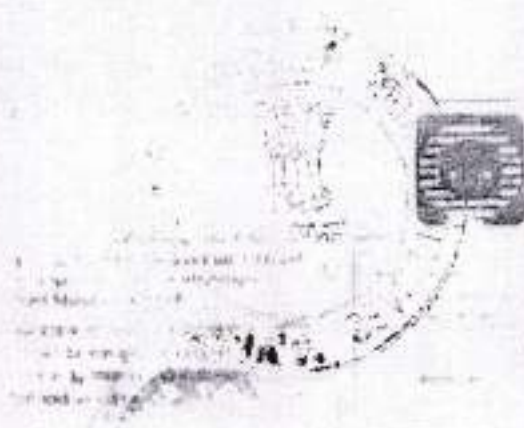
16/5/1973

Personal Account Number
BNZOH 2303L

Signature



Signature







भारत सरकार
Government of India



Goutam Sarkar

DOB : 18/6/1973

Male



6820 5626 6075

সাধারণ মানুষের অধিকার

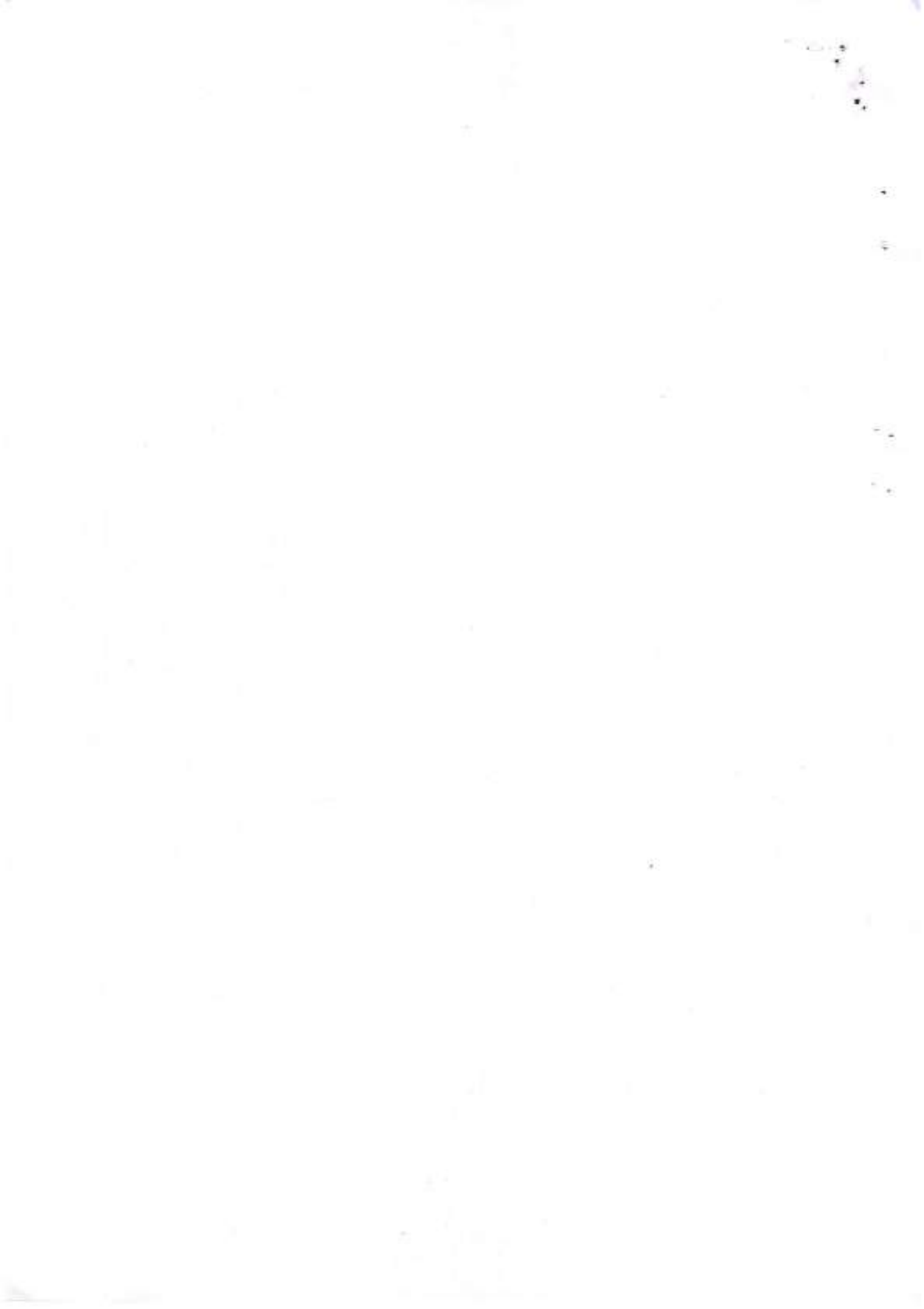
भारत सरकार
Unique Identification Authority of India

