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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 064502

Certified that the document is
admitted to registration. The
Signature Sheet and Endorsement
Sheet which are attached in this
document are the part of this
document.

[Handwritten Signature]
Howrah

02 DEC 2021

2/2321439

D EED OF SALE

THIS DEED OF SALE is made on this 29 day of November, Two Thousand and
Twenty One (2021) **BETWEEN PARMESHWAR ENCLAVES PVT LTD.**

Part L. B. Group
Partner

PAN-AAFCP1559B, a Construction Company, incorporated under the provision of the Companies Act, 1956, having its registered Office at 135, Utkalmani Gopa Bandhu Sarani (formerly known as Cotton Street) Post Office- Burrabazar, Police Station- Posta, Kolkata-700007, represented herein by its Director namely **SRI AMIT KUMAR BHARTIA, PAN-AHUPB4332M**, Aadhaar No.2777 8694 9770, Son of Ramesh Kumar Bhartia, by faith-Hindu, by Citizen -Indian, by Occupation-Business, residing at 4th Floor, P-168, Lake Town, Block-B, Post Office and Police Station-Lake Town, Kolkata-700089, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed and mean to include its successor-in-interest and office, administrators, executors and assigns) of the **ONE PART**

AND

TLB GROUP, PAN-AAOFT6080B, a Partnership Firm, registered under the Indian Partnership Act, 1932, having its registered Office at Baikunth Niwas, Khalia Paschim Para, Chamrail, District-Howrah, West Bengal, Pin-711114, represented herein by its partners, **1) SRI AMAR NATH KESHRI, PAN-AVOPK2005Q**, Aadhaar No.6798 4393 9765, Son of Late Ramdular Keshri, by Occupation-Business, residing at 46, Sanatan Mistri Lane, Post Office-Salkia, Police Station-Golabari, District-Howrah, Pin-711106, **2) SMT. KUSUM DEVI CHOMAL, PAN-ACQPC9534P**, Aadhaar No.2255 9205 4270, Wife of Ram Avater Chomal, by Occupation-Business, residing at Chandmari Station Road, East Sapuipara, Post Office-Sapuipara, Ghoshpara, Police Station-Nischinda, District-Howrah, Pin-711227, **3) SMT. KIRAN DEVI, PAN-CCQPD7669Q**, Aadhaar No.6983 3784 8513, Wife of Late Baikunth Singh, by Occupation- Business, residing at 4J, Shivam Abasan, East Sapuipara, Post Office-Sapuipara, Police Station-Nischinda, District- Howrah, Pin-711227, all by faith- Hindu, all by Citizen-Indian, hereinafter referred to as the **PURCHASER** (which expression shall unless

excluded by or repugnant to the context be deemed and mean to include its successor-in-office, legal representatives and assigns) of the **OTHER PART**.

WHEREAS ALL THAT piece and parcel of land with Rayati Sthitiban interest measuring an area of about 1.09 Satak Bastu land along with all easement rights and all rights of user 12' feet wide common passage in Mouza-Bally, J.L. No.14, Khatian No.7538, coming from 2725, R.S. Dag No.5421/5654, corresponding L.R. Dag No.19729, Police Station-Bally belonged to Manmatha Nath Dhali. The said Manmatha Nath Dhali possessed the property as permanent settlement from the then Jaminder Binod Behari Paul and recorded his name in the settlement record. Subsequently thereafter Manmatha Nath Dhali sold the aforesaid property to one Dasurathi Ghosh.

AND WHEREAS the said Dasurathi Ghosh sold an area of 10 Cottah to Biswapati Bandopadhyay on 01/06/1949 by a registered Deed of Conveyance registered at Howrah Joint Sub-Registry Office Vide, Book No.I, Volume No.23, Pages from 98 to 101, being No.1282.

AND WHEREAS the said Biswapati Bandopadhyay on 7th July, 1965 sold 4 Cottahs 36 Sq.ft. of Bastu land to Sri Santosh Kumar Dey, Son of Late Makhan Chandra Dey of 231, Aluposta, Kolkata-700007 by a registered deed of Sale vide Book No.I, Volume No.44, pages from 224 to 229, Being No.2833 registered at Howrah Sub-Registry Office.

