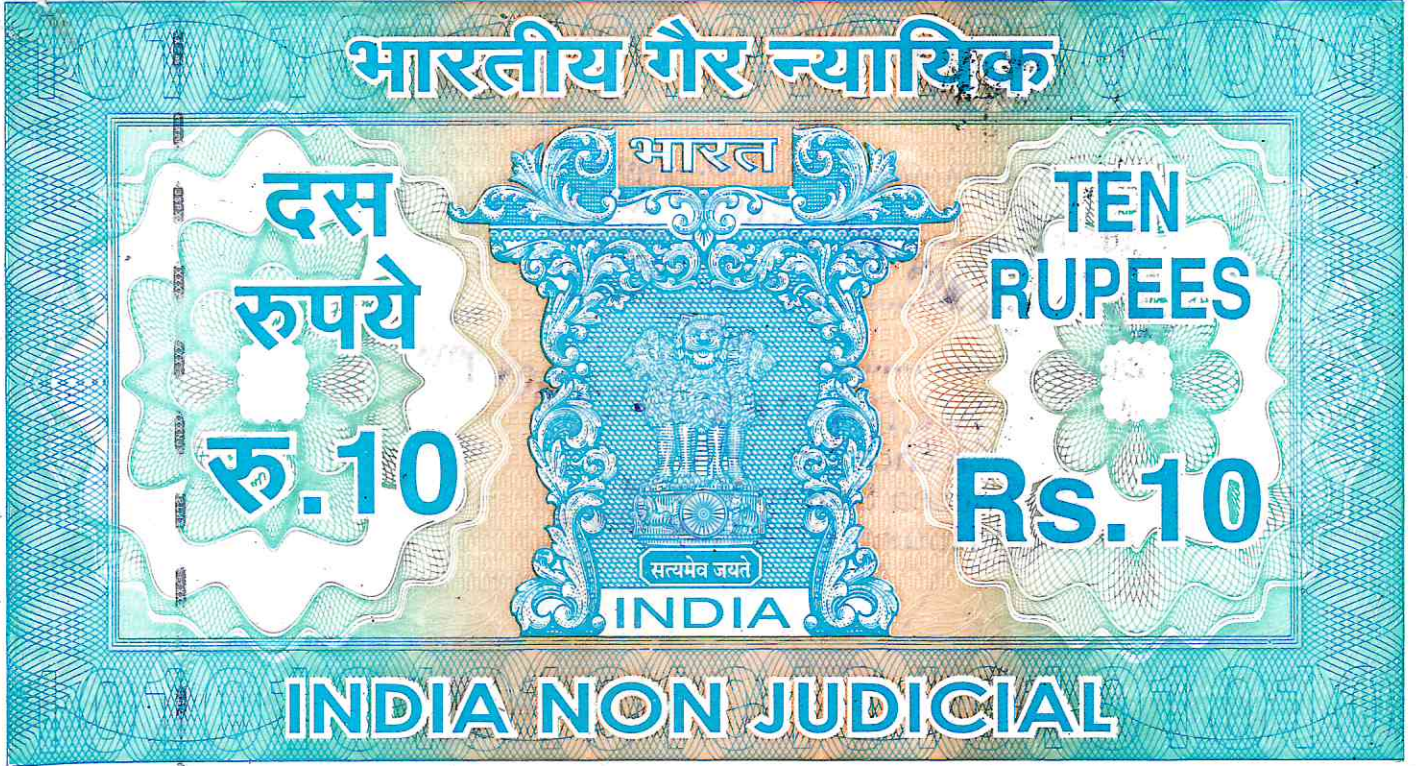


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2-7685/2020

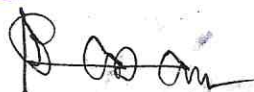


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

42AB 502006

2-1410149/20

Certified that the document is admitted to registration. The signature sheet / sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.


Additional District Sub-Registrar
Rajarhat New Town, North 24-Pgs.

11 NOV 2020

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 11th day of November, in the year Two Thousand Twenty (2020).

AMONGST

39787

NO..... Sold to.....
Address.....
Rs.....
Date.....

29 NOV 2019
SWAPNADIP DAS
Advocate
Office Street
Old Post Office
(Gr. Floor) Room No. 86
Kolkata-700 001

SIPRA DEY 29 NOV 2019
Licence No.-18A
Licenceea Stamp Vendor
Custom House, CHA Hall



Additional District Superintendent
Rajarhat New Town, North 24 Parganas

11 NOV 2020



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

GRN: 192020210131922391

Payment Mode Online Payment

GRN Date: 08/11/2020 06:47:32

Bank : Indian Bank

BRN : IB08112020146978

BRN Date: 08/11/2020 06:50:01

DEPOSITOR'S DETAILS

Id No. : 2001410149/5/2020
[Query No./Query Year]

Name : RINKUSHAW

Contact No. : 09331827328

Mobile No. : +91 9331827328

E-mail :

Address : kolkata

Applicant Name : Mr SWAPNADIP DAS

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	2001410149/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	630072 ✓
2	2001410149/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	105035 ✓

