

4328/19

4568/19



24/4/19

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1904

584349/19

₹ 13,20,000/-

[Signature]

Additional Registrar of Assurances-IV, Kolkata



AC 102044

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

[Signature]
Additional Registrar of Assurances-IV, Kolkata

Vist Case No. 1186 of 24-04-19
 J (1)-... 256
 J (2)-... 100
 Total 356
 Realised on.....

[Signature]
ARA-IV
Kolkata

30 APR 2019

512 ml
24-4-19

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made and executed on the 24 day of **APRIL**, 2019 (Two Thousand Nineteen)

BETWEEN

SRI RASID ALI MALLICK, PAN No. ETRPM3528P, Mobile No. 9062468110, Son of Nachim Uddin Mallick, by Religion- Islam, by Nationality-Indian, by occupation- Cultivation, residing at Village- Paschim Para, Kamduni Shesah, P.O. Kharibaria, P.S. Barasat, District- North 24-Parganas, PIN-700135, West Bengal hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the

FIRST PART

AND

(1) M/S. PANKAJ MANAGEMENT SERVICES PRIVATE LIMITED, PAN No. AAFCP0942E, a Company incorporated under the Companies Act, 1956 represented by its Authorised Signatory **SRI JITENDRA KUMAR SINGH, [PAN: ENOPS1448K], Mobile No. 6290585106**, Son of Late Ramchabila Singh, by faith-Hindu, by Nationality- Indian, by occupation- Service, residing at 2, Dakshinpara 3rd Lane, Rishra, P.O. Morepukur, P.S. Rishra, District- Hooghly-712250, **(2) M/S. WELKIN DEALERS PRIVATE LIMITED, PAN No. AAACW8727H**, a Company incorporated under the Companies Act, 1956 represented by its Authorised Signatory **SRI SUBHASH CHANDRA TULSYAN, [PAN: ABMPT6227B], Mobile No.9831054401**, Son of Sri Ram Niranjana Tulsyan, by faith-Hindu, by Nationality- Indian, by occupation-Service, residing at 138-B-620, G. T.

Road (S), 31 Sibpur, P.O. & P.S. Sibpur, Howrah-711102, working for gain at No.1, Netaji Subhas Road, 1st Floor, P.O. GPO, P.S. Hare Street, Kolkata-700001 **AND (3) M/S. PATTERN NIRMAN PRIVATE LIMITED, PAN No. AAGCP9498N**, a Company incorporated under the Companies Act, 1956 represented by its Authorised Signatory **SRI SOURAV SETH, [PAN: FFKPS1868N], Mobile No. 7278957394**, Son of Sri Rabindra Nath Seth, by faith-Hindu, by Nationality- Indian, by occupation-Service, residing at Tili Sarkar Lane, P.O. Basberia, P.S. Mogra, District- Hooghly- 712502 all having its Registered Office at Diamond Harbour Road, P.S. Bishnupur, P.O. Joka, District- South 24-Parganas, PIN-700104, West Bengal hereinafter referred to as the **PURCHASERS** (which terms or expression shall unless excluded by or repugnant to the subject or context the same shall be deemed to mean and include its successors, persons/successors-in-office and assigns) of the **SECOND PART**

AND

MR. APU NANDY, PAN No. BSUPN5475K, Mobile No. 9874387482, Son of Basanta Nandy, by Faith-Hindu, by Nationality-Indian, by Occupation-Service, residing at B.R.S. 10, Block-15, Flat No.19/20, 17, Bagmari Lane, P.O. Kankurgachi, P.S. Maniktalla, Kolkata-700054 hereinafter referred to as the **CONFIRMING PARTY** (which terms or expression shall unless excluded by or repugnant to the subject or context the same shall

be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **THIRD PART**

WHEREAS :

A) By a registered Deed of Sale dated 3rd day of May, 1988 registered in the Office of the Additional District Sub-Registrar of Barasat, District- North 24-Parganas in Book No. I, Volume No.63, Pages from 7 to 14, Being No. 3602, for the year 1988, Sabur Ali Baddi sold, conveyed and transferred to Abdul Hamid Mallick, Abdul Rashid Mallick and Taped Ali Mallick, all Sons of Nachim Uddin Mallick, Sabur Ali Baddi for valuable consideration and on the terms and conditions mentioned **ALL THAT** piece and parcel of Sali Land admeasuring about 33 Satak in R.S. Dag No.4292/5210, 631 Satak and in R.S. Dag No.4292/5211, 931 Satak lying and situate at R.S. Khatian No.1501, J.L. No.187, Touzi No.1452, Pargana- Anwarpur, Mouza- Matiagachha, P.S. Barasat, District- North 24-Parganas more fully and particularly described in **SCHEDULE-A** hereunder written.