কলিকতা পুর
কলিকতা পুর
550011

Gobindo pur Gobindo pur
Bona Pur 34 Pargana
Kolkata 700145

6820 5626 6075






ELECTION COMMISSION OF INDIA
ভাৰতীয় নিৰ্বাচন কমিছন

IDENTITY CARD WE / 22 / 157 / 033205
পৰিচয় কার্ড




Elector's Name নাম	Chakraborty Subrata চক্রবর্তী সুরভা
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Sathish সথিশ
Sex লিঙ্গ	M পুরুষ
Age as on 1.1.1980 ১৯৮০-০১-০১ তারিখের বয়স	27 ২৭

Address
২, Brahaseni Mallick Lane, Calcutta.

For
২ পুরনো বটিকা ওয়ার্ড, কলকাতা - ১



Facsimile Signature
Elector's Registration Officer
ভাৰতীয় নিৰ্বাচন কমিছন

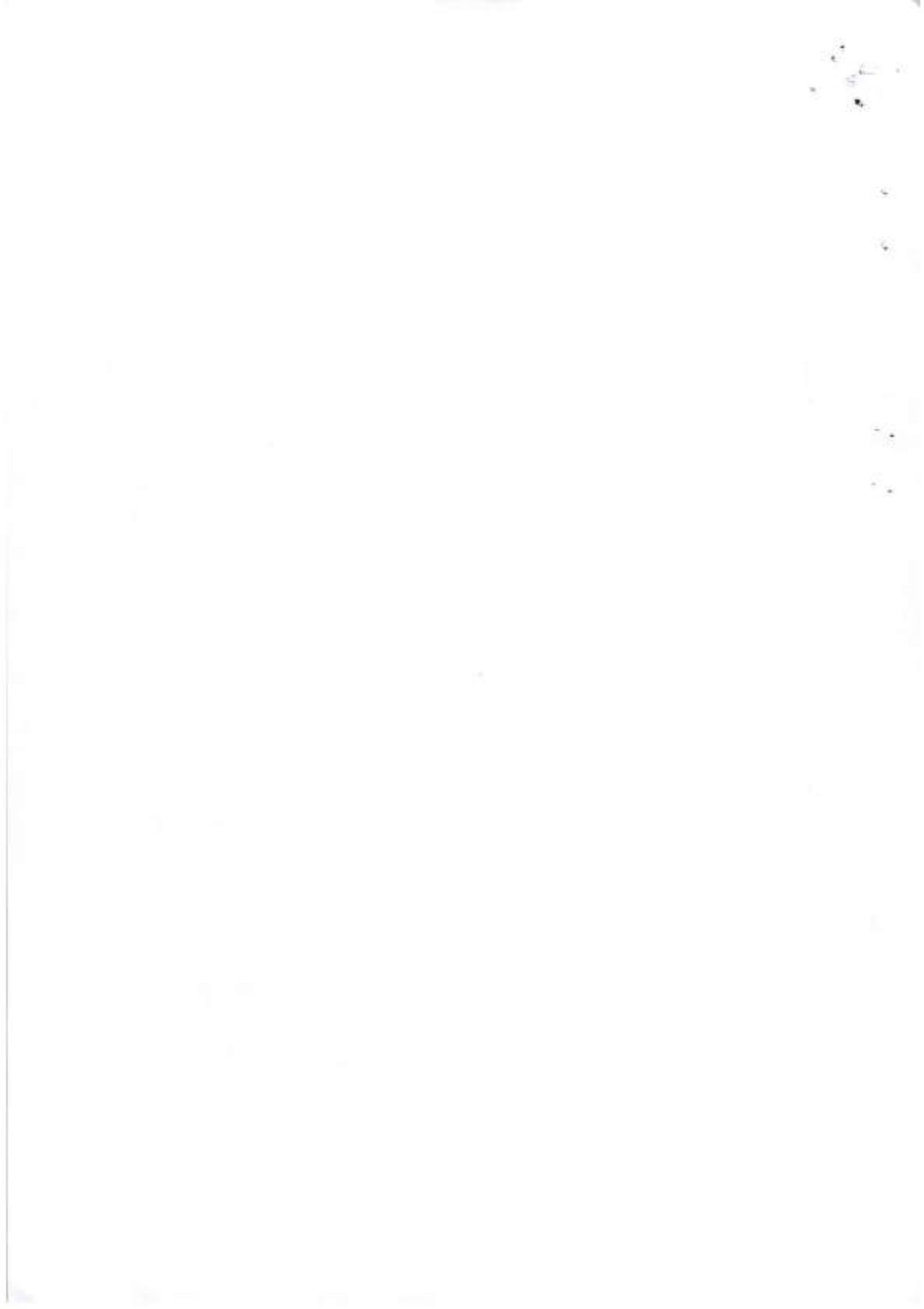
For 157, VIDYASAGAR
Assembly Constituency