Total

735107

In Words : Rupees Seven Lakh Thirty Five Thousand One Hundred Seven only

Govt of West Bengal
Department of Registration & Stamp Revenue



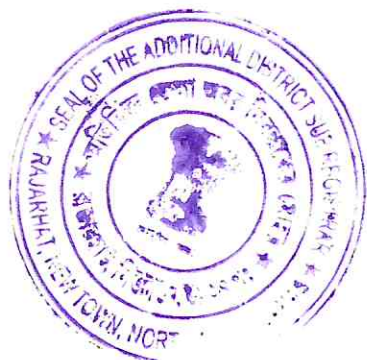
MR. SHIB SANKAR GHOSH, (PAN no. ADTPG7072N) & (AADHAAR no. 883457937389) (email id: saptarshi.btc@gmail.com) & (Mobile no. 9830859119), Son of Late Manoranjan Ghosh, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at FE-140, Salt Lake City, Sector - III, P.S. Bidhannagar (South), P.O. IB Market, Pin code - 700106, District - North 24-Parganas, hereinafter referred to and called as the "**VENDOR / OWNER**" (which expression shall unless excluded by or repugnant to the context mean and include **his** respective heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

A N D

VENI REALTORS LLP, (PAN no. AARFV6307N) (email id venirealtorswithyou@outlook.com) & (LLP ID no. AAO-5235), a Limited Liability Partnership Company incorporated under Section - 58 of the Limited Liability Partnership Act (LLP Act), 2008, (converted LLP from **VENI REALTORS PRIVATE LIMITED**), having its registered office at Lokenath Tower, Flat no. 17, 5th Floor, premises no. 73, Nishi Kanan, Teghoria, P.O. Hatiara, P.S. Baguati, Kolkata - 700157, District - 24Parganas (North) and being duly represented by its partners namely (1). **SRI. BINAY KUMAR SINGH**, (PAN no. BFVPS9269A), (AADHAAR no. 713153086357) & (Mobile no. 9339898663), son of Late Manager Prasad Singh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Lokenath Tower, Flat no. 17, 5th Floor, premises no. 73, Nishi Kanan Teghoria, P.O. Hatiara, P.S. Baguati, Kolkata - 700157, District - 24Parganas (North) and (2). **SRI. RINKU SHAW**, (PAN no. BFOPS3130R), (AADHAAR no. 312585708671) & (Mobile no. 7003104118), son of Sri Jimdari Shaw, by Nationality - Indian, faith - Hindu, by occupation - Business, residing at premises no. E I / 1, Jyangra South Math, Near Maha Maya Club, P.O. Hatiara, P.S. Baguati, Kolkata 700059, District - 24Parganas (North), hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include **its** heirs, executors, administrators, representatives, assigns, nominee or nominees and also Successors - in - interest) of the **SECOND PART**.

WHEREAS one **GOUR SARDAR**, son of Late Khudiram Sardar, the **vendor** therein purchased **ALL THAT** a piece and parcel of Danga land measuring **33 Decimal** more or less of land out of the land in **dag no. Old CS 408** out of total 1-76 decimal of land bearing annual jama of Rs. 10 under **Praja Khatian no. 468** having Ryoti possessory Right at present under the Learned Collector District North 24 paraganas on behalf of the West Bengal Government included in Touzi no. 145 at **Mouza - Chakpachuria**, under **Patharghata Gram Panchayet**, Paraganas, Kolkata, Police Station - Rajarhat, ADSR Office Rajarhat, New Town, District North 24 Paraganas, West Bengal by way of purchase from **Smt. KAMALA BISWAS & Others** by virtue of vide Registered **Bengali Deed of Sale being No. 6925 for the year 1986** duly registered at Bidhannagar Sub Registry office on 28.08.1986 and the same is recorded in Book No. I, Volume No. 132, Pages from 299 to 304.

AND WHEREAS thereafter said **GOUR SARDAR**, son of Late Khudiram Sardar, the **vendor** therein sold and transferred a piece and parcel of



Additional District Sub-Registrar
Rajahmundry New Town, North 24-298.

11 NOV 2020

Danga land measuring **5 Decimal** more or less of land as mentioned below together with all easement right, lying and situated at **Mouza - Chakpachuria**, Touzi no. 145, **C.S. Khatian No. 408** within the local limits of **Rajarhat Bishnupur, Patharghata Gram Panchayat, Police Station - Rajarhat**, under A.D.S.R. Rajarhat Newtown, District North 24 Parganas, West Bengal in favour of one **SMT. ARUNA SAMADDAR**, wife of Late Ananta Samaddar, resident of Udayan Palli, Bagjala Camp, P.S. Baguiati, Kolkata - 700059, 24 Parganas (N) vide Registered **Bengali Deed of Conveyance being No. 7771 for the year 1986** duly registered at A.D.S.R. Bidhannagar on 22.10.1986.

AND WHEREAS thereafter said **GOUR SARDAR**, son of Late Khudiram Sardar, the **vendor** therein again sold and transferred a piece and parcel of Danga land measuring **3 Decimal** more or less of land as mentioned below together with all easement right, lying and situated at **Mouza - Chakpachuria**, Touzi no. 145, **dag no. Old CS 408** within the local limits of **Rajarhat Bishnupur, Patharghata Gram Panchayat, Police Station - Rajarhat**, under A.D.S.R. Rajarhat Newtown, District North 24 Parganas, West Bengal in favour of one **SMT. ARUNA SAMADDAR**, wife of Late Ananta Samaddar, resident of Udayan Palli, Bagjala Camp, P.S. Baguiati, Kolkata - 700059, 24 Parganas (N) vide Registered **Bengali Deed of Conveyance being No. 2019 for the year 2007** duly registered at A.D.S.R. Bidhannagar on 06.05.2007.

