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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 833483

F 833483

SN. (2) 800107/2020

MV = Rs. 64,50,000/-

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

[Signature]
Additional Registrar
of Assurances-I, Kolkata



31 JUL 2020

1

SALE DEED

VALUED AT RS. 64,50,000/-

THIS DEED OF SALE made on 21st day of July, 2020

Buy Adv.

Dist Case No. 301/2020
 J(1)- 250
 J(2)- 300
 Total 550
 Realised on 31.07.2020

নং 3545 তার 15-2-2020
ক্রেতার নাম Mainak Mondal
সং উহারায়ান থানা Chinsurah
এলাকা (P.O.) Srinanta Maniy

ভেড়ার শ্রী সুব্রত মল্লিক
মোকাম চন্দননগর কোটা



8
ADDITIONAL DEPUTY
COMMISSIONER, WEST BENGAL
21 JUL 2020

B E T W E E N

(1) SRI ALOKE KUMAR SENGUPTA (PAN: BFBPS8864M) (AADHAAR NO: 3617 9875 8509), Son of Late Indu Bhusan Sengupta, by Religion- Hinduism (Indian Citizen), by Profession- Retired Person, residing at 166/C / 426, Lake Gardens, P.O. Lake Gardens, P.S. Lake, Dist. South 24 Parganas, Pin No. 700045, West Bengal India, represented by his Constituted Attorney Holder and self (2) SRI PROBIR SENGUPTA (PAN: ATZPS7118K) (AADHAAR NO. 2917 2735 6400), Son of Late Piyus Kanti Sengupta, by Religion- Hinduism (Indian Citizen), by Profession- Retired Person, residing at 166/C/426, Lake Gardens, P.O. Lake Gardens, P.S. Lake, Dist. South 24 Parganas, Pin No. 700045, West Bengal, India, hereinafter referred to as the "LAND OWNERS/VENDORS" (which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and or assigns) of the FIRST PART.

A N D

"EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED" (PAN: AAFCE7079R) (TAN: CALE05823G) (CIN: U70109WB2019PTC234760), a Private Limited Company, Registered under the Companies Act, 2013 (as Amended up to date), having its registered office at Super Market, Chinsurah Station Road, P.O. Chinsurah (R.S), P.S.- Chinsurah, Dist. Hooghly, Pin No. 712102, West Bengal, India, represented by its Directors: (1) SRI KRISHNA CHANDRA MONDAL (PAN: AFCPM4341K) (AADHAAR NO. 9908 4645 8320), Son of Late Sitangshu Sekhar Mondal, by Religion- Hinduism (Indian Citizen), by Profession- Business, residing at Rammandir, Simla, P.O. Chinsurah (R.S), P.S. Chinsurah, Dist.- Hooghly, Pin No. 712102, West Bengal, India, (2) SRI MAINAK MONDAL (PAN: AEIPM8633F) (AADHAAR NO. 7175 7688 7150), Son of Sri Dilip Kumar Mondal, by Religion- Hinduism (Indian Citizen), by Profession- Business, residing at Uttarayan, P.O. Chinsurah (R.S), P.S. Chinsurah, Dist. Hooghly, Pin- 712102,

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4
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
21 JUL 2020

West Bengal, India, hereinafter called the "PURCHASERS" (which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its/their office successors, executors, administrators, legal representatives and or assigns) of the SECOND PART.

WHEREAS All piece and parcel of "Bastu" Land admeasuring 0.58 Acre or 58 Decimal appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, Dist.- Hooghly, which was originally belonged to Sri Arjun Chandra Bakule, Son of Raj Krishna Bakule of Vill. Simla, P.S- Chinsurah, Dist.- Hooghly, who acquired the same by way of inheritance.

AND WHEREAS Said Sri Arjun Chandra Bakule transferred the said "Bastu" Land admeasuring 58 Decimal appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, within ambit of Mouza: Simla, J.L. No.16, P.S. Chinsurah, District Hooghly, in favour of Sri Satya Ranjan Roy, Son of Late Akshay Kumar Roy and Sri Indu Bhusan Sengupta, Son of Late Bindu Bhusan Sengupta, both residing at Govt. Krishi Kshetra, P.S- Chinsurah, Dist. Hooghly, by executing a DEED OF SALE dated 19.07.1948 which was registered at the Office of District Registrar, Hooghly and recorded in Book No.I, Volume No. 36, Pages from 286 to 288, being No.3198 for the year 1948.

By Indu
AND WHEREAS Satya Ranjan Roy and Indu Bhusan Sengupta amicably partitioned the said 58 Decimal of "Bastu" Land of R.S. Dag No.1625, by metes and bounds by executing a DEED OF PARTITION dated 27.09.1948 which was registered at the Office of District Sub-Registrar, Hooghly and recorded in Book No. I, Volume No. 60, Pages from 5 to 10, being No.4056 for the year 1948.

AND WHEREAS By virtue of the said DEED OF PARTITION being No.4056 for the Year 1948, said Indu Bhusan Sengupta, being the Second



4 ✓
ADDITIONAL REGISTRAR
OF ASSURANCE, KUALA LUMPUR
21 JUL 2020

Part absolutely got and acquired 29 Decimals or 17 Katha 08 Chatak 37 Sq.ft., which is specifically mentioned in (KA) Schedule and demarcated by Schedule (KA) & (GA) of the said Deed and in the Deed Plan therein.

AND WHEREAS That said R.S. Dag 1625 is/was recorded in L.R. Dag No.1631 of L.R. Settlement Record and Indu Bhusan Sengupta mutated his name in the L.R. Settlement Record in L.R. Khatian No.79 having sixteen annas share out of (more or less) 0.26 Acre or 26 Decimal Land instead of 29 Decimal or 17 Katha 08 Chatak 37 Sq.ft. of Land.

AND WHEREAS Said Indu Bhusan Sengupta while in possession of the said property died intestate on 10.09.1980 (his wife namely Smt. Kusum Kumari Sengupta died on 21.03.1982 and his sole daughter namely Rubi Sengupta was a unmarried person and died on 04.08.1995 and registered on 09.08.1995 by Kolkata Municipal Corporation, Health Department) leaving behind three sons namely (i) Sri Piyush Kanti Sengupta, (ii) Sri Alope Kumar Sengupta and (iii) Sri Ashoke Kumar Sengupta as his only legal and successors and said legal heirs became the joint absolute owners of the 0.26 Acre or 26 Decimal of "Bastu" Land appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, within ambit of Mouza: Simla, J.L. No.16, P.S. Chinsurah, Dist.-Hooghly left by Indu Bhusan Sengupta by way of inheritance having equal/joint share to be extent $1/3^{rd}$ share each.

AND WHEREAS Said Ashoke Kumar Sengupta died intestate on ~~06~~ 11.2006 (his wife namely Smt. Sibani Sengupta died earlier to his death on 10.10.1995) leaving behind one son namely (i) Sri Kalyan Sengupta and one married daughter namely (ii) Smt. Mousumi Gupta as his only legal heirs and successors and said legal heirs became the joint absolute owners of the above mentioned $1/3^{rd}$ share of Land left by Ashoke Kumar Sengupta by way of inheritance having equal share to be extent $1/6^{th}$ share each out of the 0.26 Acre or 26 Decimal of Bastu Land appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, District Hooghly.