B) After purchase of the said property, the Vendor herein is entitled to undivided 1/3rd share of 33 Satak (i.e. 11 Satak of Sali Land), the Vendor herein has got his name recorded/mutated in the Office of the Bengal Land & Land Reforms Office, Barasat, North 24-Parganas.

C) The Vendor herein is a recorded Owner of **ALL THAT** undivided piece and parcel of Sali Land admeasuring about undivided 11 Satak Sali land out of which undivided 5 Satak Sali land in Dag No.4292/5210 and undivided 6 Satak Sali land in Dag No.4292/5211 lying and situate at R.S. Khatian No.1501, J.L. No.187, Touzi No.1452, Pargana- Anwarpur, Mouza- Matiagachha, P.S. Barasat, District- North 24-Parganas more fully and particularly described in **SCHEDULE-B** hereunder written and hereinafter referred to as the "said property".

D) The Purchasers herein have approached the Vendor and the Vendor has agreed to sell **ALL THAT** undivided Sali land admeasuring about 5 Satak (be the same a little more or less) comprised in L.R. Dag No.4292/5210 out of total Sali land 631 Satak, and 6 Satak Sali land out of total 931 satak Sali land comprised in L.R. Dag no. 4292/5211) lying and situate at R.S. Khatian No.1501, J.L. No.187, Touzi No.1452, Pargana- Anwarpur, Mouza- Matiagachha, P.S. Barasat, District- North 24-Parganas in L.R. Khatian No.4026 mentioned hereinbelow:

Sl. No	Name of Purchaser	Land Sold (In Satak)	Out of Sali Land owned (in Satak)	Out of total Sali Land (In Satak)	L.R. Dag no.
1.	Pankaj Management Services Pvt. Ltd.	5	5	631	4292/5210
2.	Welkin Dealers	2.67	6	931	4292/5211

	Pvt. Ltd.					
3.	Pattern Pvt. Ltd.	Nirman	3.33	6	931	4292/5211
	Total :		11 ==			

more fully and particularly described in **SCHEDULE "C"** hereunder written and hereinafter referred to as the said "**Plots of land**" at or for a total consideration of Rs.12,48,500/- (Rupees Twelve Lakhs Forty Eight Thousand Five Hundred Only), vacant and free from all encumbrances.

E) The Confirming Party herein is in ~~possession~~ possession of entirety of Schedule "C" property. The Confirming Party has agreed to hand over vacant, peaceful possession of the said "**Property**" ~~occupied~~ occupied by him free from all encumbrances to the Purchasers herein on receipt of a sum of Rs.1,81,500/- from the Purchasers out of the total consideration of Rs.10,67,000/- and the balance sum of Rs.12,48,500/- to be paid by the Purchasers to the Vendor herein, the Vendor herein has agreed to sell, transfer, convey and hand over vacant peaceful, free from all encumbrances possession **ALL THAT** undivided Sali land admeasuring about 5 Satak (be the same a little more or less) comprised in L.R. Dag No.4292/5210 out of total Sali land 631 Satak, and 6 Satak Sali land out of total 931 satak Sali land comprised in L.R. Dag no. 4292/5211) lying and situate at R.S. Khatian No.1501, J.L. No.187, Touzi No.1452,

Titendro kr. Singh

2/2/2011 10:30 AM
Aper Naulo

Shilpa

Pargana- Anwarpur, Mouza- Matiagachha, P.S. Barasat, District- North

24-Parganas in L.R. Khatian No.4026 mentioned hereinbelow:

Sl. No	Name of Purchaser	Land Sold (In Satak)	Out of Sali Land owned (in Satak)	Out of total Sali Land (In Satak)	L.R. Dag no.	Consideration
1.	Pankaj Management Services Pvt. Ltd.	5	5	631	4292/5210	Rs. 5,67,500/-
2.	Welkin Dealers Pvt. Ltd.	2.67	6	931	4292/5211	Rs. 3,03,045/-
3.	Pattern Nirman Pvt. Ltd.	3.33	6	931	4292/5211	<u>Rs. 3,77,955/-</u>
	Total :	11 ==			Total :	Rs.12,48,500/- =====

more fully and particularly described in **SCHEDULE "C"** hereunder written and hereinafter referred to as the said "**Plots of land**" at or for a total consideration of Rs.12,48,500/- (Rupees Twelve Lakhs Forty Eight Thousand Five Hundred Only), on the following terms and conditions.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.12,48,500/- (Rupees Twelve Lakhs Forty Eight Thousand Five Hundred Only), out of which a sum of Rs.10,67,000/- paid to the Vendor and Rs.1,81,500/- paid to the Confirming Party by the Purchasers to the Vendor paid by the said Purchaser at or immediately before the execution of these presents (the receipt whereof the Vendor and the Confirming Party doth hereby admit and acknowledge and of and from the same and every part thereof