সক, কলকাতা
নামের ওপর

Place	CALCUTTA
সং	১৫৭
Date	18.08.85
তারিখ	১৮.০৮.৮৫

Subrata Chakraborty

OK



भारतीय निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD
KC10070150



निर्वाचक नाम : जयन्त मण्डल

Elector's Name : Jayant Mandal

पिता का नाम : कृष्ण मण्डल

Father's Name : Krishna Mandal

लिंग / Sex : पुरु / M

जन्म तिथि / Date of Birth : XX / XX / 1972

Handwritten signature of Mr. Mandal

NC10070155

धरम
धरम धरम धरम धरम धरम धरम
धरम धरम धरम धरम धरम धरम 700143

Address:
Dakshin Barui, Mondal
Para P.O. Dakshin Gobindapur
Lengalberha Sonapur South 24
Pargana 700145

धरम 20072007
110-धरम धरम धरम धरम धरम धरम
धरम धरम धरम धरम धरम धरम
Facsimile Signature of the Electoral
Registration Officer for
110-Dakshin East (SC) Constituency

धरम धरम धरम धरम धरम धरम धरम धरम
धरम धरम धरम धरम धरम धरम धरम धरम
धरम धरम धरम धरम धरम धरम धरम धरम
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-1904-06101/2021	Date of Registration	24/07/2021
Query No / Year	1904-2001147505/2021	Office where deed is registered	
Query Date	09/07/2021 1:34:48 PM	1904-2001147505/2021	
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. 6,81,888/-	Rs. 8,94,978/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 26,879/- (Article:23)	Rs. 9,048/- (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

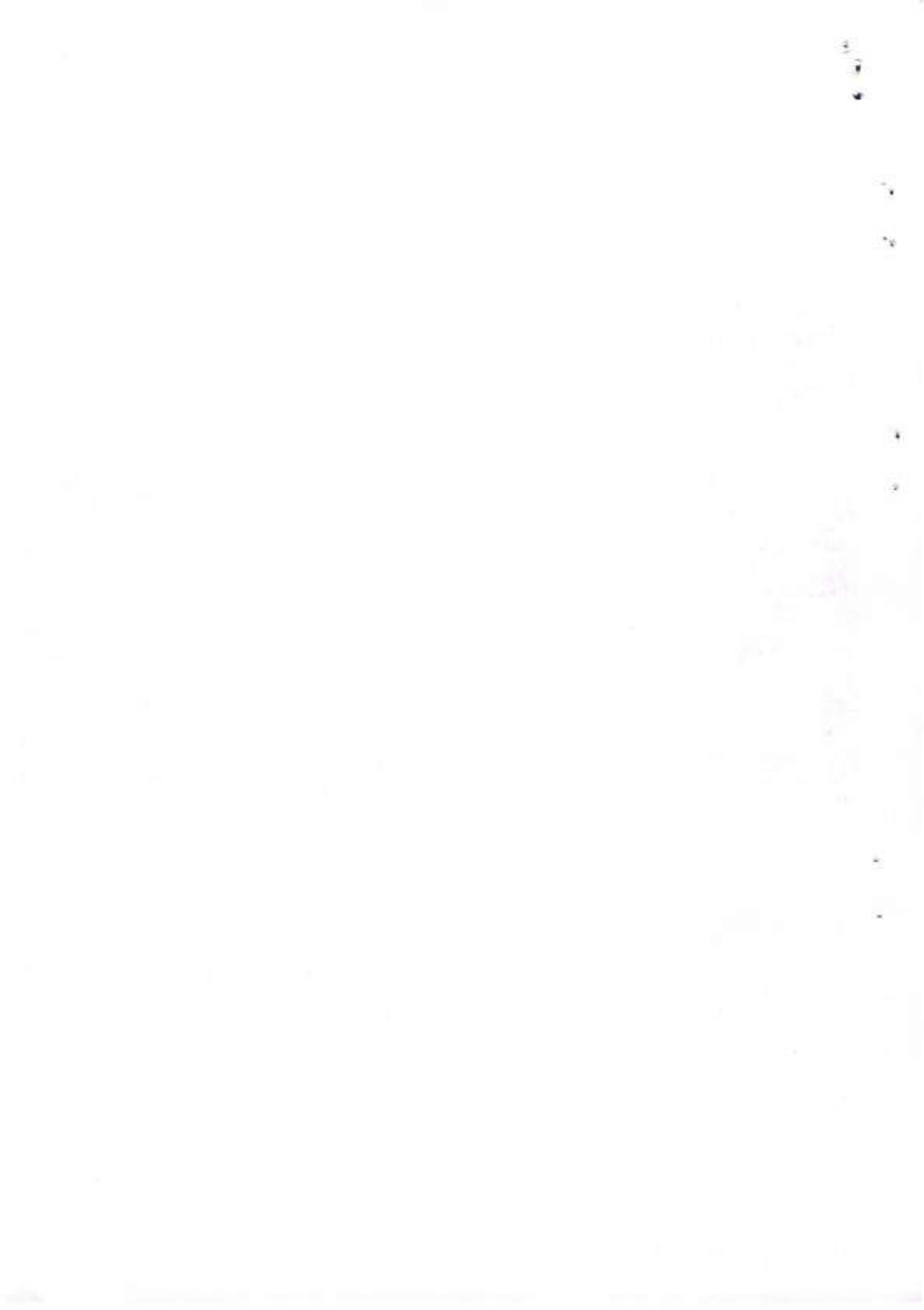
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-47	RS-625	Bastu	Shali	2.8412 Dec	6,81,888/-	8,94,978/-	
Grand Total :					2.8412Dec	6,81,888 /-	8,94,978 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Goutam Sarkar Son of Late Amarendra Bhushan Sarkar Village Gobindapur,, City:- , P.O:- Dakshin Gobindapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BNxxxxxx3L, Aadhaar No: 68xxxxxxxx6075, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Chandan Sarkar Son of Late Amarendra Bhushan Sarkar Village Gobindapur,, City:- , P.O:- Dakshin Gobindapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BNxxxxxx5F, Aadhaar No: 60xxxxxxxx6820, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Recoup Tracom Private Limited ,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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ismail Laskar Son of Selim Ali Laskar Lakshminathpur, Kholapota,, 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.:: AMxxxxxx2F, Aadhaar No: 64xxxxxxxx9859 Status : Attorney, Attorney of : Goutam Sarkar, Chandan Sarkar