AND WHEREAS the said Santosh Kumar Dey on 4th January, 1966 by a registered deed of conveyance registered at Howrah Sub-Registry Office recorded in Book No.I, Being No.22 sold an area of about 4 Cottahs 36 sq.ft. Bastu land along with 12' feet wide common passage for use to Smt. Malaty Rani Nandi.

AND WHEREAS the said Biswapati Bandopadhyay on 7th July, 1965 by a registered deed of conveyance recorded in Book No.I, Being No.24, registered at Howrah Sub-Registry

Office, Howrah sold 4 Cottahs 36 sq.ft. land along with 12' feet wide common passage for use in favour Smt. Malaty Rani Nandy.

AND WHEREAS by virtue of the two separate registered instruments Smt. Malaty Rani Nandi became the absolute owner of bastu land measuring 8 Cottahs 72 sq.ft. and thereafter mutated her name in the settlement record and had been paying the Government rent as usual.

AND WHEREAS after demise of said Smt. Malaty Rani Nandi the legal heirs and/or representatives of Smt. Malaty Rani Nandy namely 1) Smt. Manju Dutta, 2) Smt. Rina Kar, 3) Smt. Smriti Ghosh, 4) Smt. Namita Ray Majumder, 5) Smt. Sanchaita Dutta, 6) Sri Santi Ranjan Nandi and 7) Sri Sankar Nandi, all residing at 15B, Dr. Bupen Dutta Sarani, Kolkata-700006 became absolute owners of 8 Cottahs 72 sq.ft. of bastu land together with easement right on 12' feet wide common passage for use.

AND WHEREAS 1) Smt. Manju Dutta, 2) Smt. Rina Kar, 3) Smt. Smriti Ghosh, 4) Smt. Namita Ray Majumder, 5) Smt. Sanchaita Dutta, 6) Sri Santi Ranjan Nandi and 7) Sri Sankar Nandi by a registered deed of conveyance dated 18th October, 1996 registered in the Office of the Additional District Sub Registrar, Howrah recorded in Book No.I, Volume No.84, Pages from 370 to 376, being No.4115 sold and/or transferred piece and parcel of Bastu land measuring 3 Cottahs 8 Chittacks bastu land together with one roof tile structure made with chitebera wall (hereinafter referred to as the said property) together with easement right and right of user of 12' ft wide common passage in favour of the said Chiranjeev Jain alias Khater, Son of Monoj Kumar Jain alias Khater.

AND WHEREAS by a Deed of Sale dated 12.09.2016 the said Chiranjeev Jain alias Khater, Son of Monoj Kumar Jain alias Khater sold, transferred and conveyed **ALL THAT** piece and parcel of bastu land measuring an area 3 Cottahs 8 Chittacks more or less together with structure standing thereon along with all easement right and right of user of

12' ft wide common passage with Rayati Sthitiban interest in Mouza- Bally, J.L. No.14, Khatian No.7538, coming from 2725, R.S. Dag No.5421/5654, corresponding to L.R. Dag No.19729, Police Station-Bally in the District of Howrah to Parmeshwar Enclaves Pvt. Ltd. , the Vendor herein at and for the consideration as mentioned in the said Deed of Sale and delivered possession thereof. The said Deed of Sale was registered in the Office of the District Sub-Registrar, Howrah and recorded in Book No.I, Volume No.0501-2016, Pages from 224417 to 224441, being No.050108912 for the year 2016.

AND WHEREAS since then the Vendor herein mutated its name in the settlement record of rights under L.R. Khatian No.66178 in respect of its purchased property and has been paying taxes and khajnas in its own name to the Competent Authority regularly.

AND WHEREAS by virtue of aforesaid the abovenamed Vendor is seized and possessed of and otherwise well and sufficiently entitled to the said property comprising with **ALL THAT** piece and parcel of bastu land measuring an area 3 Cottahs 8 Chittacks more or less together with structure standing thereon along with all easement right and right of user of 12' ft wide common passage with Rayati Sthitiban interest in Mouza- Bally, J.L. No.14, Khatian No.7538, coming from 2725, R.S. Dag No.5421/5654, corresponding to L.R. Dag No.19729, L.R. Khatian No.66178, Police Station-Bally in the District of Howrah and have been enjoying the said property free from all encumbrances and hereinafter referred to as the said Property.