acquit, release and discharge the Purchasers, its successors and assigns and every one of them and also the said "**Property**"), they the Vendor as beneficial Owner and the confirming party doth by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchasers, (i.e. Purchaser No.1, Purchaser No.2 and Purchaser No.3 respectively), its successors and assigns vacant, free from encumbrances, attachment and other defects in title **ALL THAT** said property **HOWSOEVER** otherwise the said plots of land now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built **TOGETHER FURTHER WITH** all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property or every part thereof **AND** all deeds, pattas,

muniments, writings and evidences of title which in any wise relate to the said plots of land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD, POSSESS AND ENJOY** the said plots of land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchaser, its successors and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendor from to these presents **AND** the Vendor doth hereby for himself, his heirs, executors, administrators, legal representatives and assigns covenant with the Purchaser, its successors and assigns, **THAT** notwithstanding any act, deed or thing whatsoever, by the Vendor or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they the Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to

the use of the Purchaser, its successors and assigns in the manner aforesaid **AND THAT** the Purchaser, its successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or any person or persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said plots of land or any part thereof from under or in trust for them, the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its successors and assigns do and execute, or cause to be done and executed perfectly assuring the said plots of land and every part thereof unto and to the use of the Purchaser, its successors and assigns according to the

true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER THAT** the Vendor and his heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor to the said plots of land or any breach of the covenants hereunder contained.

THE SAID VENDOR HEREBY COVENANTS WITH THE SAID PURCHASERS as follows:-

- a) The Vendor is otherwise well and sufficiently entitled to the said plots of land described in the **SCHEDULE-C** hereunder written and the same is his self-acquired property. His title to the said plots of land is free and marketable;
- b) No other person except the Vendor has any right, claim or demand in respect of the said plots of land or any part thereof;
- c) The Vendor has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said plots of land and the said plots of land are not subject to any claim or demand, encumbrance, attachment or any process issued by

any Court or Authority and the Vendor hereby declare that they shall hereafter not create any third party rights or whatsoever nature in respect of the said plots of land;

- d) That the Vendor has paid all the due taxes, rates, cess and all other outgoings in respect of the said plots of land and if any amount is found to be in arrears or outstanding, the Vendor shall pay the same in full before the completion of the sale.
- e) The Vendor has not entered into any agreement or arrangement, oral or written with regard to the sale of the said plots of land;
- f) There are no proceedings instituted by or against the Vendor in respect of the said plots of land and pending in any Court or before any authority and the said plots of land is not under any lispendens; and
- f) The Vendor has not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of the said plots of land.
- g) The Vendor and/or his heirs, executors, administrators and assigns covenant with the Purchasers, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchasers, its

successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever.

- h) The Vendor, and/or his heirs, executors, administrators and assigns further covenant that he shall at the request and costs of the Purchasers, its successors, persons/successors-in-office and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the aforesaid manner.

SCHEDULE-A ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali Land admeasuring about 33 Satak in R.S. Dag No.4292/5210, 631 Satak and in R.S. Dag No.4292/5211, 931 Satak lying and situate at R.S. Khatian No.1501, J.L. No.187, Touzi No.1452, Pargana- Anwarpur, Mouza- Matiagachha, P.S. Barasat, District- North 24-Parganas.

SCHEDULE-B ABOVE REFERRED TO :

ALL THAT undivided piece and parcel of Sali Land admeasuring about undivided 11 Satak Sali land out of which undivided 5 Satak Sali land in Dag No.4292/5210 and undivided 6 Satak Sali land in Dag No.4292/5211 lying and situate at R.S. Khatian No.1501, J.L. No.187,

Touzi No.1452, Pargana- Anwarpur, Mouza- Matiagachha, P.S. Barasat,
District- North 24-Parganas.

SCHEDULE-C ABOVE REFERRED TO :

ALL THAT undivided Sali land admeasuring about 5 Satak (be the same a little more or less) comprised in L.R. Dag No.4292/5210 out of total Sali land 631 Satak, and 6 Satak Sali land out of total 931 satak Sali land comprised in L.R. Dag no. 4292/5211) lying and situate at R.S. Khatian No.1501, J.L. No.187, Touzi No.1452, Pargana- Anwarpur, Mouza- Matiagachha, P.S. Barasat, District- North 24-Parganas in L.R. Khatian No.4026 mentioned hereinbelow:

Sl. No	Name of Purchaser	Land Sold (In Satak)	Out of Sali Land owned (in Satak)	Out of total Sali Land (In Satak)	L.R. Dag no.	Consideration
1.	Pankaj Management Services Pvt. Ltd.	5	5	631	4292/5210	Rs. 5,67,500/-
2.	Welkin Dealers Pvt. Ltd.	2.67	6	931	4292/5211	Rs. 3,03,045/-
3.	Pattern Nirman Pvt. Ltd.	3.33	6	931	4292/5211	<u>Rs. 3,77,955/-</u>
	Total :	11 ==			Total :	Rs.12,48,500/- =====

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands to this writing the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED

by the withinnamed Vendor in the presence of :

1. Surajit Paul
#1, J.M.G. Road, Nalhati
2. Sajal Acharya
Vivekananda Road, Palta.

স্বাক্ষরিত করিয়া
স্বাক্ষরিত করিয়া

SIGNED, SEALED AND DELIVERED

by the withinnamed Purchasers in the presence of :

1. Surajit Paul
#1, J.M.G. Road, Nalhati
2. Sajal Acharya, Vivekananda Road

PANKAJ MANAGEMENT SERVICES PVT. LTD.