AND WHEREAS thus said **SMT. ARUNA SAMADDAR**, wife of Late Ananta Samaddar, became the absolute Owner of the land measuring **8 Decimal** together with all easement right, lying and situated at **Mouza - Chakpachuria**, Touzi no. 145, **dag no. Old CS 408** within the local limits of **Rajarhat Bishnupur, Patharghata Gram Panchayat, Police Station - Rajarhat**, under A.D.S.R. Rajarhat Newtown, District North 24 Parganas, West Bengal and mutated her respective name in **L.R. Khatian No. 54/1 and in R.S. Dag no. 413** and have so long been enjoying and possessing the same with good right and full and absolute power of ownership and have the every right to transfer the same or any part to anybody by any way.

AND WHEREAS thereafter said **SMT. ARUNA SAMADDAR**, wife of Late Ananta Samaddar, the **vendor** therein sold and transferred a piece and parcel of Danga land measuring **8 Decimal** together with all easement right, lying and situated at **Mouza - Chakpachuria**, Touzi no. 145, old **Dag no. Old C.S. 408 and in R.S. Dag no. 413 (new), L.R. Khatian No. 64/1**, within the local limits of **Rajarhat Bishnupur, Patharghata Gram Panchayat, Police Station - Rajarhat**, under A.D.S.R. Rajarhat Newtown, District North 24 Parganas, West Bengal in favour of one **MR. SHIBSHANKAR GHOSH**, son of Late Manoranjan Ghosh vide Registered **Bengali Deed of Conveyance being no. 10056 for the year 2013** registered at A.D.S.R. Rajarhat on 16.08.2013 and the same is recorded in Book No. I, CD Volume No.14, Pages from 15096 to 15108 more fully described in the **Schedule - A** hereunder written.

AND WHEREAS thereafter said **SHIB SANKAR GHOSH** mutated his respective name in **L.R. Khatian No. 3017** and have so long been enjoying and possessing the same with good right and full and absolute power of ownership and have the every right to transfer the same or any part to anybody by any way.

AND WHEREAS thus said **SHIB SANKAR GHOSH** became the absolute owner and possessor in respect of the said property more fully described in the **Schedule - A** hereunder written by way of purchase and had been enjoying the same peacefully, freely, absolutely and without any interruptions from any corner whatsoever by paying usual rents and taxes to the proper authorities concerned in his name as sole owner and possessor thereof with absolute power of ownership and also power and/or right to sell the same to anybody else in any way as he will think fit and proper.

AND WHEREAS thus **SHIB SANKAR GHOSH**, absolutely seized and possessed of/or otherwise well and sufficiently entitled to the said property more fully described in the **Schedule - A** hereunder written in fee simple in possession thereto free from all encumbrances, liens, charges whatsoever.

AND WHEREAS due to urgent need of money and some unavoidable circumstances **SHIBSHANKAR GHOSH**, the present **vendor/owner**, announced his intention to dispose of the aforesaid Danga land measuring **8 Decimal** equivalent to ~~4 Katha 15 Chitak 17 Sq. Ft.~~ equivalent to **3519 sq. ft.** more or less together with all easement right, lying and situated at **Mouza - Chakpachuria**, Touzi no. 145, J.L. no. 33, old **Dag no. Old C.S. 408** and in **L.R. / R.S. Dag no. 413 (new)**, **L.R. Khatian No. 64/1 (Old)**, **L.R. Khatian No. 3017 (New)** within the local limits of **Patharghata Gram Panchayat, Police Station - New Town (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, West Bengal more fully described in the **Schedule - A**, hereunder written, for a proposed sale consideration evaluated @ **Rs.2,984/- (Rupees Two Thousand Nine Hundred and Eighty Four only)** per square feet which amounts to **Rs.1,05,00,696/- (Rupees One Crore Five Lacs Six Hundred and Ninety Six) only** considering **3519 sq. ft** of total land area more or less as per the aforesaid deed, the **Purchasers** herein being aware about such intention of the **Vendor / Owner** and have agreed to purchase the same at **Rs.1,05,00,696/- (Rupees One Crore Five Six Hundred and Ninety Six) only** subject to free from all encumbrances and upon actual measurement and verification of the said land as the per aforesaid deed and such being **3519 sq. ft. more or less**.

NOW THIS INDENTURE WITNESSETH, THAT in consideration of **Rs.1,05,00,696/- (Rupees One Crore Five Six Hundred and Ninety Six) only** to be paid by the **Purchaser** to the **Vendor/Owner/Owner** on or before the execution of these presents, (the receipt whereof the **Vendor / Owner /Owner** hereby admit and acknowledge) the **Vendor/Owner/Owner** doth hereby indefeasibly grant, convey, transfer, assure and assign free from all encumbrances, attachments, liens, charges etc. unto and in favour of the **Purchaser** **ALL THAT** a piece and parcel of land measuring **ALL THAT** the landed property measuring about measuring **8 Decimal** equivalent to ~~4 Katha 15 Chitak 17 Sq. Ft.~~ equivalent to **3519 sq. ft.** more or less together with all easement right, lying and situated at **Mouza - Chakpachuria**, Touzi no. 145, J.L. no. 33, old **Dag no. Old C.S. 408** and in **L.R. / R.S. Dag no. 413 (new)**, **L.R. Khatian No. 64/1 (Old)**, **L.R. Khatian No. 3017 (New)** within the local limits of **Patharghata Gram Panchayat, Police Station - New Town Technocity**