AND WHEREAS the Vendor is in urgent need of money and they desire to sell its property comprising with **ALL THAT** piece and parcel of bastu land measuring an area 3 Cottahs 8 Chittacks more or less together with structure standing thereon along with all easement right and right of user of 12' ft wide common passage with Rayati Sthitiban interest in Mouza- Bally, J.L. No.14, Khatian No.7538, coming from 2725, R.S. Dag

No.5421/5654, corresponding to L.R. Dag No.19729, L.R. Khatian No.66178, Police Station-Bally in the District of Howrahmore fully described in the Schedule below and delineated with **RED** Border Lines in the Plan or map annexed herewith and hereinafter referred to as the "**SAID PROPERTY**".

AND WHEREAS after coming to know the said desire of the Vendor, the Purchaser has offered the Vendor to purchase the said property measuring about more or less at and for the valuable consideration of Rs.27,00,000/- (Rupees Twenty Seven Lakhs) only and the Vendor has accepted and agreed the same.

NOW THIS DEED WITNESSETH AS FOLLOWS:

That in pursuance of the said agreement and in consideration of the said sum of Rs. 27,00,000/- (Rupees Twenty Seven Lakhs) only truly paid by the Purchaser to the Vendor simultaneously with the execution of this deed (the receipt whereof the Vendor doth hereby admits and acknowledge as hereinafter mentioned in the memo of consideration) the said Vendor doth hereby indefeasibly grant, convey, sale, transfer, assign and assure the said property unto and to the use of the said Purchaser free from all encumbrances **ALL THAT** the said property measuring about 3 Cottahs 8 Chittacks more or less including all rights, liberties, privileges with all using rights and all rights of ingress and egress including all easement rights whatsoever belonging to the said property **AND ALL** rights, title, interest, possession, rents, Profits, claim, demand, whatsoever **TO HAVE AND TO HOLD** the said property, free from all encumbrances, hereby sold, transferred, conveyed unto the Purchaser, of this Deed absolutely and forever. That the Vendor doth hereby covenants with the Purchaser that notwithstanding any acts, deeds, hereto before done, executed or knowingly suffered to the contrary the Vendor has got absolute right to sell and transfer the said property free from all encumbrances, attachments, charges, defects whatsoever and

the said property is not notified to the acquired under the land acquisition act or not requisitioned by the Government nor by any public Body whatsoever or the said property is not vested or not requisitioned and/ or no notice or proceeding is being issued, done or affected by the Government under the provisions of W.B.L.R. Act or such other Act or Acts and there is no suit or dispute or case pending in any court in respect of the said property and there is no co-sharer in respect of the said property and the Vendor has full power and absolute authority to sell, transfer the said property in manner stated above. That the Purchaser shall at all times, hereafter peaceably and quietly hold, possess and enjoy the said property with absolute right to sell, transfer, gift, mortgage, lease, convey whatsoever as its absolute owner and possessor with out any lawful eviction, claim, interruption demand whatsoever from the Vendor or any person or persons claiming through or under or in trust for the Vendor, That the Vendor covenants with the Purchaser to save the said property harmless and shall at all times hereafter indemnify and keep indemnified the Purchaser from or against all encumbrances, losses, damages, charges, whatsoever. **THAT** the Vendor further covenants with the Purchaser that the Vendor shall at the request and at the costs of the Purchaser, do or execute or cause to be done or executed all such lawful acts, deeds, whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed, in favour of the Purchaser, That the Vendor covenant with the Purchaser that simultaneously with completion of purchase the peaceful vacant possession of the said property shall be made over by the Vendor to the Purchaser absolutely and forever **THAT** the Vendor further covenants with the Purchaser that if any dispute, claim, demand, litigation, case, arise at any time regarding right , title, interest possession of the Vendor in respect of the said property described in the schedule hereunder written in that event the Vendor shall be bound to make good or to compensate all losses, damages sustained by the