Tulendra Kr. Singh
Authorized Signatory

WELKIN DEALERS PVT. LTD.

Dulipom
Authorized Signatory

For PATTERN NIRMAL PRIVATE LIMITED
Authorized Signatory

SIGNED, SEALED AND DELIVERED

by the withinnamed Confirming Party in the presence of :

1. Surajit Paul
#1, J.M.G. Road, Nalhati
2. Sajal Acharya
Vivekananda Road, Palta.

Apeu Nandi

Drafted by

Anil Choudhury

(Mr. Anil Choudhury, Advocate)
High Court, Calcutta
F/145/1991

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.10,67,000/- (Rupees Ten Lakhs Sixty Seven Thousand only) being the full consideration under these presents as follows :

PARTICULARS

Date	Cheque No./ Pay Order No./Demand Draft No.	Name of Bank/Branch	Amount
16-04-19	162625	HDFC BANK	485000/-
16-04-19	168857	HDFC BANK	258990/-
16-04-19	000003	HDFC BANK	323010/-

10,67,000/-
 10,67,000/-
 10,67,000/-

(Rupees Ten Lakhs Sixty Seven Thousand only)

WITNESSES:

1. Santosh Agarwal
1, N/S Road, Kalyan

Signature of the Vendor

SIGNATURE OF THE VENDOR

2. Sajal Acharya
Palta, 713122
Vivekananda Road

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.1,81,500/- (Rupees One Lakh Eighty One Thousand Five Hundred only) being the full consideration under these presents as follows :

PARTICULARS

Date	Cheque No./ Pay Order No./Demand Draft No.	Name of Bank/Branch	Amount
16-04-19	162626	HDFC Bank	82,500/-
16-04-19	168856	HDFC Bank	44,055/-
16-04-19	000002	HDFC Bank	54,945/-

Aree Nandi

(Rupees One Lakh Eighty One Thousand Five Hundred only)

WITNESSES:

1.

Sujat Paul

#1, J.M.A Road, Muriheta

Aree Nandi

SIGNATURE OF THE CONFIRMING PARTY

2.

Sujal Acharya
Vivekananda Road
Palta, 743122

**SITE PLAN OF PLOT OF LANDS UNDER DAG NO. 4292|5210 , 4292|5211
UNDER MOUZA MATIAGACHHA, J.L. NO. 187, P.S. - BARASAT NOW RAJARHAT,
DISTRICT - NORTH 24 PARGANAS, WEST BENGAL.**

SCHEDULE :-		
DAG NO.	TOTAL AREA IN DECIMAL	PURCHASED AREA IN DECIMAL
4292 5210	631	05
4292 5211	931	06
TOTAL	1562	11

MOUZA MAP AT MATIAGACHHA



KAMDUNI
NO-188



PANKAJ MANAGEMENT SERVICES PVT. LTD.

Authorized Signatory

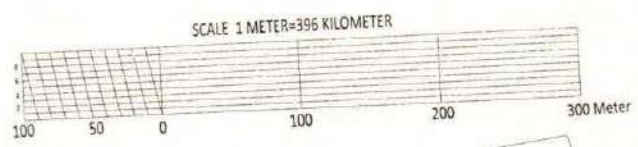
MATIAGACHHA
NO-187

MATIAGACHHA
Name Of P.S-Barasat
Name Of Mouza-
Matiagachha No 188
Revinew Survey No-203
Dist- North 24 Paganas.

KHARIBARIA
NO-189

FOR PATTERN MIDWAY PRIVATE LIMITED

Authorized Signatory



WELKIN DEALERS PVT. LTD.

Authorized Signatory

NOTE: Mouza Map Extrated From Photo Copy. Actual Scale May Not Match Properly.