Rinky snow

Rinky snow

(previously Rajarhat), under A.D.S.R. Rajarhat, District North 24 Parganas, West Bengal more fully described in the **Schedule – “A”** written hereunder and referred to as the said property **OR HOWSOEVER OTHERWISE** the said property or any part thereof now are or is at any time heretofore were or was butted and bounded called known numbered described or distinguished **TOGETHER WITH** all areas, compounds and ground including underground soil thereof fixtures, sewers, ways, paths, passages former or other rights, lights, liberties, privileges, easements, appendages and appurtenances whatsoever to the said property belonging or in anywise appertaining to or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits **TOGETHER WITH ALL** the estate, rights, title, interest, property, claim or demand whatsoever both at law and in equity of the **Vendor/Owner/Owner** into or upon the said property hereby granted, sold, transferred and conveyed or otherwise expressed or intended so to be and every part thereof and to enjoy all manner of rights, including all easements and quasi-easements, rights and the rents, issues and profits thereof and every part of the property sold, transferred and conveyed or expressed or intended so to be **TO HAVE AND TO HOLD** the said property hereby granted and conveyed or otherwise expressed or intended so to be unto and to the use of the **Purchaser** with their rights and appurtenances unto and to the use of the **Purchaser** absolutely and forever **AND** the **Vendor/Owner** hereby covenants with the **Purchaser** and **his** heirs, executors and representatives that notwithstanding any acts, deeds, matters or things by the **Vendor / Owner** made done executed or knowingly suffered to the contrary, the **Vendor / Owner** had good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property to the **Purchaser** without any encumbrances **AND** further that the **Vendor/Owner** is now lawfully and rightfully seized, possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or otherwise expressed or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance in possession or an estate equivalent thereto without in any manner or condition use or trust or other things whatsoever **AND THAT** notwithstanding any such acts, deeds, matters and things whatsoever executed or knowingly suffered to the contrary, the **Vendor/Owner** have now in himself, good, right, full power and absolute authority and unencumbered and unfettered liberty to transfer, convey, assure and assign the said property and every part thereof hereby sold, transferred, conveyed or otherwise or expressed or intended so to be unto and in favour of the **Purchaser** in the manner aforesaid **AND THAT** the **Purchaser** and **its** executors, administrators, representatives and assigns shall or may at all times hereafter peacefully and equitably possess and enjoy the said property free from all encumbrances, charges or liens whatsoever and realize the rents, issues and profits thereof and / or every part thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the **Vendor/Owner** or his heirs, successors or any person or persons having or lawfully or equitably claiming any estate or interest in the said property from under or in trust for the **Vendor/Owner** **AND THAT** free and clear and freely clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the **Vendor/Owner** or any person or persons having and lawfully equitably claiming any estate or interest in the said property from under or in trust for the **Vendor/Owner** and the **Vendor/Owner** unequivocally and

unambiguously declare that the said property has not been affected by or under the Urban Land (Ceiling and Regulation) Act, 1976 or under the West Bengal Land Reforms Act, 1955 or by any other Act and that no certificate proceeding and no notice of attachment has or have been instituted and / or served upon the **Vendor/Owner** under the Income Tax Act, 1961 or Gift Tax or wealth Tax and / or under Estate Duty Act or under any Statute and that no notice has ever been served upon the **Vendor/Owner** who is not at all aware of issuing any such notice. And the **Purchaser** shall mutate **its** name in the **Patharghata Gram Panchayat** and B.L. & L.R. Office or Offices or other necessary offices for recording their names in respect of the schedule property as absolute owner after execution of this Sale Deed **AND FURTHER** that the **Vendor / Owner** or his executors legal heirs, successors, administrators, representatives and assigns and all persons having lawfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the **Vendor/Owner** shall and will from time to time and at all times hereafter at the request of the **Purchasers**, do and execute and cause to be done or executed all such acts, deeds, matters and things whatsoever for further or better and more perfectly assuring the said property and every part thereof unto and in favour of the **Purchasers** as shall or may reasonably be required **AND FURTHER THAT** the **Vendor/Owner** and his executors, legal heirs, representatives, successors, assigns shall at all times hereinafter indemnify and keep indemnified the **Purchaser, its** heirs, executors, administrators and assigns against any kind of loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the **Vendor/Owner** or any breach of the covenants hereinbefore contained.

AND NOTWITHSTANDING anything contained and stated in the foregoing paragraphs of this instrument the **Vendor/Owner** further voluntarily undertakes that :-

- a) if on any time after completion of the purchase, it appears that this property is affected by any scheme or alignment of the Gram Panchayat or any Improvement Trust or is notified to be acquired or requisitioned by the Government or any other public body, the **Purchaser** shall then has the option to rescind or cancel the Sale and upon receiving the notice of such cancellation of sale from the **Purchaser**, the **Vendor/Owner** shall forthwith refund to the **Purchaser** the entire amount of consideration already paid by the **Purchaser** together with all other costs and incidental-expenses incurred by the **Purchaser** in this respect;
- b) if the **Purchaser** suffers from any material defect in the property known to the **Vendor/Owner** but which could not be discovered by the **Purchaser** even by diligent search and enquiry, the **Vendor/Owner** shall be liable to compensate the **Purchaser** to the extent of the loss suffered by the Purchaser;
- c) the **Vendor/Owner** shall pay and discharge all statutory liability and all outgoing in respect of the property upto the date of completion of the purchase and all rents, issues and profits found due after such purchase shall also be paid by the **Vendor/Owner** without any demur;
- d) the **Vendor/Owner** hereby undertakes that neither any agreement was entered into by the **Vendor/Owner** previously for Sale of this property with any other person nor this property was ever mortgaged or charged or encumbered in favour of any Bank, Financial Institution or private Money lender;
- e) the **Vendor/Owner** further undertakes that this property intended to be sold

and transferred to the **Purchaser**, is not the subject matter of any suit or proceeding of any Civil Court or Criminal Court or in any Central or State Tribunal and that this property is also not involved in any dispute or litigation of any nature and description whatsoever.