Purchaser, Be it mentioned that in case any dispute or defects (of whatsoever manner or nature) arises in regard to the right, title and interest of the Vendor herein in respect of the schedule mentioned property written hereunder, then all prices costs, expenses, charges, fees duties etc. of whatsoever manner or nature being paid or incurred by the Purchaser herein, the same shall become refundable and/or payable by the Vendor to the Purchaser as and when demanded or asked for by the Purchaser and the Vendor keep the Purchaser/Purchasers herein harmless and indemnified to that effect. The Purchaser shall become the absolute owner and gets the marketable title by virtue of this presence. The Purchaser and/or successor-in-interest shall be entitled to sell, mortgage with any nationalised/Private Bank or any financial Institutions or with any authority or authorities for availing and/or obtaining and/or getting loan from the said bank or financial institution or authorities and/or alienate the property in any manner whatsoever at its own discretion without taking any permission and/or approval from anybody or from any authority or from any court of law and/or forum.

BE IT FURTHER STATED BY THE VENDOR that the Purchaser shall be entitled to enjoy all rights of ingress and egress and all using rights including all easements rights over and through the road adjacent to the said property shown in the map or plan annexed herewith and the Purchaser has got every liberty to arrange for electric connections water pipe connections drainage system over and through the said Road. That the Purchaser shall have all rights to mutate its name as owner and possessor in respect of the said property in the records of the Govt. of West Bengal and in the Assessment Register of the Competent Authority of Panchayat/Zila Parishad and in any other local authorities and in that event, the Vendor shall give its consent or approval in writing for the purpose of such mutation and separate assessment whenever shall be required by the Purchaser, That the Vendor shall be bound to pay all taxes and land revenues and other outgoing charges in respect of the said

sold out property upto the date of registration of this Deed. The Purchaser shall be entitled to mutate its name in the assessment Register of the Competent Authority of Panchayat/ Zila Parishad and Settlement office and other Competent Authority in respect of the property under sale as mentioned in the Schedule below and delineated with red Border Lines in the Plan or map annexed herewith.

SCHEDULE ABOVE REFERRED TO

(SOLD OUT PROPERTY)

ALL THAT piece and parcel of bastu land measuring an area 3 Cottahs 8 Chittacks more or less together with 200 Sq.ft. (cemented flooring) roof tiles structure made with chitebera (marked by Red Colour) along with all easement right and right of user of ¹⁵ 12' ft wide common passage with Rayati Sthitiban interest in Mouza- Bally, J.L. No.14, Khatian No.7538, coming from 2725, R.S. Dag No.5421/5654, corresponding to L.R. Dag No.19729, L.R. Khatian No.66178, Police Station-Bally in the District of Howrah along with yearly proportionate rent payable to the collectorate of Howrah in favour of Govt. of West Bengal under Bally Gram Panchayat. The aforesaid land is butted and bounded as follows:-

ON THE NORTH	:	Land of Chiranjeev Jain alias Khater
ON THE SOUTH	:	15 feet wide Pucca Road
ON THE EAST	:	Common Passage
ON THE WEST	:	15 feet wide Pucca Road

17

IN WITNESSES WHEREOF the parties herein put each of their signatures, the day, month and the other year above written.

SIGNED IN PRESENCE OF:

WITNESSES:

1. *Srinivas Paul*
Hawrah Cal
211101

Parashakti Engineers Pvt. Ltd.

[Signature]
Director

SIGNATURE OF THE VENDOR

For T. L. B. Group

Amazutb Kesari
Partner

2. *Prasanna Ghosh*
100/12, Park Street
Calcutta

For T. L. B. Group

कृष्णम देवी चौमाल
Partner

For T. L. B. Group

किरण देवी
Partner

SIGNATURE OF THE PURCHASER

Drafted by:

Apurba Kumar Ghosh

(APURBA KUMAR GHOSH)

Advocate

High Court, Calcutta

Enrollment No.