8

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
21 JUL 2020

AND WHEREAS Said Piyush Kanti Sengupta died intestate on 12.06.2019 (his wife namely Kalyani Sengupta died earlier on 02.02.2019) leaving behind is three sons namely (i) Sri Probir Sengupta, (ii) Sri Subir Sengupta and (iii) Sri Ranabir Sengupta and one married daughter namely (iv) Smt. Manashi Dutta as is only legal heirs and successors and said legal heirs became the joint absolute owners of the above mentioned 1/3rd share of Land left by Piyush Kanti Sengupta by way of inheritance having equal share to be extent 1/12th share each out of the 0.26 Acre or 26 Decimal of "Bastu" Land appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, District Hooghly.

AND WHEREAS In the events as recited hereinabove the (i) Sri Alope Kumar Sengupta, (ii) Sri Kalyan Sengupta, (iii) Smt. Mousumi Gupta, (iv) Sri Probir Sengupta, (v) Sri Subir Sengupta, (vi) Sri Ranabir Sengupta and (vii) Smt. Manashi Dutta became entitled to the lands & property containing a demarcated "Bastu" Land with structure admeasuring 0.26 Acre or 26 Decimal appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, corresponding to L.R. Dag No.1631 under L.R. Katian No.79, within ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, District Hooghly, in the state of West Bengal (hereinafter referred to as the SAID PROPERTY and more fully and particularly mentioned and described in the SCHEDULE hereunder written) .

AND WHEREAS Said (i) Sri Alope Kumar Sengupta, (ii) Sri Kalyan Sengupta, (iii) Smt. Mousumi Gupta, (iv) Sri Probir Sengupta, (v) Sri Subir Sengupta, (vi) Sri Ranabir Sengupta and (vii) Smt. Manashi Dutta mutated their names in the records of B.L & L.R.O and the name of (i) Sri Alope Kumar Sengupta is recorded in L.R. Khatian No.7361, (ii) Sri Kalyan Sengupta is recorded in L.R. Khatian No.5279, (iii) Smt. Mousumi Gupta is recorded in L.R. Khatian No.5278, (iv) Sri Probir Sengupta is recorded in L.R. Khatian No.7362, (v) Sri Subir Sengupta is recorded in L.R. Khatian

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
21 JUL 2020

No.7363, (vi) Sri Ranabir Sengupta is recorded in L.R. Khatian No. 7364 and (vii) Smt. Manashi Dutta is recorded in L.R. Khatian No.7365.

AND WHEREAS That said (i) Sri Alope Kumar Sengupta and (ii) Sri Probir Sengupta (**hereinafter referred to as the VENDORS**) and other Co-Owners (i) Sri Kalyan Sengupta, (ii) Smt. Mousumi Gupta, (iii) Sri Subir Sengupta, (iv) Sri Ranabir Sengupta and (v) Smt. Manashi Dutta are in uninterrupted and unhindered possession and occupation of the said Property .

AND WHEREAS That said (i) Sri Alope Kumar Sengupta and (ii) Sri Probir Sengupta (**hereinafter referred to as the VENDORS**) have agreed to sell, transfer and convey their undivided/joint Share of **0.1084** (Zero point One Zero Eight Four) Acre or **10.84** (One Zero point Eight Four) Decimal (a little more or less) out of 0.26 Acre or 26 Decimal (a little more or less) of "Bastu" Land appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, corresponding to L.R. Dag No.1631 under L.R. Khatian Nos. 7361 & 7362 (formerly L.R. Katian No.79), within ambit of Mouza: Simla, J.L. No.16, P.S. Chinsurah, District-Hooghly which is morefully described in **SECOND SCHEDULE** hereunder out of the said Property and / or the entirety of the right, title, interest of the Vendors into or upon the said Property at and for the fair market value of **Rs. 64,50,000/-**(Rupees Sixty Four Lakh Fifty thousand) only unto and in favour of the Purchaser(s) herein.

AND WHEREAS At or before the execution of this Indenture, the Vendors have assured and represented to the Purchaser(s) as follows:-

- Handwritten signature/initials*
- i. THAT the Vendors herein is the lawful owners of their undivided/joint Share of **0.1084** (Zero point One Zero Eight Four) Acre or **10.84** (One Zero point Eight Four) Decimal (a little more or less) out of 0.26 Acre or 26 Decimal of Bastu Land appertaining to R.S. Dag No.1625 under R.S. Khatian No.17, corresponding to L.R. Dag No.1631 under L.R. Khatian Nos. 7361 & 7362 (formerly L.R. Khatian No.79), within



4
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
21 JUL 2020

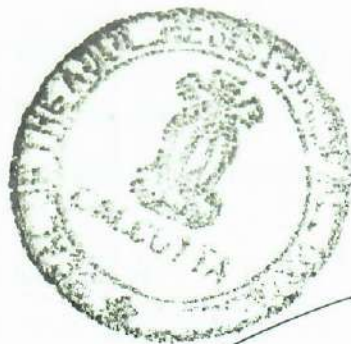
ambit of Mouza- Simla, J.L. No.16, P.S. Chinsurah, District Hooghly morefully described in the SECOND SCHEDULE hereunder .

- ii. THAT the said Property is free from all encumbrances, charges, liens, mortgages, acquisitions, lispensens, attachments, trusts, debuttars, lease, tenancies, bargas and liabilities whatsoever and howsoever.
- iii. THAT the Vendors have not entered into any agreement for sale , transfer, lease and / or development with any person / party other than the Purchaser(s) in respect of the Second Schedule Property or any part thereof .
- iv. THAT the sale and transfer of the said Property is for legal necessity.

AND WHEREAS Relying upon the aforesaid representations and believing the same to be true and acting on the faith thereof and having being satisfied after physical verification and site inspection the Purchaser(s) has/have agreed to purchase and acquire the said PROPERTY (more fully described and mentioned in the SCHEDULE hereunder written) free from all encumbrances, charges, liens, mortgages, lispensens, acquisitions, requisitions, attachments, trusts, debuttars and liabilities whatsoever or howsoever at and for the consideration hereinafter appearing.

AND WHEREAS That said **SRI ALOKE KUMAR SENGUPTA**, Vendor No. 1 has nominated, Constituted and appointed **SRI PROBIR SENGUPTA** (PAN: ATZPS7118K)(AADHAAR NO.2917 2735 6400), Son of Late Piyus Kanti Sengupta, by Religion- Hinduism (Indian Citizen), by Profession- Retired Person, residing at 166/C/426, Lake Gardens, P.O. Lake Gardens,P.S-Lake,Dist. South 24 Parganas, Pin- 700045, as his **Constituted Attorney** by executing and registering a **General Power Of Attorney** which was registered on 28.01.2020 at the Office of A.D.S.R. Mathurapur and recorded in Book No. IV, Volume No.1615-2020, Pages from 39 to 60, being Deed No.161500005 for the year 2020 authorizing him to act as his constituted Attorney for the purpose of look after, maintain his respective

Probir Sengupta



8
ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
21 JUL 2020

1/3rd share of the FIRST SCHEDULE property and to represent himself before all competent authority including Sale, entering into Agreement for sale with the intending purchaser(s) and obtain consideration accordingly on behalf of himself etc.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows :-