Representative Details :

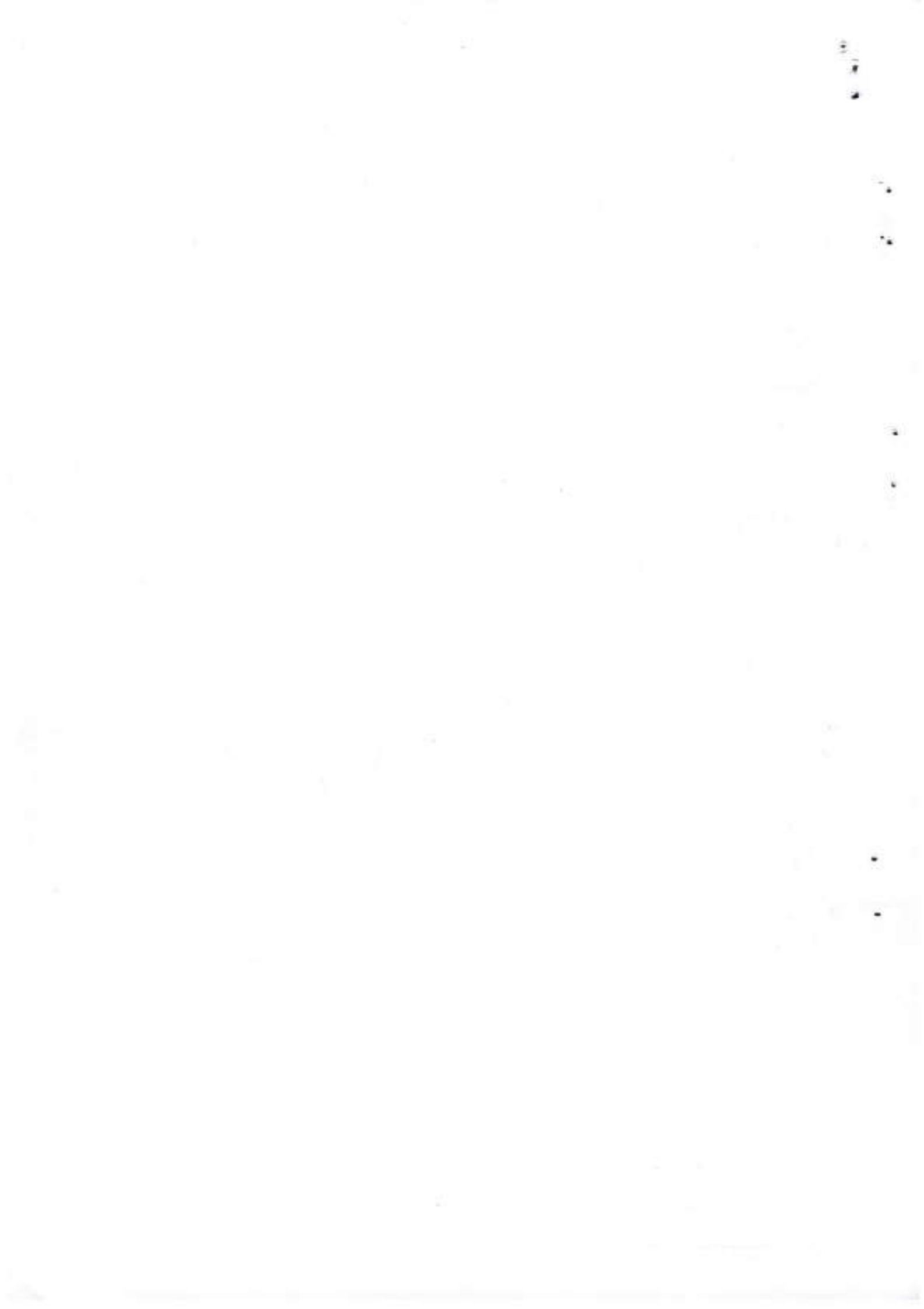
Sl No	Name,Address,Photo,Finger print and Signature
1	Subrata Chakraborty (Presentant) Son of Late Satinath Chakraborty 99A, Park Street,, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen 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
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			
Identifier Of Ismail Laskar, Subrata Chakraborty			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Goutam Sarkar	Recoup Tracom Private Limited-1,4206 Dec
2	Chandan Sarkar	Recoup Tracom Private Limited-1,4206 Dec