F/351/349/88

Typed by:

Sifer

10, Old Post Office Street,
Kolkata - 700 001

MEMO OF CONSIDERATION

RECEIVED Rs.27,00,000/- (Rupees Twenty Seven Lakhs) only from the Purchaser, as entire consideration money for the said property sold hereby as per following memo:

Transfer	Date	Drawn on	Amount (Rs.)
UTR No.23658446591	23/02/2021	ICICI Bank Liluah Br.	5,00,000.00
UTR No.25570672891	26/11/2021	Do	22,00,000.00
TOTAL		Rs.	27,00,000.00

(Rupees Twenty Seven Lakhs) only

WITNESSES

1. 

2. 

Farzeshah Real Estate Pvt Ltd.


Director

SIGNATURE OF THE VENDOR

SALE DEED PLAN

PART OF R. S. DAG NO. - 5421/5654, L. R. DAG NO. - 19729, UNDER L. R. KHATIAN NO. - 66178, MOUZA - BALLY, J. L. NO. - 14, OLD P. S. - BALLY, NEW P.S. - NISCHINDA, DIST. - HOWRAH. UNDER BALLY GRAM PANCHAYET .

SCALE - 1" INCH = 16'-0" FT.

AREA OF LAND - 3 K. - 8 CH. - 0 SFT. SHOWN IN RED BORDER .

AREA OF R. T. STRUCTURE - 200 SFT.

VENDOR : - MOONCITY TRADELINKS PVT. LTD. , REPRESENTED BY ITS DIRECTOR NAMELY : - SRI AMIT KUMA BHARTIA .

PURCHASERS : - TLB GROUP , REPRESENTED BY ITS PARTNERS : -
1). SRI AMAR NATH KESHRI , 2). SMT. KUSUM DEVI CHOMAL , 3). SMT. KIRAN DEVI.

MOONCITY TRADELINKS PVT. LTD.