- i. THAT in pursuance of the same and in consideration of a sum of **Rs. 64,50,000/-** (Rupees Sixty Four Lakh Fifty thousand) only of the lawful money of the Union of India well and truly paid by the Purchaser(s) to each of the Vendors at or before execution of these presents (the receipt whereof the Vendors hereby admit and acknowledge to have received and of and from the payment of the same and every part thereof) the Vendors hereby acquit, release and discharge the Purchaser(s) and the **SECOND SCHEDULE** Property hereby intended to be sold, transferred and conveyed in favour of the Purchaser(s) the Vendors hereby indefeasibly grant, sell, transfer and convey **ALL THAT** the undivided share more fully described in the **SECOND SCHEDULE** out of the **FIRST SCHEDULE** Property and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written) and / or the entirety of the right, title, interest of the Vendors into or upon the **SECOND SCHEDULE** Property unto and favour of the Purchaser (s) free from all encumbrances, charges, liens, mortgages, lis pendens, acquisitions, requisitions, attachments, trusts, debittors, wakfs and bargas liabilities whatsoever or howsoever **TOGETHER WITH** all benefits and advantages of ancient and other lights all yards, courtyards, area, sewers, drain, ways, courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, wall fences, structures, advantages, appendages and appurtenances whatsoever to the said Property or any part or portions thereto

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8
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
21 JUL 2020

belonging to or in any way appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were or was held, used or occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto AND the reversion or reversions, remainder or remainders and the rent, issue, profits of the said Property and every part thereof AND all legal incidences thereof AND all the estate, right, title, interest, inheritance, possession, use, trust, claims and demands whatsoever both at law and in equity of the Vendors into and upon and in respect of the SECOND SCHEDULE Property or any and every part thereof herein comprises and hereby sold, granted and transferred TOGETHER WITH all deeds and evidences of title which are anyway Exclusively relates to or concerns the SECOND SCHEDULE Property or any part or portion thereof which now are or hereafter shall or may be in the custody, power, possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without action or suit at law or in equity AND TO HAVE AND TO HOLD the SECOND SCHEDULE Property hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser(s) absolutely and forever free from all encumbrances, charges, liens, trust, debuttars, wakfs, attachments, acquisitions, requisitios, prohibitions, restrictions, easements, barga and lispences whatsoever.

ii. AND the Vendors hereby further covenant with the Purchaser(s) that the Vendors are the lawful owner of the SECOND SCHEDULE Property free from all encumbrances, charges, liens, mortgages, attachments, lispences, acquisitions, requisitions, trust, debuttars, wakfs, barga and liabilities of whatsoever nature .

iii. AND the Vendors hereby covenant with the Purchaser(s) that they have not at any time heretofore done or Executed or

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8
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
21 JUL 2020

knowingly suffered or been party or privy to any act., deed, matter or thing whereby or by reason whereof SECOND SCHEDULE Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may be prevented from granting, selling, conveying, assigning and assuring the Second Schedule Property in the manner as aforesaid.

iv. AND THAT NOTWITHSTANDING any such act., deed or thing whatsoever as aforesaid the Vendors now has/ have in himself good, right, full and absolute power and authority to grant, sell, convey, transfer, assure and assign the SECOND SCHEDULE Property hereby granted, sold, conveyed, transferred and assured or expressed so to be unto and to the use of the Purchaser(s) in the manner as aforesaid and on the terms and conditions as aforesaid and that the Vendors have duly made over the possession of the PROPERTY to the Purchaser(s) herein AND THAT the Purchaser (s) shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold, possess and enjoy the same and receive and take all the rents, issues and profits thereof without any lawful eviction, interruption, claims or demands whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or from under or in trust for any of her predecessors in title or any one of them.

v. AND THAT the Purchaser(s) shall be freed and cleared and freely and clearly and absolutely acquitted, exonerated, released and discharged otherwise by and the costs and expenses of the Vendors well and sufficiently saved, defended and kept harmless and indemnified of from and against all and all manner of former or other estates, encumbrances, charges, lines, claims, demands,

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ADDITIONAL REGISTRAR
OF ASSURANCE-I, KOLKATA
21 JUL 2020

mortgages, leases, licenses, liabilities, trust, attachment, executions, prohibitions, restrictions, easements and lispendences whatsoever suffered or made or liabilities in respect of the said Property held by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or any of their predecessors in title or any of their as aforesaid or otherwise AND THAT all rates, taxes and other impositions and/or outgoing including khazana payable In respect of the SECOND SCHEDULE Property upto the Date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendors and those relating to the period subsequent to the date of execution of these presents in respect of the said Property shall be payable by the Purchaser(s).

- vi. AND THAT the Vendors never held and does not hold any excess vacant land within the meaning of the West Bengal Land Reforms Act, 1955 and / or urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estate Acquisitions Act. 1953 and the said Property and part thereof has not been affected or vested under the West Bengal Land Reforms Act, 1955 and / or Urban Land(Ceiling & Regulation) Act, 1976 and/ or West Bengal Estate Acquisitions Act, 1953 AND THAT no certificate proceedings and / or notice of attachment is subsisting under the Income Tax Act.1961 AND THAT no notice, which is or may be subsisting has been served on the Vendors for the acquisition of the SECOND SCHEDULE Property and/or land comprised therein or any part thereof under the Land Acquisition Act, 1894 or under any law or Acts and / or rules made or framed there under and the Vendors has / have no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and / or rules for the time being in force affecting the SECOND SCHEDULE Property or any part thereof AND THAT no suit and/or proceeding is pending in any Court of law affecting the SECOND SCHEDULE Property and / or any part or portion thereof nor the same has been lying under any writ or attachment of any Court or revenue Authority AND FURTHER THAT the Vendors and all person having or lawfully or equitably claiming any right title interest or estate whatsoever in the SECOND SCHEDULE Property or any part thereof from through under or in

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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
21 JUL 2020

trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser(s) make do acknowledge and execute all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually granting and assuring the SECOND SCHEDULE Property and ever part thereof unto and to the use the Purchaser(s) as shall or may be reasonably required.

- vii. The Purchaser (s) shall be at liberty to use the 6'-00" wide Common Path created by the then Owner Satya Ranjan Roy and Indu Bhusan Sengupta by virtue of the aforesaid DEED OF PARTITION and showing in the DEED PLAN annexed with the said DEED OF PARTITION on the EASTERN SIDE of the property by taking water connection, underground electric connection, every enjoyment rights through the said path and also use the common drain to discharge water of their property. After execution of this Deed of Sale the Purchaser(s) may mutate its/their name before the B.L & L.R.O-Mogra-Chinsurah Block, local Kodalia-1 Gram Panchayet and also before the concerned authority of W.B.S.E.D.C.L.

FIRST SCHEDULE ABOVE REFERRED TO:

(ENTIRE PROPERTY)

ALL THAT piece and parcel of **Bastu** Land admeasuring **0.26** (Zero point Two Six) Acre equivalent to **26** (Twenty Six) Decimal appertaining to R.S. Dag No. **1625** (One Six Two Five) under R.S. Khatian No.17, corresponding to L.R. Dag No. **1631** (One Six Three One), under L.R. Khatian Nos.5278, 5279, 7361, 7362, 7363, 7364 & 7365 (formerly 79), within ambit of Mouza- **Simla**, J.L. No. **16**, P.S. Chinsurah, District Hooghly, together with R.T. Shed 300 Sq.ft. (Cement Flooring) along with user rights of 6'-00" Feet Wide Common Passage lying with the Eastern Side and every rights of easement whatsoever.