f) The **Vendor/Owner** further undertakes that **he** has not yet taken any loan or advance from any person or persons or Financial Institutions or Bank or Financial Corporation in respect of the said property and also did not yet enter into any Agreement for Sale with others for the same. But in future, if this property is found to be subject to any encumbrances, attachments, charges or other claims or demand or any kind of latent defect, the **Purchaser** shall be at liberty to rescind this Indenture.

g) After possession of the said unit is taken over by the **Purchaser**, the **Vendor / Owner** shall not be entitled to raise any dispute against or claim any amount from **the Purchaser**.

h) That the **Vendor/Owner** shall keep the **Purchaser** indemnified against any loss arising out of the title of the said property which may be suffered by the Purchaser and the **Vendor/Owner** and all persons having lawfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the **Vendor/Owner** will from time to time and at all times hereafter at all request do all such acts, deeds, matters and things whatsoever for further better and more fully and particularly assuring the said property hereby sold and every part thereof unto and to the use of the **Purchaser** in the manner aforesaid as shall or may be reasonably required.

SCHEDULE-A ABOVE REFERRED TO
(Description of the Property hereby to be conveyed)

ALL THAT piece and parcel of Danga land measuring **3519 sq. ft.** more or less together with all easement right, lying and situated at **Mouza - Chakpachuria**, Touzi no. 145, J.L. no. 33, old. **Dag no. Old C.S. 408 and in L.R. / R.S. Dag no. 413 (new), L.R. Khatian No. 64/1 (Old), L.R. Khatian No. 3017 (New)** within the local limits of **Patharghata Gram Panchayat, Police Station – New Town Technocity (previously Rajarhat)**, under A.D.S.R. Rajarhat, District North 24 Parganas, West Bengal, which is butted and bounded as follows :-

ON THE NORTH	20 Ft. Road
ON THE SOUTH	R.S. Dag no. 413 (p)
ON THE EAST	R.S. Dag no. 417 (p)
ON THE WEST	R.S. Dag no. 407 (p)

IN WITNESS WHEREOF the Parties have hereunder set and subscribed their hands and seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

By the Parties at KOLKATA

In the presence of :-

1. Palash Sardar
C/o Jiten Sardar,
village Chak Pancharia
KOL-156
2. Hainchal Agarwal.
D/o Sandeep Agarwal.
202/260/9 Sukanto Nagar,
P.O. Kalyannagar,
P.S. Rahara, 700112.
Dist. 24 pgs. (N)

Shibranwar Ghosh

Signature of the
VENDOR

1) Binay Kr. Singh
Partner Partner

VENI REALTORS LLP

2) RINKY SHow

Signature of the
PURCHASER

Read over, Explained, Drafted
& Prepared By me as per documents
and information supplied to me :-

Swapnadip Das

Swapnadip Das

Advocate / Partner

A.N. Dawn

Solicitors & Advocates

6, Old Post Office Street,

Gr Floor & 1st Floor

Room No. 56 & 58A

Kolkata - 700 001

Contact : 9830168651 / 9830064503

20/11/2020

Memo of consideration

SRI SHIB SANKAR GHOSH, son of Manoranjan Ghosh hereby received of and from the within named **Purchaser, VENI REALTORS LLP** represented by its Partners named **(1). SRI. BINAY KUMAR SINGH**, son of Late Manager Prasad Singh and **(2). RINKU SHAW**, son of Sri Jimdari Shaw, within mentioned sum of **Rs.1,05,00,696/-** (Rupees One Crore Five Six Hundred and Ninety Six) only as full and final consideration as per Memo below :-

Sl. no.	Dated	Mode of Payment	Amount
1.	18-09-2020	INDIAN BANK CHEQUE 285737	1,00,001/-
2.	13-10-2020	INDIAN BANK CHEQUE 285738	4,00,000/-
3.	11-11-2020	RTGS	32,00,696 f
4.	11-11-2020	RTGS	33,00,000 f
5.	11-11-2020	RTGS	35,00,000 f
6.			

Total :
Rs.1,05,00,696/-
(Rupees One Crore
Five Lakhs Six
Hundred and Ninety
Six) only.