Sri Amit Kuma
Director

For T L. B. Group

Amar Nath Keshri
Partner

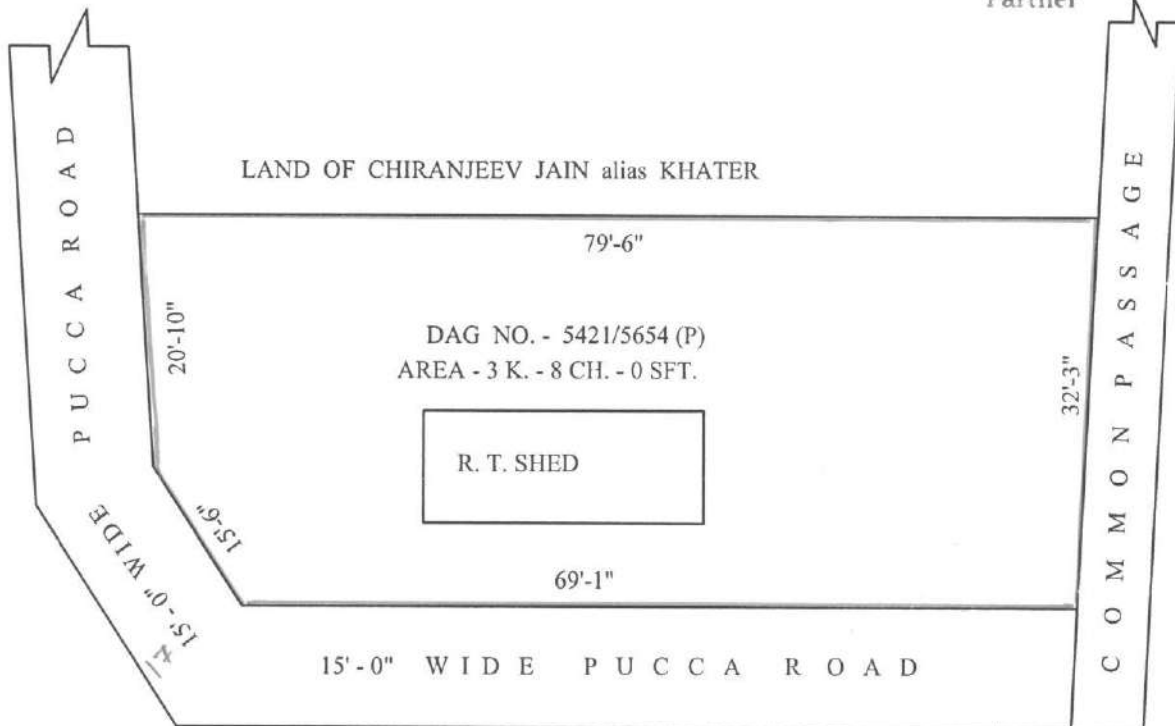
For T L. B. Group

Kusum Devi Chomal
Partner

For T L. B. Group

Kiran Devi
Partner

N



COPY BY

P. P. Sanjan

29/11/21

SPECIMEN FORM FOR TEN FINGER PRINTS



A. K. Sharma

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



Amar Nath Kesraw

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



शुद्धा देवी चौखाल

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



विश्वना देवी

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














Government of West Bengal

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







OFFICE OF THE A.D.S.R. HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05022002321439/2021

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	Mr Amit Kumar Bhartia P-168, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700089	Represent ative of Seller [ParmeSh war Enclaves Pvt Ltd]			
2	Smt Kusum Devi Chomal Chandmari Station Road,east SapuiPara, City:- Not Specified, P.O:- SapuiPara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN:- 711227	Represent ative of Buyer [TLB Group]			
3	Smt Kiran Devi 4j,shivam Abasan East Sapui Para, City:- Not Specified, P.O:- SapuiPara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227	Represent ative of Buyer [TLB Group]			

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
4	Mr Amar Nath Keshri 46, Sanatan Mistri Lane, City:- Not Specified, P.O:- Salkia, P.S:- Golabari, District:- Howrah, West Bengal, India, PIN:- 711106	Representative of Buyer [TLB Group]			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sanjib Paul Son of Late Alok Ch Paul Baksara, City:- Not Specified, P.O:- Baksara, P.S:- Santragachi, District:- Howrah, West Bengal, India, PIN:- 711110	Mr Amit Kumar Bhartia, Smt Kusum Devi Chomal, Smt Kiran Devi, Mr Amar Nath Keshri			

(Kajstava Dey)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
HOWRAH
Howrah, West Bengal

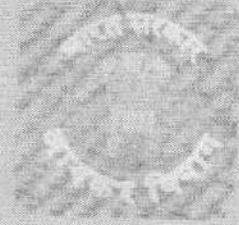


आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARMESHWAR ENCLAVES PRIVATE
LIMITED

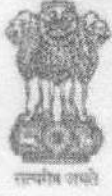


19/08/2009

Permanent Account Number

AAFCP1559B

11092009



भारत सरकार
GOVERNMENT OF INDIA



अमित कुमार भारतिया

Amit Kumar Bhartia

जन्म तिथि/ DOB: 16/02/1985

पुरुष / MALE



2777 8694 9770

MERA AADHAAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

पि 168, ब्लक बि, लेकटाउन,
साउथ दमदम (एम), उत्तर २४
परगना,
पश्चिमबङ्ग - 700089

Address

P-168, BLOCK-B, LAKE
TOWN, South Dum Dum
(M), North 24 Parganas,
West Bengal - 700089



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

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

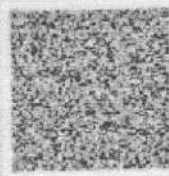
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHUPB4332M



नाम / Name
AMIT KUMAR BHARTIA

पिता का नाम / Father's Name
RAMESH KUMAR BHARTIA

जन्म तिथि / Date of Birth
14/02/1985

हस्ताक्षर / Signature

24082019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAOFT 60808

नाम / Name
TID GROUP



Form/737 की प्रति
Date/12/2019

12/2019



স্বাক্ষর
GOVERNMENT OF INDIA



কুমুম দেবী চৌমাল
Kusum Devi Chomal
পিতা : দুর্গা দত্ত গুন্ডরিয়া
Father : DURGA DUTT GINDORIA
জন্ম সাল / Year of Birth : 1956
মহিলা / Female