Yearly Rent payable at B.L & L.R.O, Mogra-Chinsurah Block, Lichubagan, Bandel, P.S Chinsurah, Dist.- Hooghly. The said property is situated within territory of **Kodali-1 Gram Panchayet** and located at Firm Side Road, P.O. Chinsurah (RS), P.S. Chinsurah, District- Hooghly.

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8
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
21 JUL 2020

THE ENTIRE PROPERTY IN 16 ANNANS BUTTED AND BOUNDED BY:-

On the North:- Approx. 30'-00" wide Firm Side Road.

On the South:- Property of L.R. Dag No.1626.

On the East :- 6'-00" Wide Common Passage & L.R Dag No.1632 & 1625

On the West:- Property of L.R. Dag Nos.1630, 1629 & 1628.

SECOND SCHEDULE ABOVE REFERRED TO:

(SOLD PROPERTY)

OUT OF FIRST SCHEDULE PROPERTY:-

District: Hooghly, P.S. Chinsurah, Mouza: Simla, J.L. No.16, R.S. Dag No.1625 (One Six Two Five) under R.S. Khatian No.17, corresponding to L.R. Dag No.1631 (One Six Three One), Total area of Land admeasuring 0.26 (Zero point Two Six) Acre equivalent to 26 (Twenty Six) Decimal and out of which-

1. Undivided/Joint 4/12th share i.e. 0.0867 (Zero point Zero Eight Six Seven) Acre or 8.67 (Eight point Six Seven) Decimal (a little more or less) from L.R. Khatian No.7361 sold by Sri Alope Kumar Sengupta.
2. Undivided/Joint 1/12th share i.e. 0.0217 (Zero point Zero Two One Seven) Acre or 2.17 (Two point One Seven) Decimal (a little more or less) from L.R. Khatian No.7362 sold by Sri Probir Sengupta.

Total area of Land 0.1084 (Zero point One Zero Eight Four) Acre or 10.84 (One Zero point Eight Four) Decimal (a little more or less) together with R.T. Shed 100 Sq.ft. (Cement Flooring) along with every rights of easement whatsoever.

Yearly Rent payable at B.L & L.R.O, Mogra-Chinsurah Block, Lichubagan, Bandel, P.S Chinsurah, Dist.- Hooghly. The said property is situated within territory of **Kodali-1 Gram Panchayet** and located at Firm Side Road, P.O. Chinsurah (RS), P.S. Chinsurah, District- Hooghly.

*Day
Adv.*



8

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
21 JUL 2020

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals and day month and year first above written.

SIGNED, SEALED AND DELIVERED

BY WITHIN NAMED VENDORS

IN THE PRESENCE OF THE WITNESSES:

1. Somnath Chel
Chattajee Bagun
Chinsurat, Hooghly

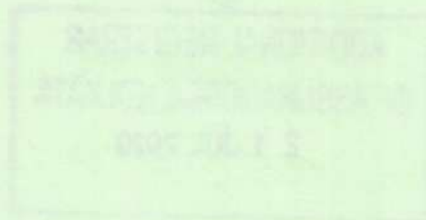
1. SRI ALOKE KUMAR SENGUPTA
-Represented by his Constituted Attorney
Holder & self

2. Mima Sengupta
Lake Gardens
P.S. Lake
Suth 24 Parganas

2. SRI PROBIR SENGUPTA

Probr. Sengupta

SIGNATURE OF THE VENDORS



Probr. Sengupta



8

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
21 JUL 2020

MEMO OF CONSIDERATION

EACH OF THE VENDORS / LAND OWNERS RECEIVED by the within named **VENDORS/LAND OWNERS** from the within named **PURCHASERS**, the sum of **Rs.64,50,000/-**-(Rupees Fourty Eight Lakh Seventy Five thousand) only as under :

<u>SL.NO.</u>	<u>DATE</u>	<u>BANK & BRANCH</u>	<u>DRAFT NO.</u>	<u>AMOUNT(RS.)</u>
1.	16.07.20	P.N.B, Chinsurah	730614	6,50,000/-
2.	16.07.20	P.N.B, Chinsurah	730608	58,00,000/-
				64,50,000/-

Witnesses:

1. *Somnath Chelst
Chattajee Bagam
Chinsurah, Hooghly*

2. *Mina Sengupta
Lake Gardens
P.S - Lake
South 24 Parganas*

1. SRI ALOKE KUMAR SENGUPTA
-Represented by his Constituted
Attorney Holder & self

2. SRI PROBIR SENGUPTA

Probir Sengupta

SIGNATURE OF THE VENDORS

DRAFTED BY ME

Biswajit Deo

(BISWAJIT DEY) 21/07/2020

Advocate.

District Judges Court, Chinsurah, Hooghly

Regd. No. WB/1588/2009

TYPED BY ME

Biswajit Deo
Typist.



8
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
2 1 JUL 2020



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

GRN: 19-202021-003994210-1

GRN Date: 17/07/2020 17:36:21

BRN: 5041011412

Payment Mode Online Payment

Bank: Punjab National Bank

BRN Date: 17/07/2020 00:00:00

DEPOSITOR'S DETAILS

Id No.: 2000800107/3/2020
[Query No./Query Year]

Name: BISWAJIT DEY

Contact No.:

Mobile No.: +91 9831329090

E-mail:

Address: CHINSURAH HOOGHLY

Applicant Name: Mr BISWAJIT DEY

Office Name:

Office Address:

Status of Depositor: Advocate

Purpose of payment / Remarks: Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000800107/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	317520
2	2000800107/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	64514
3	2000800107/3/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	1084

Total

383118

In Words: Rupees Three Lakh Eighty Three Thousand One Hundred Eighteen only

[Handwritten Signature]

15
From Kumer
Indu & Par

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ALOKEKUMAR SENGUPTA

INDU BHUSHAN SENGUPTA

10/11/1937
Permanent Account Number
BFBPS8864M


Signature






07/03/2009

Alok Kumar Sengupta



Handwritten signature: Probir Sengupta


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


তালিকাভুক্তির নম্বর/ Enrolment No.: 0648/02332/57160

Download Date: 01/11/2019
 To
 প্রবীর সেনগুপ্ত
 PROBIR SENGUPTA
 166/C/426
 LAKE GARGENS
 Lake Gardens
 Lake Gardens
 Kolkata West Bengal - 700045
 8335821515

Generation Date: 28/10/2019
 Signature valid


আপনার আধার সংখ্যা / Your Aadhaar No. :
2917 2735 6400
 VID : 9135 7878 7932 8815
আমার আধার, আমার পরিচয়


 ভারত সরকার
 Government of India


 প্রবীর সেনগুপ্ত
 PROBIR SENGUPTA
 জন্মতারিখ/DOB: 24/07/1951
 পুরুষ/ MALE

2917 2735 6400
 VID : 9135 7878 7932 8815
আমার আধার, আমার পরিচয়

আয়কর বিভাগ
 INCOME TAX DEPARTMENT


ভারত সরকার
 GOVT. OF INDIA

PROBIR SENGUPTA
 PIYUSH KANTI SENGUPTA
 24/07/1951
 Permanent Account Number
ATZPS7118K