SIGNED, SEALED & DELIVERED
at Kolkata In the presence of :-

1. Palash Sardar
2. Ainchal Agarwal.

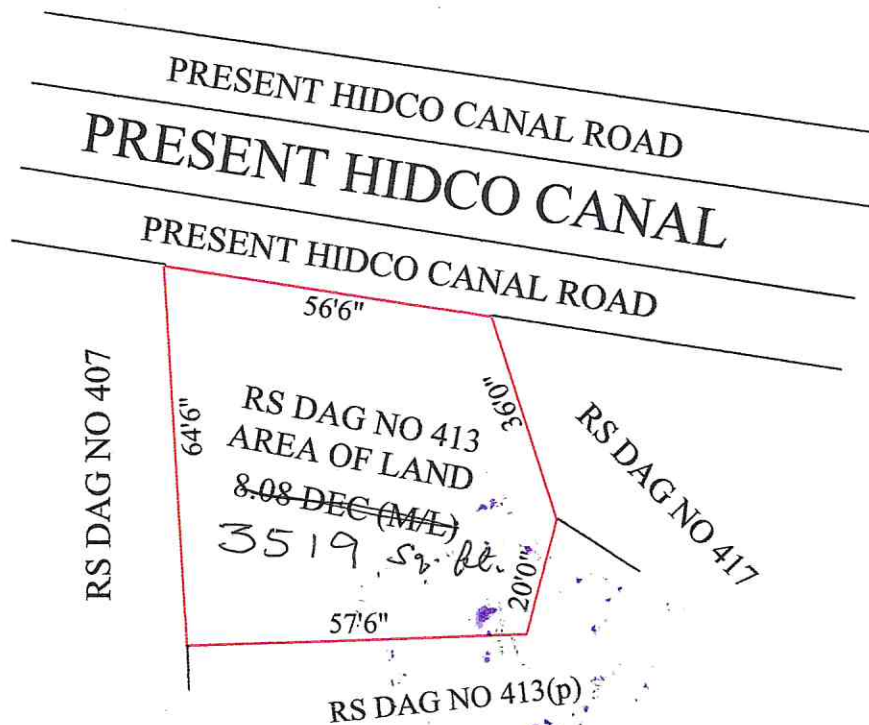
Shibansar Ghosh
Signature of the
OWNER / VENDOR

SITE PLAN OF R.S. & L.R. DAG NO 413 RS KHATIAN NO
L R KHATIAN NO 3027 AT MOUZA CHAKPACHURIA J.L. NO 33
R S NO 205.5 TOUZI NO 145 P S RAJAR HAT NOW UNDER NEW TOWN
DIST NORTH 24 PARGANAS

AREA SHOWN IN RED BORDER
SCALE 10' = 1"

PURCHASER

Shibankar Ghosh



VENI REALTORS LLP
Binay Kumar Singh
Partner

Partner

VENI REALTORS LLP
Rinky Suman
Partner

Partner

Drawn By :

SPECIMEN FORM FOR THE FINGERPRINTS



Shibendra Ghosh

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



Bhavy Kr Singh

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



Rinky Snow

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADTPG7072N

नाम / Name
SHIB SANKAR GHOSH

पिता का नाम / Father's Name
MANORANJAN GHOSH

जन्म की तारीख / Date of Birth
12/12/1953

Shibranjan Ghosh
हस्ताक्षर / Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/जोटाएं :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४

Shibranjan Ghosh



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

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/60082/03038

To
 Shib Sankar Ghosh
 শিব শঙ্কর ঘোষ
 S/O: Manoranjan Ghosh
 FE 140
 SALT LAKE CITY, SECTOR-3
 Bidhannagar (M)
 Bidhannagar IB Market, North 24 Parganas
 West Bengal - 700106
 9830859119

08/05/2015



KH379580642FT

37958064



আপনার আধার সংখ্যা / Your Aadhaar No. :

8834 5793 7389

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

শিব শঙ্কর ঘোষ
 Shib Sankar Ghosh



জন্মতারিখ / DOB: 12/12/1953
 পুরুষ / Male

8834 5793 7389



আধার - সাধারণ মানুষের অধিকার

তথ্য

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

INFORMATION

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

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



ভারতীয় বিনিয়োগ পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ঠিকানা: এন/ও: মনোরঞ্জন ঘোষ
 এফই, সল্ট লেক সিটি, সেক্টর-
 বিধাননগর (এম), বিধাননগর আইবি মার্কেট
 উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: S/O: Manoranjan
 Ghosh, FE 140, SALT LAKE
 CITY, SECTOR-3,
 Bidhannagar (M), North 24
 Parganas, Bidhannagar IB
 Market, West Bengal,
 700106

8834 5793 7389

1947
 1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Shibsankar Ghosh



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 20 / 139 / 861206

IDENTITY CARD

পরিচয় পত্র



Elect ^{or} 's Name নির্বাচকের নাম	Ghosh Shibsankar শেষ শিবশংকর
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Manaranjan মনরঞ্জন
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১১.১১.৯৫-এ বয়স	40 ৪০

Address

140 SaltLake Block-FE,
Bidhannagar North 24 Parganas

ঠিকানা

১৪০ সল্টলেক ব্লক-এফ.ই,বিধাননগর,
উত্তর ২৪ পরগনা

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 139 -BELGACHIA EAST

Assembly Constituency

১৩৯ -বেলগাছিয়া পূর্ব

বিধানসভা নির্বাচন ক্ষেত্র

Place Calcutta

স্থান কলিকাতা

Date 19.07.95

তারিখ ১৯.০৭.৯৫

Shibsankar Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

भारत सरकार
Permanent Account Number Card

AARFV6307N

नाम / Name
VENI REALTORS LLP

20042010

निष्पन्न/उत्पन्न की तारीख
Date Of Issuance/Generation
13/08/2019



VENI REALTORS LLP

Binay Kumar Singh
Partner

Rinky Snow
Partner

आयकर विभाग
INCOME TAX DEPARTMENT
BINAY KUMAR SINGH
MANAGER PRASAD SINGH
02/03/1982
Permanent Account Number
BFVPS9269A
Signature