2255 9205 4270

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
W/O রাম অবতার চৌমাল,
চাঁদমারী স্টেশন রোড, পূর্ব
সাপুইপাড়া, সাপুইপাড়া, ঘোষপাড়া,
হাওড়া, পশ্চিমবঙ্গ, 711227

Address:
W/O Ram Avater Chomal,
CHANDMARI STATION
ROAD, EAST
SNAPUEPARA,
SAPUIPARA, Ghoshpara,
Haora, West Bengal, 711227

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ACQPC9534P



नाम /NAME

KUSUM DEVI CHOMAL

पिता का नाम /FATHER'S NAME

DURGADUTT GINDORIA

जन्म तिथि /DATE OF BIRTH

10-04-1956

हस्ताक्षर /SIGNATURE

कसुम देवी

[Handwritten Signature]

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



স্বাধীন সরকার
GOVERNMENT OF INDIA



কুমুম দেবী চৌমাল
Kusum Devi Chomal
পিতা : দুর্গা দত্ত গুন্ডরিয়া
Father : DURGA DUTT GINDORIA
জন্ম মাল / Year of Birth : 1956
মহিলা / Female



2255 9205 4270

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
W/O রাম অবতার চৌমাল,
চাঁদমারী স্টেশন রোড, পূর্ব
সাপুইপাড়া, সাপুইপাড়া, ঘোষপাড়া,
হাওড়া, পশ্চিমবঙ্গ, 711227

Address:
W/O Ram Avater Chomal,
CHANDMARI STATION
ROAD, EAST
SNAPUEPARA,
SAPUIPARA, Ghoshpara,
Haora, West Bengal, 711227

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACQPC9534P



नाम /NAME

KUSUM DEVI CHOMAL

पिता का नाम /FATHER'S NAME

DURGADUTT GINDORIA

जन्म तिथि /DATE OF BIRTH

10-04-1956

हस्ताक्षर /SIGNATURE

कुसुम देवी

CB Das

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



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

201237013

GRN Details

GRN: 192021220122514732 Payment Mode: Counter Payment
GRN Date: 27/11/2021 16:16:51 Bank/Gateway: State Bank of India
BRN : 90147270 BRN Date: 29/11/2021 00:11:00
Payment Status: Successful Payment Ref. No: 2002321439/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Apurba Kumar Ghosh
Address: 10, Old Post Office Street
Mobile: 9831103007
Depositor Status: Advocate
Query No: 2002321439
Applicant's Name: Mr S Paul
Identification No: 2002321439/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002321439/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	80920
2	2002321439/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	27014
			Total	107934

IN WORDS: ONE LAKH SEVEN THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-0502-12377/2021	Date of Registration	02/12/2021
Query No / Year	0502-2002321439/2021	Office where deed is registered	
Query Date	09/11/2021 3:09:40 PM	0502-2002321439/2021	
Applicant Name, Address & Other Details	S Paul 10,old Post Office Street,,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN 700001, Mobile No. : 9836049874, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 27,00,000/-	Rs. 27,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 81,020/- (Article:23)	Rs. 27,014/- (Article:A(1), E)		
Remarks			

Land Details :

District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711227

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-5421/5654	RS-7538	Bastu	Bastu	3 Katha 8 Chatak	26,40,000/-	26,40,000/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
Grand Total :					5.775Dec	26,40,000 /-	26,40,000 /-	