 Signature



Handwritten signature: Probir Sengupta



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAFCE7079R

नाम / Name	EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED
निगमन/गठन की तारीख Date of Incorporation / Formation	15/11/2019
	
	Signature valid Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance Date: 2019.11.15 09:46:40 GMT+05:30 Reason: NSDL e-PAN Sign Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card."
संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Out

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card</p> <p>AAFCE7079R</p> <p>नाम / Name EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 15/11/2019</p>		<p>भारत सरकार GOVT. OF INDIA</p> <p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें: आयकर पैन सेवा इकाई, एन एस डी एल 5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/3, मॉडल कॉलोनी, दीप बंगला चौक के पास, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to :</p> <p>Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/3, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.</p> <p>Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in</p>
---	---	--

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

krishna ch. ronald



ভারত সরকার
Government of India



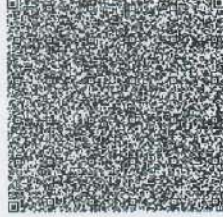
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0656/05293/17000

Download Date: 17/12/2019

To
কৃষ্ণ চন্দ্র মণ্ডল
Krishna Chandra Mondal
S/O: Sitangshu Sekhar Mondal
RAMMANDIR
Simla (CT)
Chinsurah (R.S)
Hooghly West Bengal - 712102
9831208524

Issue Date: 13/09/2019



আপনার আধার সংখ্যা / Your Aadhaar No. :

9908 4645 8320

VID : 9133 4180 6431 8854

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Download Date: 17/12/2019



কৃষ্ণ চন্দ্র মণ্ডল
Krishna Chandra Mondal
জন্মতারিখ/DOB: 10/09/1965
পুরুষ/ MALE

Issue Date: 13/09/2019

9908 4645 8320

VID : 9133 4180 6431 8854

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ার তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

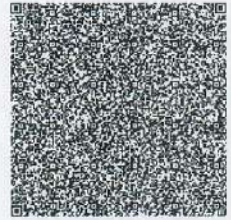


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
S/O: সিতাংশু শেখর মণ্ডল, রামমন্দির, সিমলা
(সিটি), হুগলী,
পশ্চিম বঙ্গ - 712102

Address:
S/O: Sitangshu Sekhar Mondal,
RAMMANDIR, Simla (CT), Hooghly,
West Bengal - 712102



9908 4645 8320

VID : 9133 4180 6431 8854

1947 | help@uidai.gov.in | www.uidai.gov.in

Krishna ch. Mondal

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFCPM4341K



नाम /NAME
KRISHNA CHANDRA MONDAL

पिता का नाम /FATHER'S NAME
SITANGSHU SEKHAR MONDAL

जन्म तिथि /DATE OF BIRTH
10-09-1965

हस्ताक्षर /SIGNATURE
Krishna ch. Mondal

आयकर अधिकारी, प.न.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Krishna ch. Mondal



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20325/17326

To
মৈনাক মন্ডল
Mainak Mondal
CHINSURAH STATION ROAD
UTTARAYAN
Simla (CT)
Chinsurah RS
Chinsurah - Magra Hooghly
West Bengal 712102

24/10/2013

57848104



MN578481842FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7175 7688 7150

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মৈনাক মন্ডল
Mainak Mondal
পিতা : দিলীপ কুমার মন্ডল
Father : Dilip Kumar Mondal
অনুভবতারিখ / DOB : 15/10/1978
পুরুষ / Male



7175 7688 7150

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 .



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
সরণী/ রাস্তা/ গলি: চুঁচুড়া স্টেশন
রোড, এলাকা / অঞ্চল / সেক্টর: CHINSURAH
STATION ROAD,
উত্তরায়ন, গ্রাম/উপনগর/নগর: Area/Locality/Sector:
সিমলা (সিটি), জেলা: হুগলী, UTTARAYAN, Village/Town/City:
Simla (CT), District: Hooghly,
পোস্ট অফিস: চুঁচুড়া আরএস, P.O.: Chinsurah RS, State: West
রাজ্য: পশ্চিমবঙ্গ, পিনকোড: Bengal, PinCode: 712102
712102

7175 7688 7150

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Mainak Mondal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MAINAK MONDAL

DILIP KUMAR MONDAL

15/10/1978
Permanent Account Number
AEIPM8633F

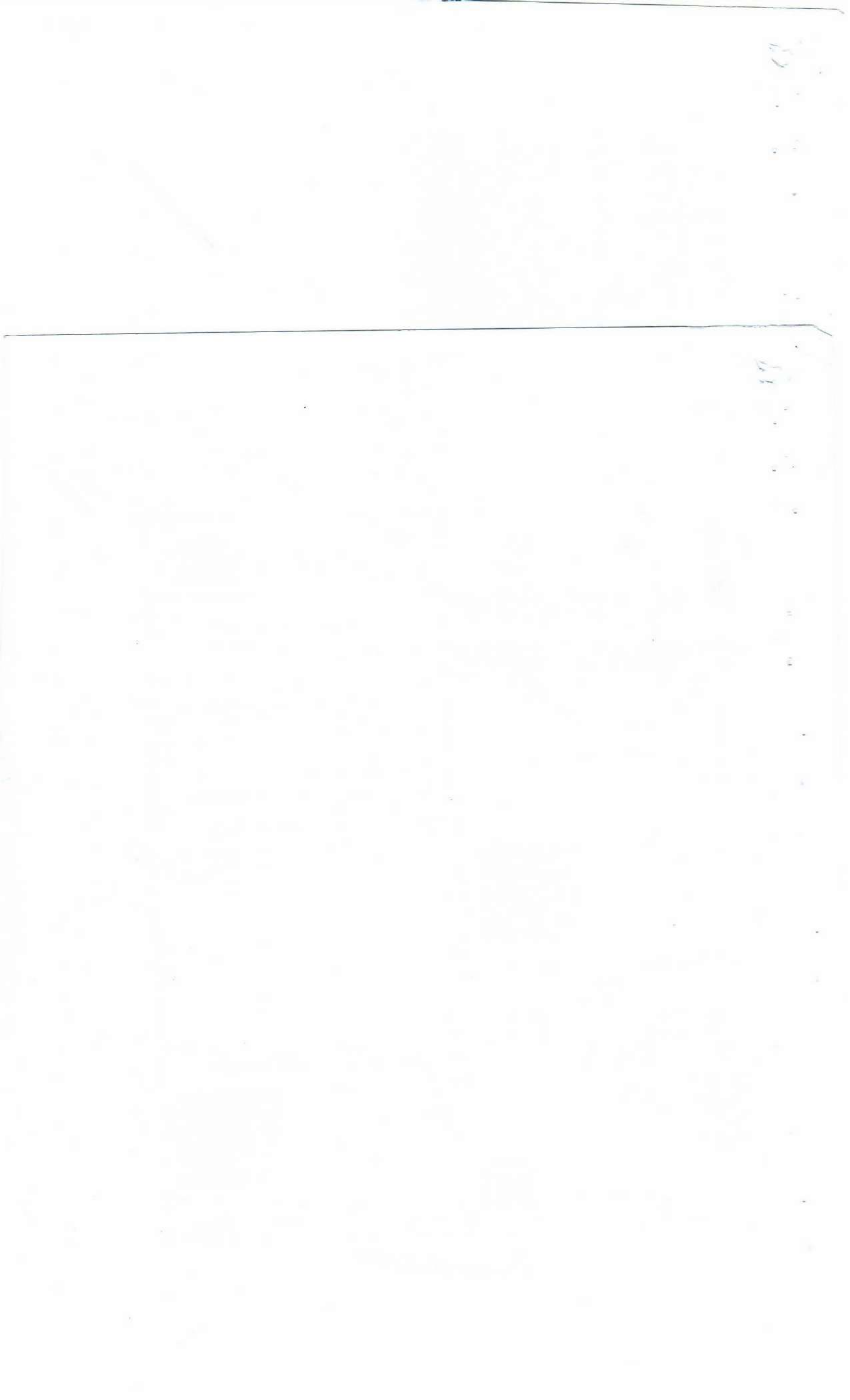
Mainak Mondal
Signature

03092005

Mainak Mondal

4222 0036 0127 VID: 9161 3125 1233 5828	4222 0036 0127 VID: 9161 3125 1233 5828
আমার আধার, আমার পরিচয়	www.licel.gov.in