Specimen Form For Ten Fingerprints



Tilendra Kr Singh

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



Bubayon

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



Souvik Saha

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

Specimen Form For Ten Fingerprints



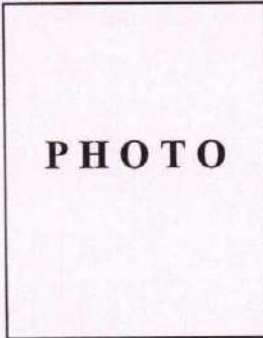
Handwritten name: 30/12/2018

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








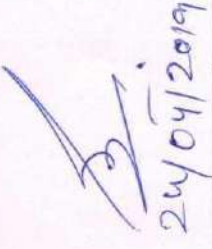


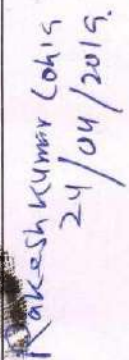
Handwritten name: Ape Naml

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



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

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
4	Mr SUBHASH CHANDRA TULSYAN 138-B-620, G T ROAD SOUTH, 31, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Representative of Buyer [WELKIN DEALERS PRIVATE LIMITED]		2914 	 24/4/19
5	Mr SOURAV SETH TILI SARKAR LANE, P.O:- BASBERIA, P.S:- Magra, District:-Hooghly, West Bengal, India, PIN - 712502	Representative of Buyer [PATTERN NIRMAL PRIVATE LIMITED]		2915 	 24/04/2019
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RAKESH KUMAR LOHIA Son of Mr MAL CHAND LOHIA 62, SUKANTA SARANI, P.O:- BHADRAKALI, P.S:- Uttarpara, District:- Hooghly, West Bengal, India, PIN - 712232	Mr RASID ALI MALLICK, Mr APU NANDY, Mr JITENDRA KUMAR SINGH, Mr SUBHASH CHANDRA TULSYAN, Mr SOURAV SETH		2916 	 24/04/2019

(Tridip Misra)

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

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

GRN: 19-201920-000597069-1

Payment Mode Online Payment

GRN Date: 16/04/2019 13:26:29

Bank : HDFC Bank

BRN : 775785410

BRN Date: 16/04/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 19040000584347/3/2019

[Query No./Query Year]

Name : PANKAJ MANAGEMENT SERVICES PVT LTD
Contact No. : Mobile No. : +91 9163302327
E-mail :
Address : DH ROAD POJOKA SOUTH 24 PARGANAS WB
Applicant Name : Mr ANIL CHOUDHURY
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040000584347/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	65921 ✓
2	19040000584347/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	15113 ✓

Total

81034

In Words : Rupees Eighty One Thousand Thirty Four only


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/22/157/297105





নির্বাচকের নাম : রাকেশ কুমার
 লোহিয়া
 Elector's Name : Rakesh Kumar Lohia
 পিতার নাম : মালচাঁদ লোহিয়া
 Father's Name : Malchand Lohia
 লিঙ্গ/Sex : পুং/ M
 জন্ম তারিখ : 14/03/1967
 Date of Birth : 14/03/1967

Rakesh Kumar Lohia

WB/22/157/297105

ঠিকানা:
 62, সুকান্ত সরানী, উত্তরপাড়া কোত্রুং, ভদ্রকালী,
 উত্তরপাড়া, হুগলি- 712232

Address:
 62, SUKANTA SARANI, UTTARPARA
 KOTRUNG, BHADRAKALI, UTTARPARA,
 HOOGLY- 712232


 Date: 28/11/2015

185- উত্তরপাড়া নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 আধিকারিকের অনুমতি
 Facsimile Signature of the Electoral
 Registration Officer for
 185-Uttarpara Constituency

বিজ্ঞপ্তি: পরিবর্তন হলে নতুন ঠিকানার ডেটোর বিস্তারিত নামে ও একই
 নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
 পরিচয়পত্রের নথিটি উল্লেখ করুন।
 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.

13/11/15

Rakesh Kumar Lohia

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOURAV SETH
RABINDRA NATH SETH
25/02/1988

Permanent Account Number
FFKPS1868N

Sourav Seth
Signature



Sourav Seth

✓


 ভারতীয় নির্বাচন কমিশন
 Election Commission of India
 IDENTITY CARD
 CQD2673814





নির্বাচকের নাম : সৌরভ সাহা
 Elector's Name : Sourav Saha
 পিতার নাম : রবীন্দ্র নাথ সাহা
 Father's Name : Rabindra Nath Saha
 লিঙ্গ / Sex : পুরুষ / M
 জন্ম তারিখ / Date of Birth : 25/02/1988

Handwritten signature in blue ink

CQD2673814

ঠিকানা
 111 SARAKILANE BANSBERIA MOGRA
 HOOGHLY 712502


 Date: 04/12/2008
 193-সাপ্তগ্রাম নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
 আফিসে সিনিয়র সিস্টেম অফিসার
 Facsimile Signature of the Electoral
 Registration Officer for
 193-Saptagram Constituency

ঠিকানা পরিবর্তন করা তখন ঠিকানা পরিবর্তন ফর্মের নাম
 নথিটিতে উল্লিখিত নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
 আফিসে সিনিয়র সিস্টেম অফিসারের নিকট
 উপস্থিত হওয়া উচিত।
 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.