भारत सरकार
GOVT. OF INDIA



21082009

Binay Km Singh



Binay Kumar Singh
 জন্মতারিখ/ DOB: 02/03/1982
 পুরুষ / MALE

7131 5308 6357

স্বাক্ষর - সাধারণ মানুষের অধিকার

Binay Kr. Singh

স্বাক্ষরিত বক্তব্য প্রদান
 SIGNATURE MANAGEMENT OF INDIA

ঠিকানা:
 S/O মনোজয় গুপ্তা সিং, লোকনথ
 টাওয়ার, লোকনথ, লোকনথ মন্দির
 এর কাছে, তেঘরিয়া, হাতিয়ারা, উত্তর
 ২৪ পরগণা,
 পশ্চিম বঙ্গ - 700157

S/O Manager Prasad Singh,
 LOKENATH TOWER,
 NISHIKANAN, NEAR
 LOKENATH MANDIR,
 TEGHARIA, Hatia, North 24
 Parganes,
 West Bengal - 700157



1200 ১৫১ ১০৪৭

help@utkal.gov.in

www.utkal.gov.in

P.O. Box No. 1207,
 Bhubaneswar-751 001

आयकर विभाग
INCOME TAX DEPARTMENT
RINKU SHAW
JINDARI SHAW
04/12/1977
Permanent Account Number
BFOP93130R
Rinku shaw
Signature

भारत सरकार
GOVT. OF INDIA



07032005

Rinku shaw



भारत सरकार
GOVERNMENT OF INDIA



Mr.Rinku Shaw
DOB: 04/12/1977
Male / MALE



3125 8570 8671

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Mr.Jimdari Prasad Shaw, EI/1 JANGRA
SOUTH MATH,GROUND FLOOR,BACK SIDE,
C/O SURESH JAISWAL NEAR MOHAMAYA
CLUB, Baguihati, North Twenty Four
Parganas,
West Bengal - 700059



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Rinku Shaw



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

FGH0605597



Elector's Name নির্বাচকের নাম	Rinku Shaw রিঙ্কু শাও
Father's Name পিতার নাম	Jindari জিন্দারি
Sex লিঙ্গ	M পুরুষ
Age as on 1.1.2000 ১.১.২০০০-এ বয়স	22 ২২

Address

2 PANCHANANTALA LANE MUCHIPARA
Calcutta 700012

ঠিকানা
২ পান্চানন্তলা লেন মুচিপারা কলিকতা ৭০০০১২

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

For 145-Bow Bazar
Assembly Constituency

১৪৫-বট বাজার
বিধানসভা নির্বাচন কেন্দ্র

Place Calcutta

স্থান কলিকতা

Date 02.09.2000

তারিখ ০২.০৯.২০০০

Rinku Shaw



भारत सरकार
GOVERNMENT OF INDIA



Aainchal Agarwal
Year of Birth : 1999
Female



8508 5055 8324

आधार — आम आदमी का अधिकार

Aainchal Agarwal.



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

D/O Sandeep Agarwal, 202/260/9, Sukanto
Nagar, Near P3 Ganjee Factory,
P.S.-Khardah, Kalyan Nagar, Pansila S.O,
Pansila, North Twenty Four Parganas,
West Bengal, 700112



1947
1800 180 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

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



Major Information of the Deed




Deed No :	I-1523-07685/2020	Date of Registration	11/11/2020
Query No / Year	1523-2001410149/2020	Office where deed is registered	
Query Date	03/11/2020 12:34:13 PM	1523-2001410149/2020	
Applicant Name, Address & Other Details	SWAPNADIP DAS 6, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6289852900, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,05,00,696/-	Rs. 1,05,00,696/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 6,30,082/- (Article:23)	Rs. 1,05,035/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Touzi No: 145 Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-413 (RS :-)	LR-3017	Bastu	Bastu	3519 Sq Ft	1,05,00,696/-	1,05,00,696/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					8.0644Dec	105,00,696 /-	105,00,696 /-	



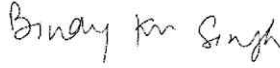


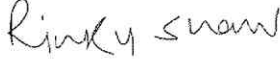
Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SHIB SANKAR GHOSH (Presentant) Son of Late MANORANJAN GHOSH Executed by: Self, Date of Execution: 11/11/2020 , Admitted by: Self, Date of Admission: 11/11/2020 ,Place : Office	 <small>11/11/2020</small>	 <small>LTI 11/11/2020</small>	 <small>11/11/2020</small>
SALT LAKE CITY, Block/Sector: III, FE-140, P.O:- IB MARKET, P.S:- South Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2N, Aadhaar No: 88xxxxxxxx7389, Status :Individual, Executed by: Self, Date of Execution: 11/11/2020 , Admitted by: Self, Date of Admission: 11/11/2020 ,Place : Office				


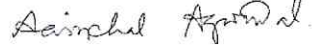
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	VENI REALTORS LLP 5th Floor, LOKENATH TOWER, NISHI KANAN TEGHORIA, Flat No: 17, 73, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157 , PAN No.:: AAxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BINAY KUMAR SINGH Son of Late MANAGER PRASAD SINGH Date of Execution - 11/11/2020, , Admitted by: Self, Date of Admission: 11/11/2020, Place of Admission of Execution: Office Nov 11 2020 12:42PM		 LTI 11/11/2020	 11/11/2020
5th Floor, LOKENATH TOWER, NISHI KANAN TEGHORIA, Flat No: 17, 73, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BFxxxxxx9A, Aadhaar No: 71xxxxxxxx6357 Status : Representative, Representative of : VENI REALTORS LLP (as REPRESENTATIVE)				
2	Name	Photo	Finger Print	Signature
	Mr RINKU SHAW Son of Mr JIMDARI SHAW Date of Execution - 11/11/2020, , Admitted by: Self, Date of Admission: 11/11/2020, Place of Admission of Execution: Office Nov 11 2020 12:44PM		 LTI 11/11/2020	 11/11/2020
Jyangra South Math, Near Maha Maya Club, EI/1, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BFxxxxxx0R, Aadhaar No: 31xxxxxxxx8671 Status : Representative, Representative of : VENI REALTORS LLP (as REPRESENTATIVE)				

