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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 833485

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NO. (2) 800179/2020

MV = Rs. 48,75,000/-



Certified that the Document is admitted to Registration. The Signature Sheet and the end 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. 48,75,000/-

THIS DEED OF SALE made on 21<sup>st</sup> day of July, 2020

*[Handwritten signature]*

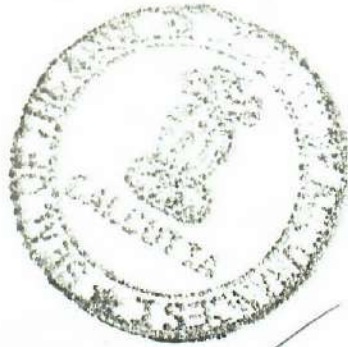
Vist Case No. 302/2020

|        |            |
|--------|------------|
| J (1)- | 250        |
| J (2)- | 300        |
| Total  | <u>550</u> |

Realised on 31.07.2020

3547 তার 15-7-2020  
ক্রেতার নাম Mainak Mondal  
সাং Utharayan থানা Chandernagore  
পল্লী Padi Sultana Manik

ভেতার শ্রী সুব্রত মল্লিক  
মোকাম চন্দননগর কোটা



8  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
21 JUL 2020

B E T W E E N

(1) **SMT. MOUSUMI GUPTA** (PAN: AOSPG9167Q) (AADHAAR NO.6016 8141 0639), Wife of Prasenjit Gupta, Daughter of Late Ashoke Kumar Sengupta, by Religion- Hinduism (Indian Citizen), by Profession- Service, residing at 221, Talpukur Para, Krishna Kali Mandir, P.O. Baghajatin, P.S. Jadavpur, District South 24 Parganas, Pin- 700086, West Bengal, India, (2) **SRI KALYAN SENGUPTA** (PAN: JWGPS2262K) (AADHAAR NO.6458 4115 1991), Son of Late Ashoke Kumar Sengupta, by Religion- Hinduism (Indian Citizen), by Profession- Retired Person, residing at 2 No. Lane, Firm Side Road, Simla, P.O. Chinsurah (R.S.), P.S. Chinsurah, Dist. Hooghly, Pin No. 712102, West Bengal, India, (3) **SMT. MANASHI DUTTA** (PAN: AGUPD 4461A) (AADHAAR No.6619 1401 8226), Wife of Biswanath Dutta, Daughter of Late Pijush Kanti Sengupta @ Piyush Kanti Sengupta, by Religion- Hinduism (Indian Citizen), by Profession- House wife, residing at 364, Jodhpur Park, P.O. Jodhpur Park, P.S. Lake, Dist.-South 24 Parganas, Pin-700068, all are being represented by their **CONSTITUTED ATTORNEY HOLDER: 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



8  
ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
21 JUL 2020

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, 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

19/07/48  
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8 ✓  
ADDITIONAL REGISTRAR  
OF ASSURANCES-1, KOLKATA  
21 JUL 2020

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.

**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 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

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8  
ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
21 JUL 2020



by Indu Bhusan Sengupta by way of inheritance having equal/joint share to be extent  $1/3^{\text{rd}}$  share each.

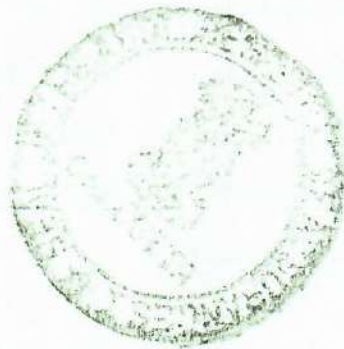
**AND WHEREAS** Said Ashoke Kumar Sengupta died intestate on 04.11.2006 (his wife namely Smt. Sibani Sengupta died earlier to his death on 10.10.1995) leaving behind one son namely (i) Sri Kalyan Sengupta and one married daughter namely(ii) Smt. Mousumi Gupta as his only legal heirs and successors and said legal heirs became the joint absolute owners of the above mentioned  $1/3^{\text{rd}}$  share of Land left by Ashoke Kumar Sengupta by way of inheritance having equal share to be extent  $1/6^{\text{th}}$  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, Dist.- Hooghly.

**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  $1/3^{\text{rd}}$  share of Land left by Piyush Kanti Sengupta by way of inheritance having equal share to be extent  $1/12^{\text{th}}$  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.