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 KCL0257691




নির্বাচকের নাম : সুভাষ তুলসিয়ান
 Elector's Name : Subhash Tulsyan
 পিতার নাম : নিরঞ্জন তুলসিয়ান
 Father's Name : Niranjan Tulsyan
 লিঙ্গ / Sex : পুরুষ / M
 জন্ম তারিখ / Date of Birth : XX / XX / 1960

KCL0257691


ঠিকানা:
 138-বি-620 জি.টি.রোড (স), 31 শিবপুর হাওড়া
 711102

Address:
 138 - B - 620 G.T.Road (S). 31 Shibpur
 Howrah 711102



 Date: 05/10/2007
 164-হাওড়া দক্ষিণ নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের অনুকৃতি
**Facsimile Signature of the Electoral
 Registration Officer for
 164-Howrah South Constituency**

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার শিটে নাম
 তোলা ও একই বছরের নতুন সচিব পরিচয়পত্র পাওয়ার
 জন্য নির্দিষ্ট করবে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
 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.

038/1014


 Tulsyan

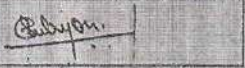
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPT6227B




नाम /NAME
SUBHASH CHANDRA TULSYAN

पिता का नाम /FATHER'S NAME
RAMNIRANJAN TULSYAN

जन्म तिथि /DATE OF BIRTH
02-03-1960

हस्ताक्षर /SIGNATURE



अध्यक्ष आयुक्त, प. व. II
COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयुक्त आयुक्त,
पी-7,
चौरिंगी स्क्वायर,
कलकत्ता - 700 089.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JITENDRA KUMAR SINGH
RAM CHABILA SINGH
02/11/1980

Permanent Account Number
ENOPS1448K

Jitendra K. Singh
Signature



Jitendra K. Singh



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1193/63022/03157

To: Jitendra Kumar Singh
S/O Shri Ramchhabila Singh
2 No. Dakshin Para 3rd Lane
Rishra
Hugli
West Bengal - 712250
Mobile: 9874497340

Date: 07/11/2011

Ref. No: 00009651-00160681-00183333-Morepukur



UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

4353 4807 0521

आधार — आम आदमी का अधिकार

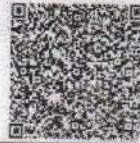


भारत सरकार
GOVERNMENT OF INDIA



Jitendra Kumar Singh
Year of Birth: 1980
Male

4353 4807 0521

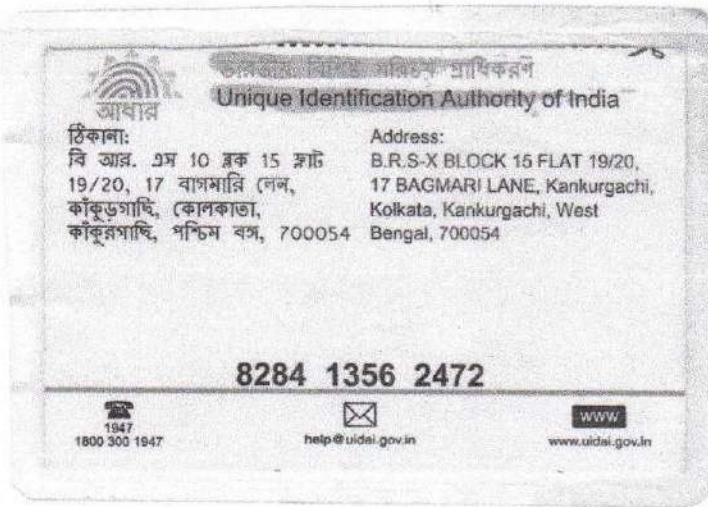


आधार — आम आदमी का अधिकार

Jitendra Kr. Singh.



Apu Nandy



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BSUPN5475K

नाम / Name
APU NANDY

पिता का नाम / Father's Name
BASANTA NANDY

जन्म की तारीख /
Date of Birth
18/01/1970

APU NANDY
हस्ताक्षर / Signature



APU NANDY





ভারত সরকার

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাঙ্কিত আই ডি / Enrollment No 1111/19835/01816

To,
রাসিদ আলি মল্লিক
Rasid Ali Mallick

14/12/2014
KHARIBARIA
KAMDUNI
Kamduni
Kamduni Barasat - II North 24 Parganas
West Bengal 700135

Ref: 416 / 31Y / 70526 / 70689 / P



SE373574635FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9575 9404 3433

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

রাসিদ আলি মল্লিক
Rasid Ali Mallick

পিতা : নছিম উদ্দিন মল্লিক
Father : Nachim Uddin Mallick
জন্মতারিখ / DOB : 16/07/1961
পুরুষ / Male



9575 9404 3433

আধার - সাধারণ মানুষের অধিকার



Government of India



- 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.