Identifier Details :

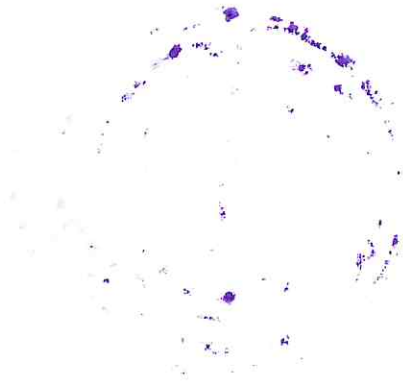
Name	Photo	Finger Print	Signature
Miss AINCHAL AGARWAL Son of Mr SANDEEP AGARWAL SUKANTO NAGAR, 202/260/09, P.O:- KALYAN NAGAR, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700112 11/11/2020		 11/11/2020	 11/11/2020
Identifier Of Mr SHIB SANKAR GHOSH, Mr BINAY KUMAR SINGH, Mr RINKU SHAW			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SHIB SANKAR GHOSH	VENI REALTORS LLP-8.06439 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Touzi No: 145 Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 413, LR Khatian No:- 3017		Seller is not the recorded Owner as per Applicant.



On 11-11-2020

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.

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

Presented for registration at 12:17 hrs on 11-11-2020, at the Office of the A.D.S.R. RAJARHAT by Mr SHIB SANKAR GHOSH ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,05,00,696/-

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

Execution is admitted on 11/11/2020 by Mr SHIB SANKAR GHOSH, Son of Late MANORANJAN GHOSH, SALT LAKE CITY, Sector: III, FE-140, P.O: IB MARKET, Thana: South Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession Business

Indetified by Miss AAINCHAL AGARWAL, , , Son of Mr SANDEEP AGARWAL, SUKANTO NAGAR, 202/260/09, P.O: KALYAN NAGAR, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by profession Student

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

Execution is admitted on 11-11-2020 by Mr BINAY KUMAR SINGH, REPRESENTATIVE, VENI REALTORS LLP (LLP), 5th Floor, LOKENATH TOWER, NISHI KANAN TEGHORIA, Flat No: 17, 73, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by Miss AAINCHAL AGARWAL, , , Son of Mr SANDEEP AGARWAL, SUKANTO NAGAR, 202/260/09, P.O: KALYAN NAGAR, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by profession Student

Execution is admitted on 11-11-2020 by Mr RINKU SHAW, REPRESENTATIVE, VENI REALTORS LLP (LLP), 5th Floor, LOKENATH TOWER, NISHI KANAN TEGHORIA, Flat No: 17, 73, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by Miss AAINCHAL AGARWAL, , , Son of Mr SANDEEP AGARWAL, SUKANTO NAGAR, 202/260/09, P.O: KALYAN NAGAR, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by profession Student

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,05,021/- (A(1) = Rs 1,05,007/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,05,035/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/11/2020 6:50AM with Govt. Ref. No: 192020210131922391 on 08-11-2020, Amount Rs: 1,05,035/-,
Bank: Indian Bank (IDIB000C001), Ref. No. IB08112020146978 on 08-11-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,30,062/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 6,30,072/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 34787, Amount: Rs.10/-, Date of Purchase: 29/11/2019, Vendor name: SIPRA DEY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/11/2020 6:50AM with Govt. Ref. No: 192020210131922391 on 08-11-2020, Amount Rs: 6,30,072/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB08112020146978 on 08-11-2020, Head of Account 0030-02-103-003-02

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 313332 to 313362

being No 152307685 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.11.24 16:06:34 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2020/11/24 04:06:34 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



Government of West Bengal

Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

W.B. FORM NO. 1504

Query No / Year	15232001410149/2020	Serial No/Year	1523007890/2020
Transaction id	0001534525	Date of Receipt	11/11/2020 12:27PM
Deed No / Year	I - 152307685 / 2020		
Presentant Name	Mr SHIB SANKAR GHOSH		
Seller	Mr SHIB SANKAR GHOSH	<i>Shibankar Ghosh</i>	
Buyer	VENI REALTORS LLP		
Transaction	[0101] Sale, Sale Document		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 1,05,00,696/-	Market Value	Rs. 1,05,00,696/-
Stamp Duty Paid	Rs. 10/-	Stamp Duty Articles	23
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	289/-	Requisition Form Fee	0/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vender Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	SIPRA DEY	34787	29/11/2019	10/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		289/-

*Total Amount Received by Cash Rs. 289/-

(Sanjoy Basak)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
RAJARHAT

DEED OF CONVEYANCE

DATED THIS 11th DAY OF November, 2020

BETWEEN

SRI SHIB SANKAR GHOSH

AND

VENI REALTORS LLP

Swapnadip Das,

Advocate / Partner

A.N. Dawn

Solicitors & Advocates

6, Old Post Office Street,

Gr Floor & 1st Floor

Room No. 56 & 58A

Kolkata - 700 001

Contact : 9830168651 / 9830064503