Somnath Ghosh









Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19012000800107/2020

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	Shri Probir Sengupta 166/C/426, Lake Gardens, P.O. Lake Gardens, P.S. L, P.O:- Lake Gardens, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045	Seller		862 	Probir Sengupta 21/7/2020
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Probir Sengupta 166/C/426, Lake Gardens, P.O. Lake Gardens, P.S. Lake, District South 24 Parganas, Pin- 700045, P.O:- Lake Gardens, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700045	Attorney of Seller [Shri Alope Kumar Sengupta]		862 	Probir Sengupta 21/7/2020



8
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
21 JUL 2020



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

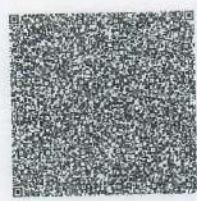
তালিকাভুক্তির নম্বর/ Enrolment No.: 2016/00577/19212

To
 সোমনাথ গোস্বামী
 SOMNATH GHOSH
 CHATTERJEE BAGAN
 Simla (CT)
 Chinsurah RS
 Hooghly West Bengal - 712102
 9831275098

Download Date: 12/02/2019

Generation Date: 18/03/2017

Validity: unknown



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

4222 0036 0127

VID : 9161 3125 1233 5828

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



সোমনাথ গোস্বামী
 SOMNATH GHOSH
 জন্মতারিখ/DOB: 02/01/1975
 পুরুষ/ MALE

4222 0036 0127

VID : 9161 3125 1233 5828

আমার আধার, আমার পরিচয়



Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটি এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

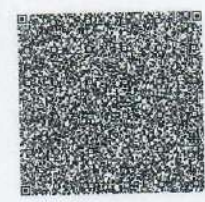
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ঠিকানা:
 চ্যাটার্জী বাগান, সিমলা (সিটি), হুগলি,
 পশ্চিম বঙ্গ - 712102

Address:
 CHATTERJEE BAGAN, Simla (CT),
 Hooghly,
 West Bengal - 712102



QR Code with Photograph

4222 0036 0127

VID : 9161 3125 1233 5828

www.uidai.gov.in

Somnath Ghosh





ভারত সরকার

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1040/20325/17326

To
মৈনাক মন্ডল
Mainak Mondal
CHINSURAH STATION ROAD
UTTARAYAN
Simla (CT)
Chinsurah RS
Chinsurah - Magra Hooghly
West Bengal 712102

24/10/2013
57848184



MN578481842FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7175 7688 7150

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India
মৈনাক মন্ডল
Mainak Mondal
পিতা : দিলীপ কুমার মন্ডল
Father : Dilip Kumar Mondal
জন্মতারিখ / DOB : 15/10/1978
পুরুষ / Male



7175 7688 7150

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 .



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
সরনী/ রাস্তা/ গলি: চুঁচুড়া স্টেশন
রোড, এলাকা / অঞ্চল / সেক্টর: STATION ROAD,
উত্তরায়ণ, গ্রাম/উপনগর/নগর: Area/Locality/Sector:
সিমলা (সিটি), জেলা: হুগলী, UTTARAYAN, Village/Town/City:
পোস্ট অফিস: চুঁচুড়া আরএস, Simla (CT), District: Hooghly,
রাজ্য: পশ্চিমবঙ্গ, পিনকোড: P.O.: Chinsurah RS, State: West
712102 Bengal, PinCode: 712102