On 09-07-2021

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

Presented for registration at 20:25 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 8,94,978/-

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 Tracorn 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

Indetified 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 Ismail Laskar, , Son of Selim Ali Laskar, Lakshminathpur, Kholapota,, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business as the constituted attorney of 1. Goutam Sarkar Village Gobindapur,, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, 2. Chandan Sarkar Village Gobindapur,, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145 is admitted by him

Indetified 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

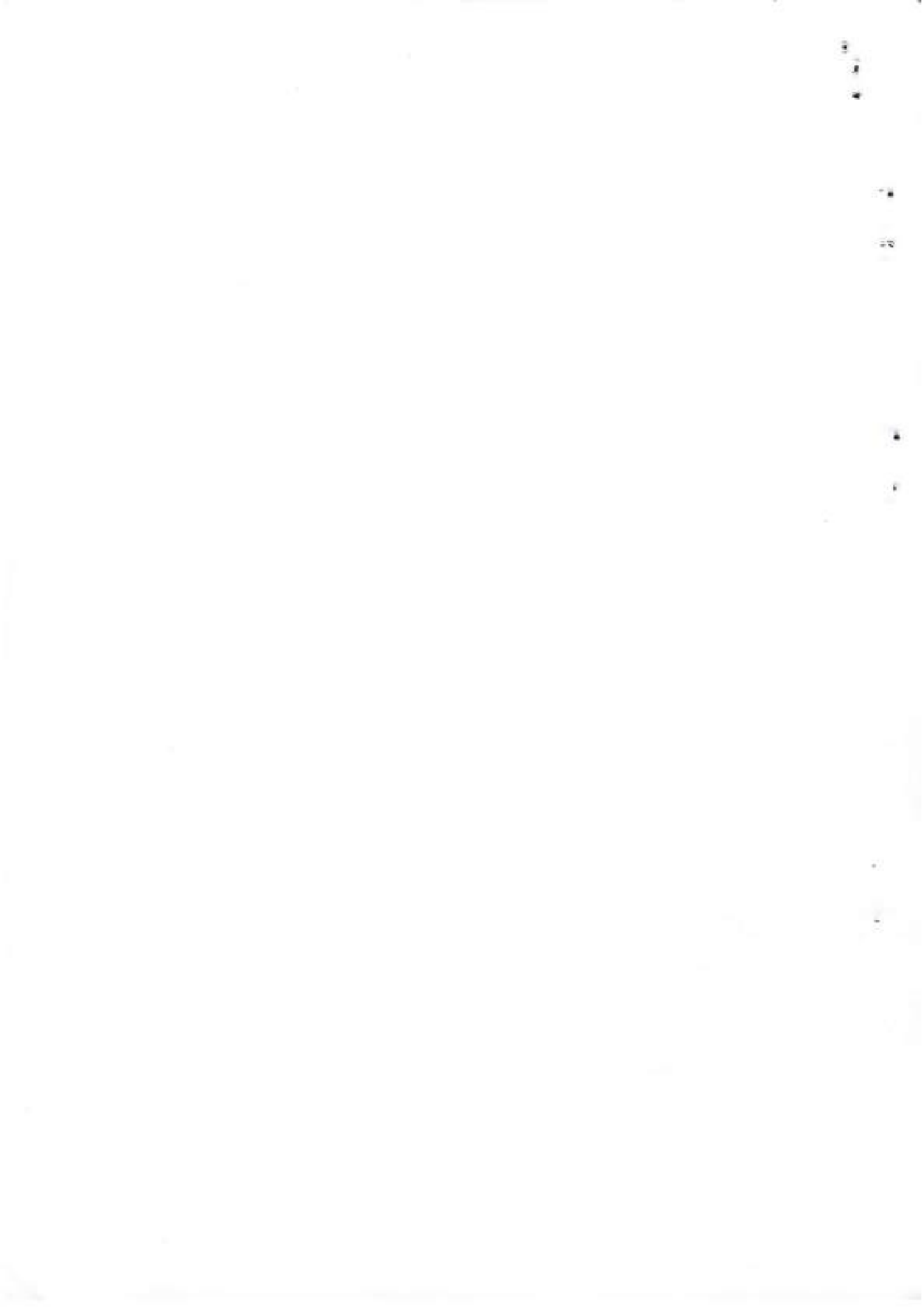
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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 9,048/- (A(1) = Rs 8,950/- ,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 8,964/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/07/2021 3:53PM with Govt. Ref. No: 192021220028169501 on 09-07-2021, Amount Rs: 8,964/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ8369549 on 09-07-2021, Head of Account 0030-03-104-001-16