31Y / 70526



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: ., খড়িবেড়িয়া, কামদুনি,
কামদুনি, উত্তর ২৪ পরগনা, কামদুনি,
পশ্চিম বঙ্গ, 700135

Address: ., KHARIBARIA,
KAMDUNI, Kamduni, North 24
Parganas, Kamduni, West Bengal
700135

9575 9404 3433

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

রাসিদ আলি মল্লিক

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA


स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ETRPM3528P

नाम / Name
RASID ALI MALICK

पिता का नाम / Father's Name
NACHIM UDDIN MALICK

जन्म की तारीख / Date of Birth
16/07/1961



रसिद अली मलिक

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटाएं :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं. 3, सेक्टर 11, सीडीबी बालपुर,
नवी मुंबई-400 614.



Aaykar Sampark Kendras
For Income Tax Related
1961
OR
18001601961


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

WB/20/091/093458




নির্বাচকের নাম : রাসিদ আলি মল্লিক
 Elector's Name : Rasid Ali Mallick
 পিতার নাম : হাজী নছিমদ্দিন
 Father's Name : Haji Nachhimddin
 লিঙ্গ/Sex : পূ/ M
 জন্ম তারিখ : XX/XX/1963

WB/20/091/093458

ঠিকানা:
পশ্চিম পাড়া, কামদুনি, শাসন, উত্তর ২৪ পরগণা-700135

Address:
PASHCHIM
PARA, KAMDUNI, SHASAN, NORTH 24
PARGANAS-700135

Date: 02/02/2014

121-হাভোয়া নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
121-Harua Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ভোটার লিষ্ট নাম তালিকা ও একই
 নম্বরের নতুন স্বত্ব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
 পরিচয়পত্রের নকলটি উল্লেখ করুন।
 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.

১৭ ফিলিপ আলি ফিলিপ আলি মল্লিক

20190000634405
Q-19040000584347/19

DATED THIS DAY OF APRIL, 2019

- BETWEEN -

RASID ALI MALLICK

... VENDOR

AND

**M/S. PANKAJ MANAGEMENT
SERVICES PRIVATE LIMITED &
ORS.**

..... PURCHASER

AND

APU NANDY

.... CONFIRMING PARTY

DEED OF CONVEYANCE

**ANIL CHOUDHURY, Advocate
C/o. Choudhury & Co., Advocates
10, Old Post Office Street,
Ground Floor, Room No.12,
Kolkata-700 001.**

Major Information of the Deed

Deed No :	I-1904-04566/2019	Date of Registration	30/04/2019
Query No / Year	1904-0000584347/2019	Office where deed is registered	
Query Date	09/04/2019 2:38:24 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ANIL CHOUDHURY 10, OLD POST OFFICE STREET, GROUND FLOOR, ROOM NO-12, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9875386996, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,81,500/-]		
Set Forth value	Market Value		
Rs. 12,48,500/-	Rs. 13,20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 66,021/- (Article:23)	Rs. 15,113/- (Article:A(1), E, B, M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4292/5210	LR-4026	Bastu Shali	5 Dec	5,67,500/-	6,00,000/-	Property is on Road
L2	LR-4292/5211	LR-4026	Bastu Shali	2.67 Dec	3,03,045/-	3,20,400/-	Property is on Road
L3	LR-4292/5211	LR-4026	Bastu Shali	3.33 Dec	3,77,955/-	3,99,600/-	Property is on Road
		TOTAL :		11Dec	12,48,500 /-	13,20,000 /-	
	Grand Total :			11Dec	12,48,500 /-	13,20,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RASID ALI MALLICK Son of Mr NACHIM UDDIN MALLICK PASCHIM PARA, KAMDUNI SHESAH, P.O:- KHARIBARIA, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: ETRPM3528P, Status :Individual, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/04/2019 , Admitted by: Self, Date of Admission: 24/04/2019 ,Place : Pvt. Residence

Major Information of the Deed :- I-1904-04566/2019-30/04/2019

Execution is admitted on 24-04-2019 by Mr SUBHASH CHANDRA TULSYAN, AUTHORISED SIGNATORY, WELKIN DEALERS PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr RAKESH KUMAR LOHIA, , Son of Mr MAL CHAND LOHIA, 62, SUKANTA SARANI, P.O: BHADRAKALI, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by profession Others

Execution is admitted on 24-04-2019 by Mr SOURAV SETH, AUTHORISED SIGNATORY, PATTERN NIRMAN PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr RAKESH KUMAR LOHIA, , Son of Mr MAL CHAND LOHIA, 62, SUKANTA SARANI, P.O: BHADRAKALI, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by profession Others



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

On 26-04-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,113/- (A(1) = Rs 13,200/- ,B = Rs 1,815/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 15,113/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/04/2019 12:00AM with Govt. Ref. No: 192019200005970691 on 16-04-2019, Amount Rs: 15,113/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 775785410 on 16-04-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 66,021/- and Stamp Duty paid by by online = Rs 65,921/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/04/2019 12:00AM with Govt. Ref. No: 192019200005970691 on 16-04-2019, Amount Rs: 65,921/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 775785410 on 16-04-2019, Head of Account 0030-02-103-003-02



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

On 30-04-2019

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.