7175 7688 7150

1847
1800 300 1047

help@uidai.gov.in

www.uidai.gov.in

Mainak Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAINAK MONDAL

DILIP KUMAR MONDAL

15/10/1978

Permanent Account Number

AEIPM8633F

Mainak Mondal

Signature

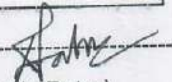


03/06/2005

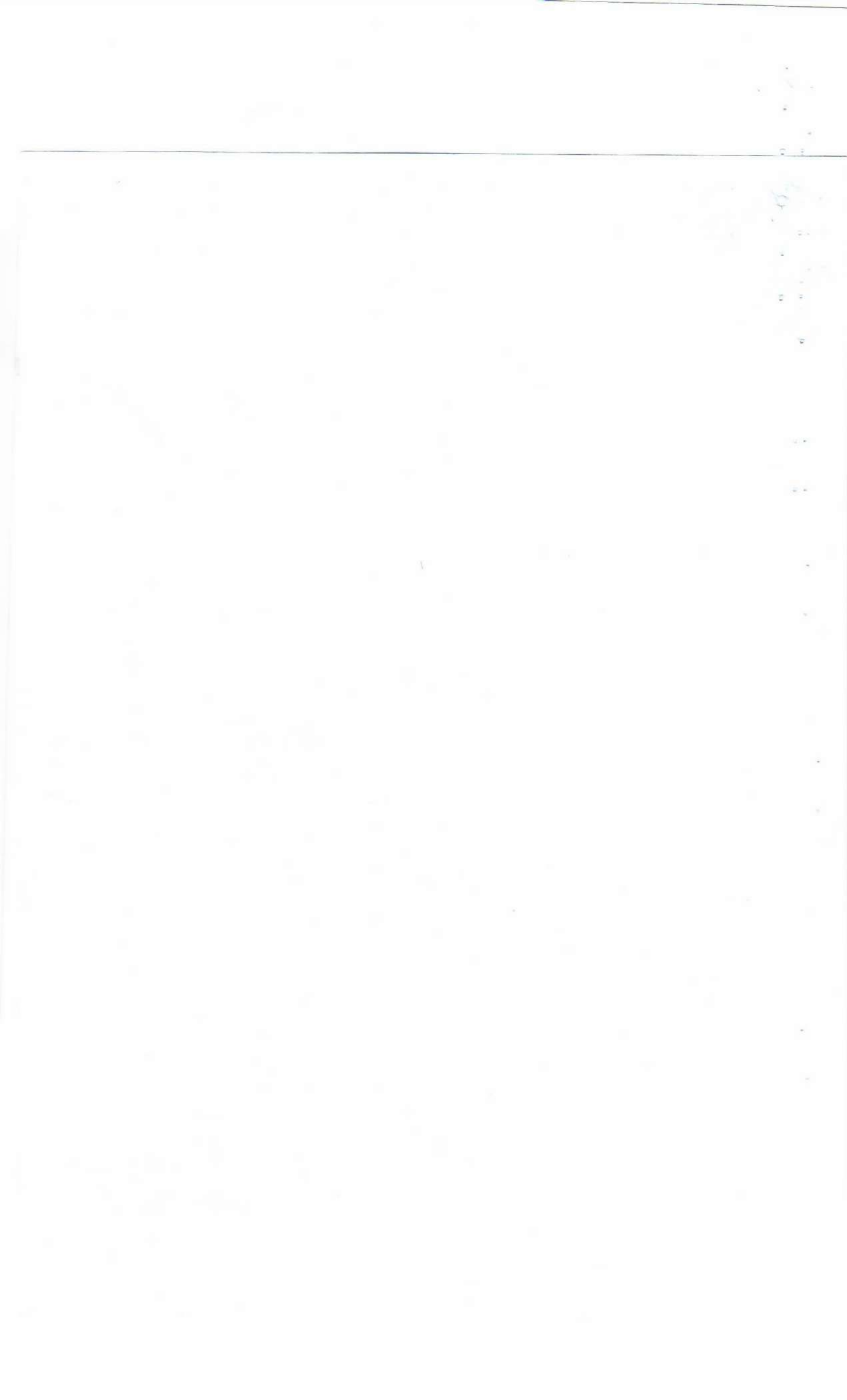
Mainak Mondal



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SOMNATH GHOSH Son of Shri SURESH CHANDRA GHOSH CHATTERJEE BAGAN, P.O:- CHINSURAH RS, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102	Shri Probir Sengupta, Shri Probir Sengupta, Shri Mainak Mondal, Shri Krishna Chandra Mondal			 21/07/2020


(Debasis Patra)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

11/07/2020
Su after.



16

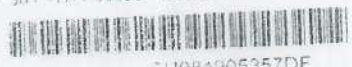


भारतीय विशिष्ट लोकसंख्या पहचानकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नागरिकता संख्या / Enrollment No 1218/61656/12198

28/09/2012
श्री. अशोक कुमार गुप्त
Alok Kumar Sengupta
B.T. 201, 1st Flr
Ghodhunder Road
Patipada Hirvanandani Estate Thane West
Thane
Chitola: Manpada Thane Thane
Maharashtra 400607
9819531825

Ref 30/17A/59336 50850/P



54084905357DF



आपला आधार क्रमांक / Your Aadhaar No. :

3617 9875 8509

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

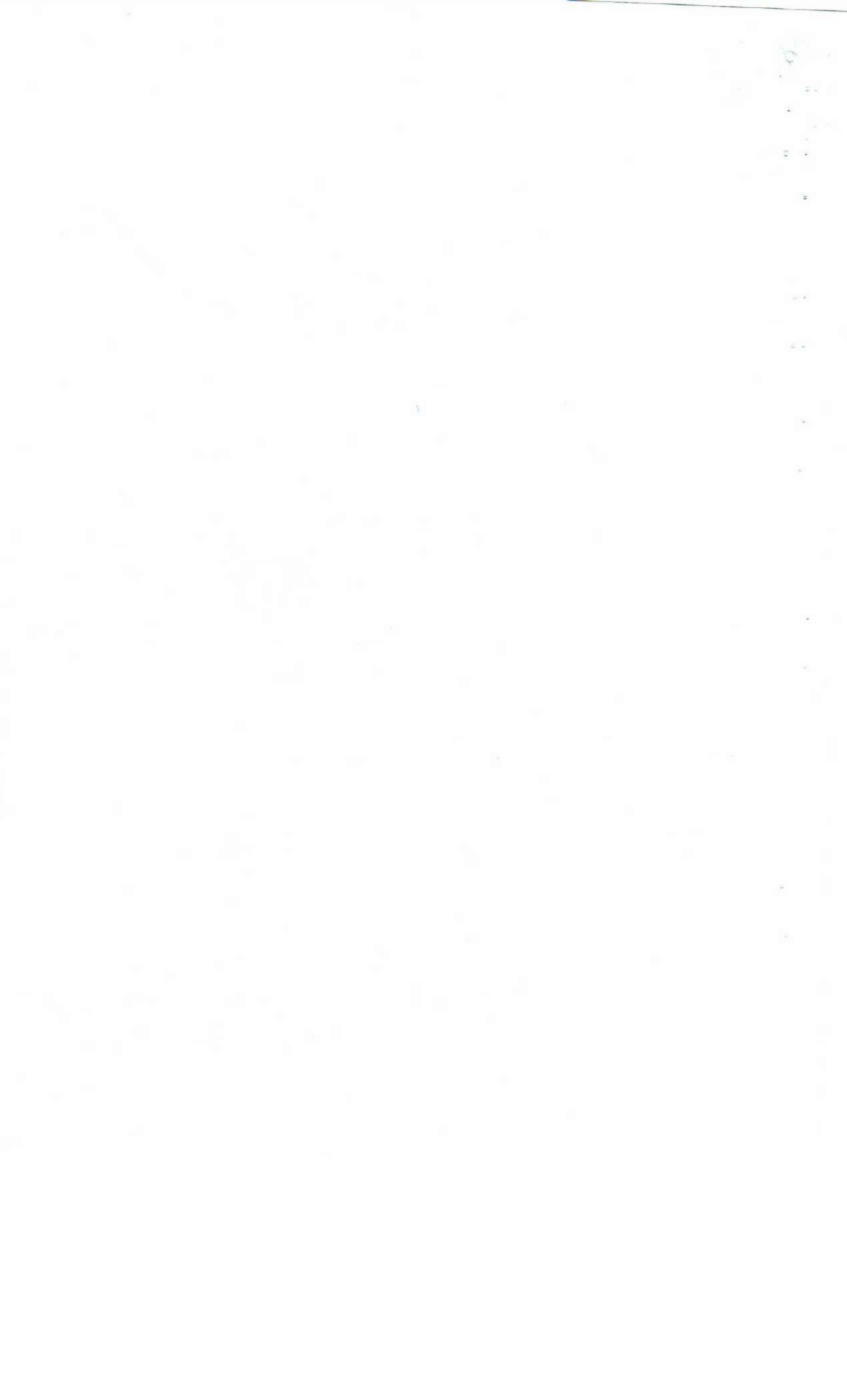
श्री. अशोक कुमार गुप्त
Alok Kumar Sengupta
जन्म वर्ष / Year of Birth: 1937
लिंग / Male




3617 9875 8509

आधार — सामान्य माणसाचा अधिकार

Alok
Aloke Kumar
Sengupta



ক্রোতা/বিক্রোতার - গ্রহীতা/দাতা দশ হস্তাঙ্গুলীর টিপ ছাপ ও ফটো

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



Krishna Ch. Mondal.