Payment of Stamp Duty

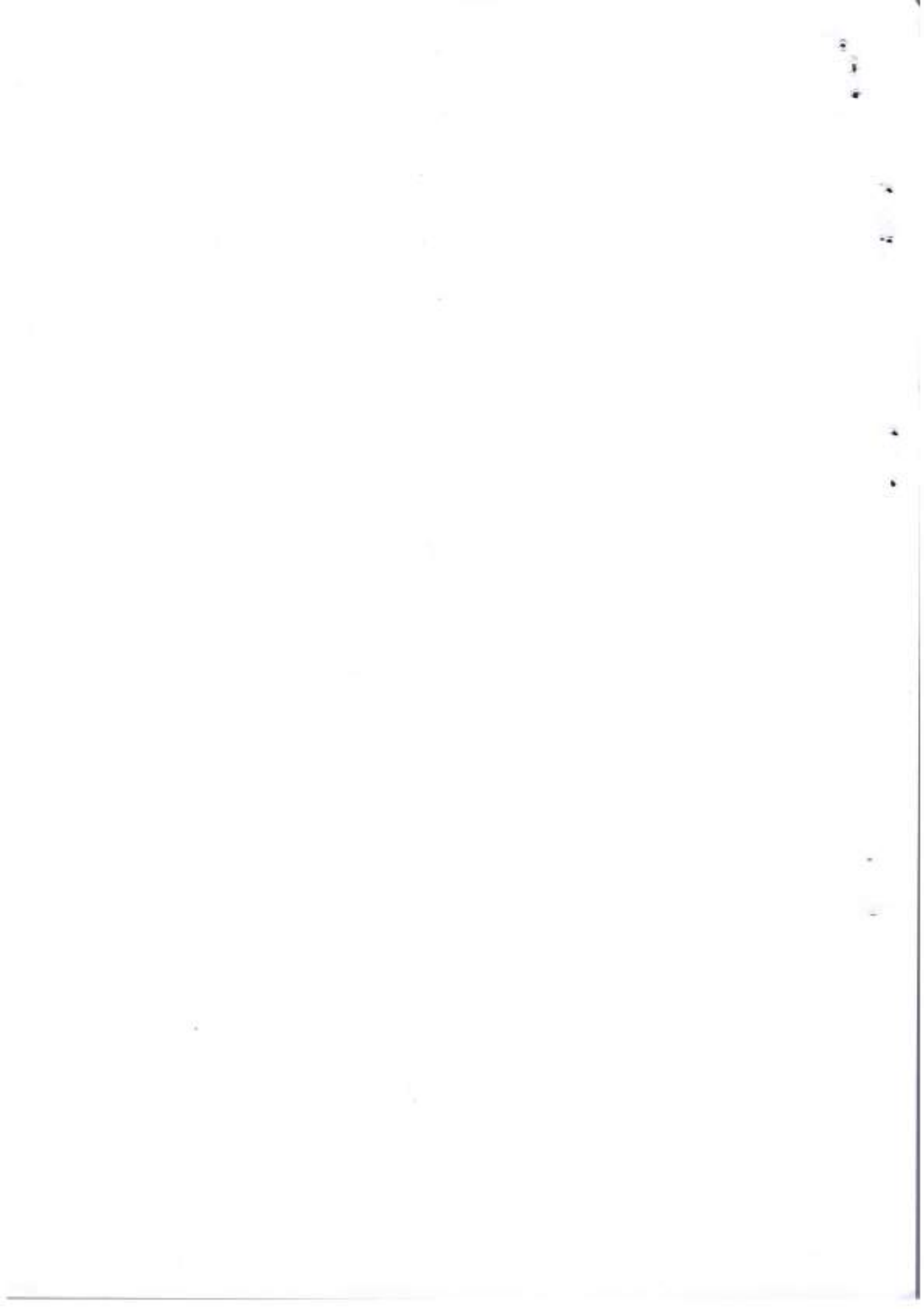
Certified that required Stamp Duty payable for this document is Rs. 26,869/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 26,869/-