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: 0Year, Roof Type: Tin 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	ParmeShwar Enclaves Pvt Ltd 135, Utkalmani Gopa Bandhu Sarani, City:- Not Specified, P.O:- Burabazar, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: AAxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	TLB Group Baikunth Niwas, Khalia Paschim Para, City:- Not Specified, P.O:- Chamrail, P.S:-Kona, District:-Howrah, West Bengal, India, PIN:- 711114 , PAN No.:: AAxxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Amit Kumar Bhartia Son of Mr Ramesh Kumar Bhartia P-168, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx2M, Aadhaar No: 27xxxxxxxx9770 Status : Representative, Representative of : ParmeShwar Enclaves Pvt Ltd (as Director)
2	Smt Kusum Devi Chomal Wife of Mr Ram Avter Chomal Chandmari Station Road,east SapuiPara, City:- Not Specified, P.O:- SapuiPara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx4P, Aadhaar No: 22xxxxxxxx4270 Status : Representative, Representative of : TLB Group (as Parter)
3	Smt Kiran Devi Wife of Mr Baikunth Singh 4j,shivam Abasan East Sapui Para, City:- Not Specified, P.O:- SapuiPara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CCxxxxxx9Q, Aadhaar No: 69xxxxxxxx8513 Status : Representative, Representative of : TLB Group (as Parter)
4	Mr Amar Nath Keshri (Presentant) Son of Late RamDular Keshri 46,Sanatan Mistri Lane, City:- Not Specified, P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx5Q, Aadhaar No: 67xxxxxxxx9765 Status : Representative, Representative of : TLB Group (as Parter)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanjib Paul Son of Late Alok Ch Paul Baksara, City:- Not Specified, P.O:- Baksara, P.S:-Santragachi, District:-Howrah, West Bengal, India, PIN:- 711110			
Identifier Of Mr Amit Kumar Bhartia, Smt Kusum Devi Chomal, Smt Kiran Devi, Mr Amar Nath Keshri			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	ParmeShwar Enclaves Pvt Ltd	TLB Group-5.775 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	ParmeShwar Enclaves Pvt Ltd	TLB Group-200.00000000 Sq Ft

On 29-11-2021

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

Presented for registration at 20:20 hrs on 29-11-2021, at the Private residence by Mr Amar Nath Keshri .

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 27,00,000/-

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

Execution is admitted on 29-11-2021 by Mr Amit Kumar Bhartia, Director, ParmeShwar Enclaves Pvt Ltd, 135, Utkalmani Gopa Bandhu Sarani, City:- Not Specified, P.O:- Burabazar, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007

Indetified by Mr Sanjib Paul, , , Son of Late Alok Ch Paul, Baksara, P.O: Baksara, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Execution is admitted on 29-11-2021 by Smt Kusum Devi Chomal, Parter, TLB Group, Baikunth Niwas, Khalia Paschim Para, City:- Not Specified, P.O:- Chamrail, P.S:-Kona, District:-Howrah, West Bengal, India, PIN:- 711114

Indetified by Mr Sanjib Paul, , , Son of Late Alok Ch Paul, Baksara, P.O: Baksara, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Execution is admitted on 29-11-2021 by Smt Kiran Devi, Parter, TLB Group, Baikunth Niwas, Khalia Paschim Para, City:- Not Specified, P.O:- Chamrail, P.S:-Kona, District:-Howrah, West Bengal, India, PIN:- 711114

Indetified by Mr Sanjib Paul, , , Son of Late Alok Ch Paul, Baksara, P.O: Baksara, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Execution is admitted on 29-11-2021 by Mr Amar Nath Keshri, Parter, TLB Group, Baikunth Niwas, Khalia Paschim Para, City:- Not Specified, P.O:- Chamrail, P.S:-Kona, District:-Howrah, West Bengal, India, PIN:- 711114

Indetified by Mr Sanjib Paul, , , Son of Late Alok Ch Paul, Baksara, P.O: Baksara, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Pranab Kumar Datta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 01-12-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,014/- (A(1) = Rs 27,000/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 27,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2021 12:00AM with Govt. Ref. No: 192021220122514732 on 27-11-2021, Amount Rs: 27,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90147270 on 29-11-2021, Head of Account 0030-03-104-001-10

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 81,020/- and Stamp Duty paid by online = Rs 80,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2021 12:00AM with Govt. Ref. No: 192021220122514732 on 27-11-2021, Amount Rs: 80,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90147270 on 29-11-2021, Head of Account 0030-02-103-003-02



Pranab Kumar Datta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

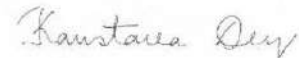
On 02-12-2021**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 25 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 81,020/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 59575, Amount: Rs.100/-, Date of Purchase: 29/11/2021, Vendor name: Abhijit Sarkar



Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2021, Page from 466274 to 466308

being No 050212377 for the year 2021.



Digitally signed by KAUSTAVA DEY
Date: 2021.12.16 20:42:47 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2021/12/16 08:42:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)