Major Information of the Deed :- I-1904-04566/2019-30/04/2019

Payment of Stamp Duty

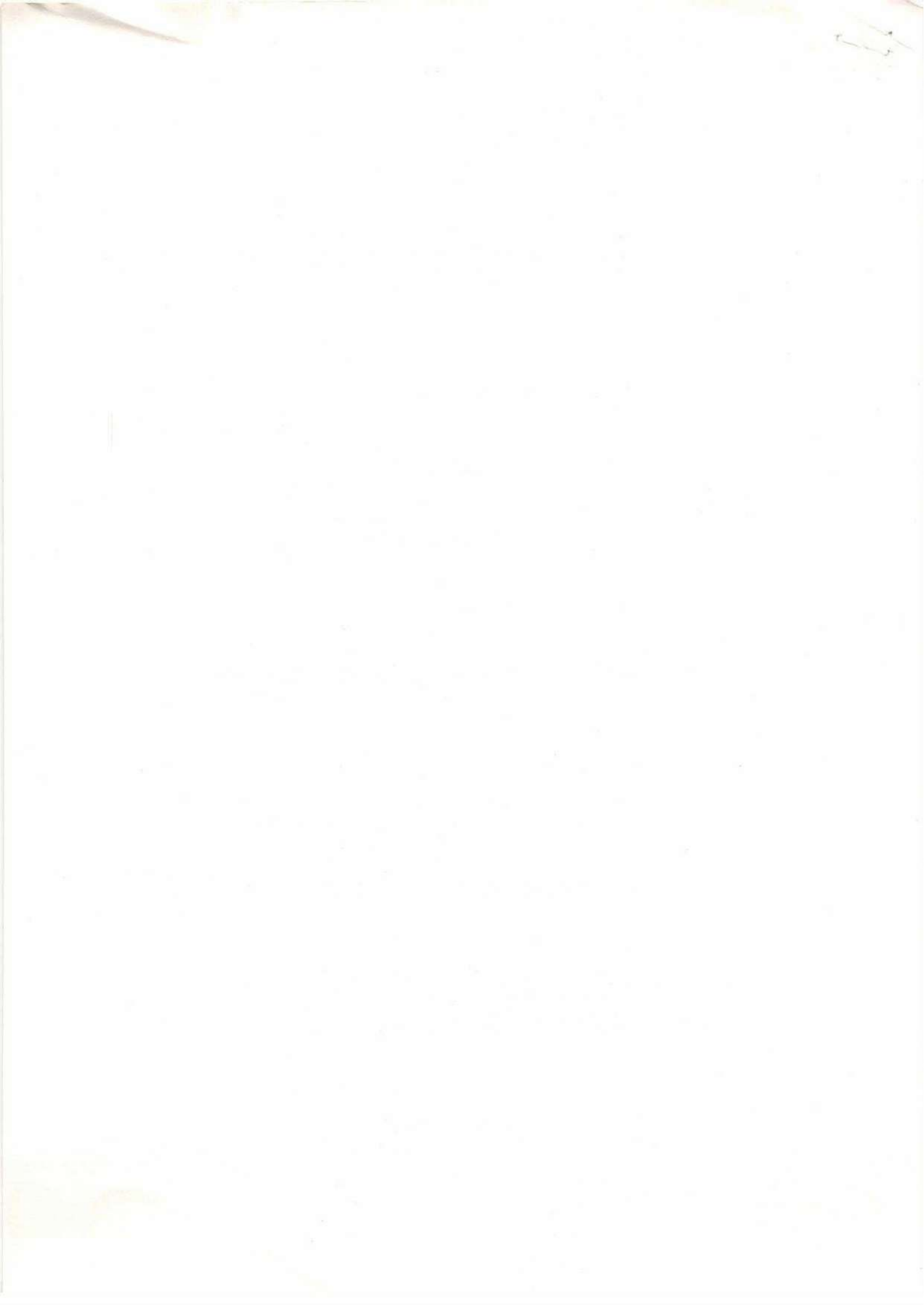
Certified that required Stamp Duty payable for this document is Rs. 66,021/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 118233, Amount: Rs.100/-, Date of Purchase: 13/03/2019, Vendor name: S Chanda



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

Major Information of the Deed :- I-1904-04566/2019-30/04/2019



118233

Sl. No.....Date.....
Name.....
Add.....
AMT.....100.....

113 MAR 2019

113 MAR 2019

Anil Choudhury

ADVOCATE
HIGH COURT, CALCUTTA

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1

Jitendra K. Singh
24/04/2019



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 APR 2019

Rakesh Kumar Lohia
24/04/2019
S/o Mal Chand Lohia
62, Sukanta Sarani P.O. Bhadrakali
Pin-712232



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
24 APR 2019