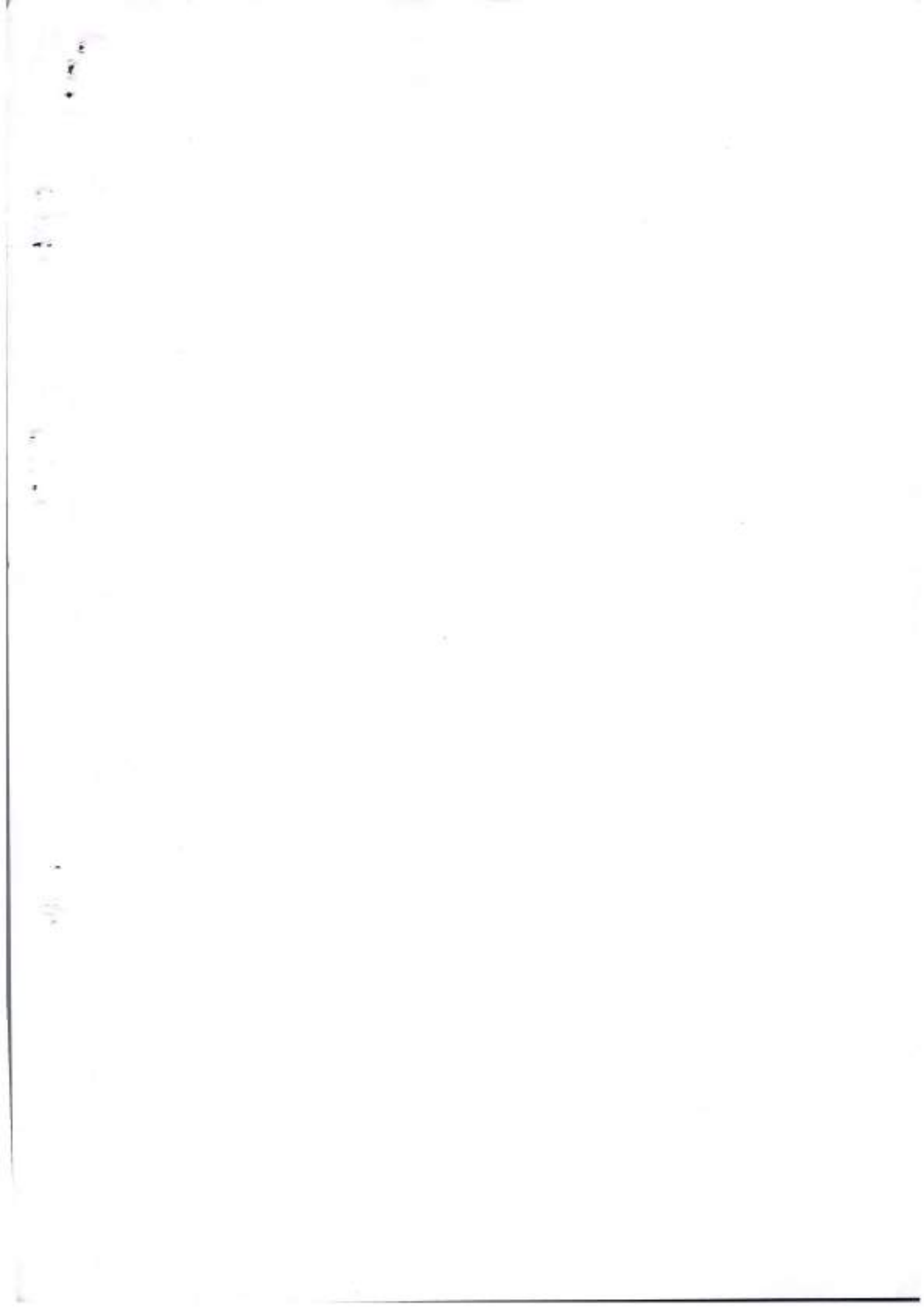
Description of Stamp

1. Stamp: Type: Impressed, Serial no 21810, 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 3:53PM with Govt. Ref. No: 192021220028169501 on 09-07-2021, Amount Rs: 26,869/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ8369549 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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