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



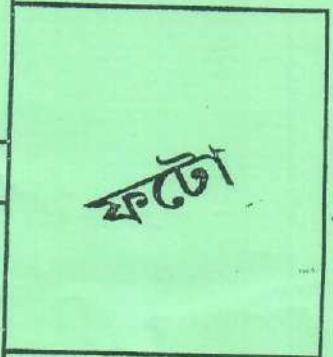
Krishna Mondal

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



Krishna Mondal

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



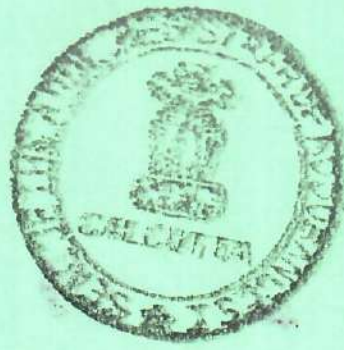
ফটো

12/10/20

12

100

10



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ADDITIONAL REGISTRAR
OF ASSURANCES-I KOLKATA
21 JUL 2020

Major Information of the Deed

Deed No :	I-1901-02006/2020	Date of Registration	31/07/2020
Query No / Year	1901-2000800107/2020	Office where deed is registered	
Query Date	13/07/2020 10:05:04 PM	1901-2000800107/2020	
Applicant Name, Address & Other Details	BISWAJIT DEY CHINSURAH COURT,Thana : Chinsurah, District : Hooghly, WEST BENGAL, PIN - 712101, Mobile No. : 9903360867, 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. 64,50,000/-	Rs. 64,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,22,520/- (Article:23)	Rs. 64,598/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

District: Hooghly, P.S:- Chinsurah, Gram Panchayat: KODALIA-I, Mouza: Simla, JI No: 16, Pin Code : 712102

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-1631 (RS :-1625)	LR-7361	Bastu	Bastu	0.0867 Acre	50,50,000/-	50,50,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-1631 (RS :-1625)	LR-7362	Bastu	Bastu	0.0217 Acre	12,00,000/-	12,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			10.84Dec	62,50,000 /-	62,50,000 /-	
		Grand Total :			10.84Dec	62,50,000 /-	62,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
		Total :	100 sq ft	2,00,000 /-	2,00,000 /-

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Alope Kumar Sengupta Son of Late Indu Bhusan Sengupta 166/C / 426, Lake Gardens, P.O. Lake Gardens, P.S., P.O:- Lake Gardens, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BFBPS8864M, Aadhaar No: 36xxxxxxx8509, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Shri Probir Sengupta Son of Late Piyush Kanti Sengupta 166/C/426, Lake Gardens, P.O. Lake Gardens, P.S. L, P.O:- Lake Gardens, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ATZPS7118K, Aadhaar No: 29xxxxxxx6400, Status :Individual, Executed by: Self, Date of Execution: 21/07/2020 , Admitted by: Self, Date of Admission: 21/07/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/07/2020 , Admitted by: Self, Date of Admission: 21/07/2020 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	EAST HOOGLY CONSTRUCTIONS PRIVATE LIMITED Super Market, Chinsurah Station Road, P.O:- Chinsurah RS, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102 , PAN No.:: AAFCE7079R,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Probir Sengupta (Presentant) Son of Late Piyush Kanti Sengupta 166/C/426, Lake Gardens, P.O. Lake Gardens, P.S. Lake, District South 24 Parganas, Pin- 700045, P.O:- Lake Gardens, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: ATZPS7118K, Aadhaar No: 29xxxxxxx6400 Status : Attorney, Attorney of : Shri Alope Kumar Sengupta

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Mainak Mondal Son of Shri Dilip Kumar Mondal Uttarayan, P.O:- Chinsurah RS, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEIPM8633F, Aadhaar No: 71xxxxxxx7150 Status : Representative, Representative of : EAST HOOGLY CONSTRUCTIONS PRIVATE LIMITED (as Director)
2	Shri Krishna Chandra Mondal Son of Late Sitngshu Sekhar Mondal Ram Mandir, P.O:- Chinsurah RS, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFCPM4341K, Aadhaar No: 99xxxxxxx8320 Status : Representative, Representative of : EAST HOOGLY CONSTRUCTIONS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOMNATH GHOSH Son of Shri SURESH CHANDRA GHOSH CHATTERJEE BAGAN, P.O:- CHINSURAH RS, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102			
Identifier Of Shri Probir Sengupta, Shri Probir Sengupta, Shri Mainak Mondal, Shri Krishna Chandra Mondal			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Alope Kumar Sengupta	EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED-4.335 Dec
2	Shri Probir Sengupta	EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED-4.335 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri Alope Kumar Sengupta	EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED-1.085 Dec
2	Shri Probir Sengupta	EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED-1.085 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri Alope Kumar Sengupta	EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED-50.00000000 Sq Ft
2	Shri Probir Sengupta	EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED-50.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chinsurah, Gram Panchayat: KODALIA-I, Mouza: Simla, JI No: 16, Pin Code : 712102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1631, LR Khatian No:- 7361	Owner:অলোক কুমার সেনগুপ্ত, Gurdian:ইন্দুভূষান , Address:ফার্ম সাইন রোড, চুঁচুড়া, হুগলী , Classification:বাস্ত, Area:0.09000000 Acre,	Shri Alope Kumar Sengupta
L2	LR Plot No:- 1631, LR Khatian No:- 7362	Owner:প্রবীর সেনগুপ্ত, Gurdian:পিনু কান্ত, Address:ফার্ম সাইন রোড, চুঁচুড়া, হুগলী , Classification:বাস্ত, Area:0.02000000 Acre,	Shri Probir Sengupta

On 14-07-2020

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 64,50,000/-



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 21-07-2020

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

Presented for registration at 17:10 hrs on 21-07-2020, at the Private residence by Shri Probir Sengupta .

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

Execution is admitted on 21/07/2020 by Shri Probir Sengupta, Son of Late Piyush Kanti Sengupta, 166/C/426, Lake Gardens, P.O. Lake Gardens, P.S. L, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Retired Person

Indetified by Mr SOMNATH GHOSH, , Son of Shri SURESH CHANDRA GHOSH, CHATTERJEE BAGAN, P.O: CHINSURAH RS, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712102, by caste Hindu, by profession Service

Executed by Attorney

Execution by Shri Probir Sengupta, , Son of Late Piyush Kanti Sengupta, 166/C/426, Lake Gardens, P.O. Lake Gardens, P.S. Lake, District South 24 Parganas, Pin- 700045, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by profession Retired Person as the constituted attorney of Shri Alope Kumar Sengupta 166/C / 426, Lake Gardens, P.O. Lake Gardens, P.S., P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045 is admitted by him

Indetified by Mr SOMNATH GHOSH, , Son of Shri SURESH CHANDRA GHOSH, CHATTERJEE BAGAN, P.O: CHINSURAH RS, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712102, by caste Hindu, by profession Service



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 24-07-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 64,598/- (A(1) = Rs 64,500/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 64,514/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/07/2020 12:00AM with Govt. Ref. No: 192020210039942101 on 17-07-2020, Amount Rs: 64,514/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 5041011412 on 17-07-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,22,520/- and Stamp Duty paid by online = Rs 3,17,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/07/2020 12:00AM with Govt. Ref. No: 192020210039942101 on 17-07-2020, Amount Rs: 3,17,520/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 5041011412 on 17-07-2020, Head of Account 0030-02-103-003-02



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 31-07-2020

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 64,598/- (A(1) = Rs 64,500/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,22,520/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3545, Amount: Rs.5,000/-, Date of Purchase: 15/07/2020, Vendor name: Subrata Mallick



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2020, Page from 94396 to 94432

being No 190102006 for the year 2020.



Digitally signed by DEBASIS PATRA
Date: 2020.07.31 14:26:50 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 2020/07/31 02:26:50 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