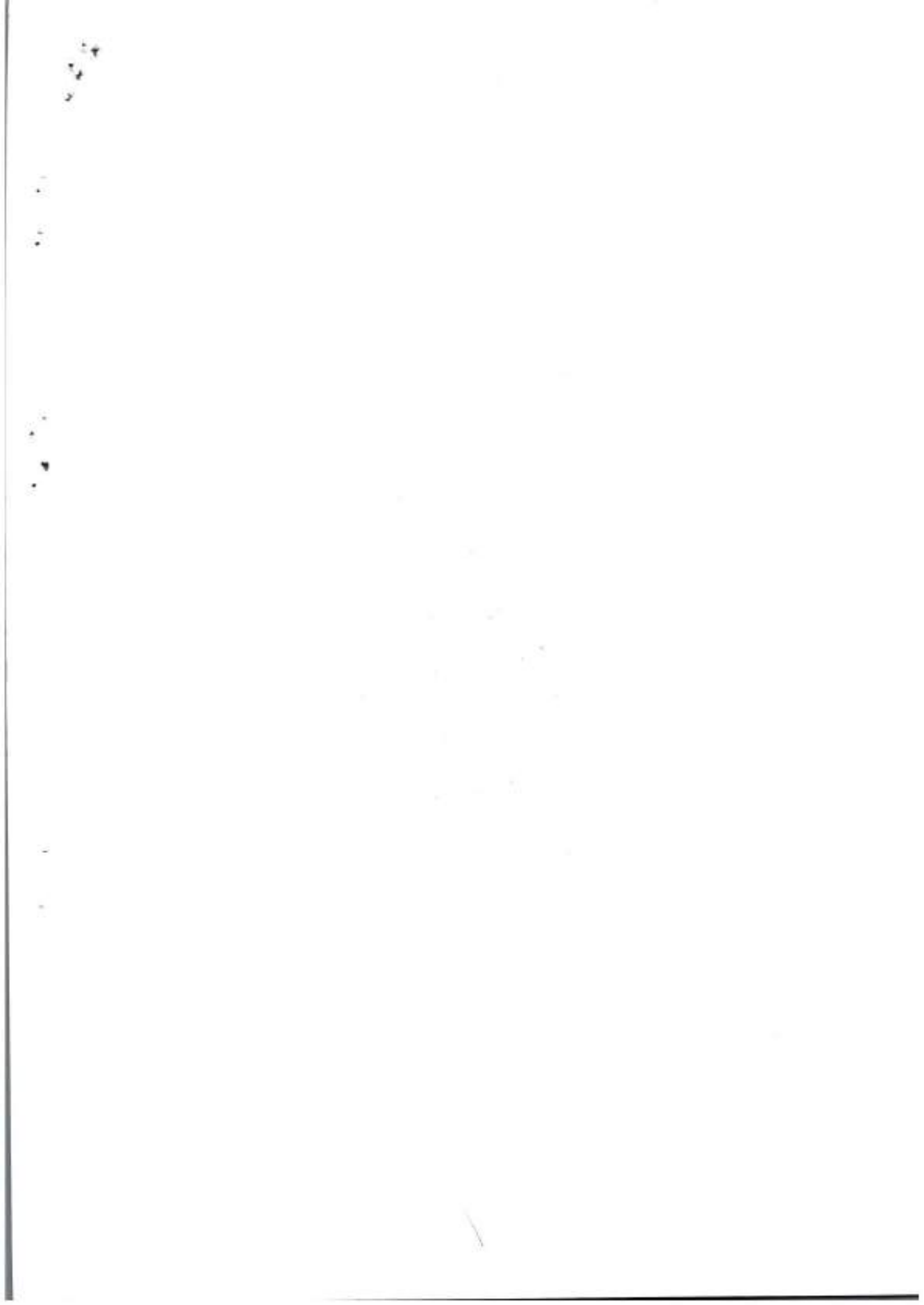
Volume number 1904-2021, Page from 298251 to 298286
being No 190406101 for the year 2021.



Mohul
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.07.30 16:23:39 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/07/30 04:23:39 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)



Dated this 9th day of July, 2021

Between

Goutam Sarkar & Anr.
... Vendors

And

Recoup Tracom Private Limited
... Purchaser

Conveyance

R.S./L.R. Dag No. 47
Mouza Hariharpur
District South 24 Parganas

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