**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. Khatian No.79, within ambit of Mouza- Simla, J.L. No. 16, P.S. Chinsurah, Dist. Hooghly, in the state of West Bengal (hereinafter referred

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ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
21 JUL 2020

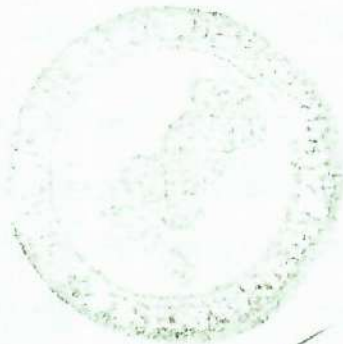
to as the SAID PROPERTY and more fully and particularly mentioned and described in the SCHEDULE hereunder written )

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

**AND WHEREAS** That said (i) Smt. Mousumi Gupta (ii) Sri Kalyan Sengupta and (iii) Smt. Manashi Dutta (**hereinafter referred to as the VENDORS**) have agreed to sell, transfer and convey their undivided/joint Share of **0.1083** (Zero point One Zero Eight Three) Acre or **10.83** (One Zero point Eight Three) 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. 5278, 5279 & 7365 (formerly L.R. Khatian 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. 48,75,000/-**(Rupees Fourty

*Bay  
Subir*



4 ✓

ADDITIONAL REGISTRAR  
OF ASSURANCES-1, KOLKATA  
21 JUL 2020

Eight lakh Seventy Five 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 :-

- i. THAT the Vendors herein is the lawful owners of their undivided/joint Share of **0.1083** (Zero point One Zero Eight Three) Acre or **10.83** (One Zero point Eight Three) 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. 5278, 5279 & 7365 (formerly L.R. Khatian No.79), within 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.



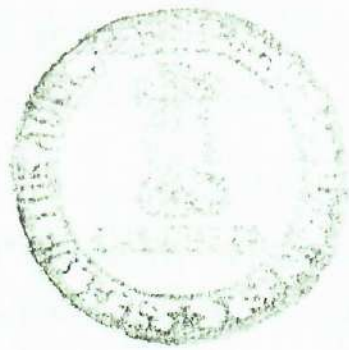
8  
ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
21 JUL 2020

**AND WHEREAS** That said (i) Smt. Mousumi Gupta /Vendor No. 1, (ii) Sri Kalyan Sengupta /Vendor No. 2 and (iii) Smt. Manashi Dutta/Vendor No. 3, have 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 No.700045, West Bengal, India, as their **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 61 to 88, being Deed No.161500004 for the year 2020 authorizing him to act as his constituted Attorney for the purpose of look after, maintain their respective *joint/undivided* 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. 48,75,000/-**-(Rupees Fourty Eight lakh Seventy Five 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

18/01/2020  
Adv.



8 ✓  
ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
21 JUL 2020



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, lispendens, acquisitions, requisitions, attachments, trusts, debuttur, 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 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,

B. Jey  
 Adv.



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

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, requisitions, prohibitions, restrictions, easements, barga and lispenses 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 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

By  
Adv.



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

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, 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).

By  
Adv.

- 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)

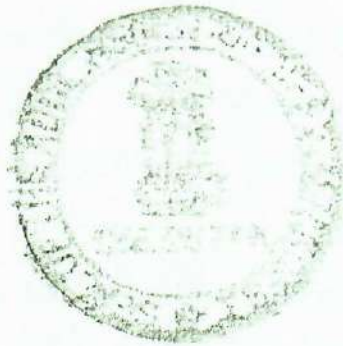


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ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
21 JUL 2020

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 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.

- By  
P.W.* / 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



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



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.

**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.

*1625  
Advt.*



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

**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  $2/12^{\text{th}}$  share i.e. 0.0433 (Zero point Zero Four Three Three) Acre or 4.33 (Four point Three Three) Decimal (a little more or less) from L.R. Khatian No.5278 sold by Smt. Mousumi Gupta.

2. Undivided  $2/12^{\text{th}}$  share i.e. 0.0433 (Zero point Zero Four Three Three) Acre or 4.33 (Four point Three Three) Decimal (a little more or less) from L.R. Khatian No.5279 sold by Sri Kalyan Sengupta.

3. Undivided  $1/12^{\text{th}}$  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.7365 sold by Smt. Manashi Dutta.

Total area of Land 0.1083 (Zero point One Zero Eight Three) Acre or 10.83 (One Zero point Eight Three) Decimal (a little more or less) together with R.T. Shed 100 Sq.ft. (Cement Flooring) along with every rights of easement whatsoever.

*Booy*  
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.



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 Chakraborty  
Chatterjee Bagan  
Chinsurah, Hooghly

- 1. SMT. MOUSUMI GUPTA
- 2. SRI KALYAN SENGUPTA
- 3. SMT. MANASHI DUTTA

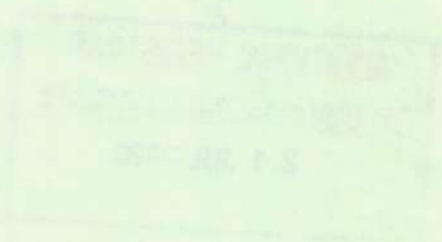
-Represented by his Constituted Attorney  
Holder

*Probir Sengupta*  
.....  
(SRI PROBIR SENGUPTA)

2. Mima Sengupta  
Lake Gardens  
P. S - Lake  
South 24 Parganas

\_\_\_\_\_  
SIGNATURE OF THE VENDORS

*Probir*





8 ✓  
ADDITIONAL REGISTRAR  
OF ASSURANCE-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.48,75,000/-**-(Rupees Fourty Eight Lakh Seventy Five thousand ) only as under :

| <u>SL.NO.</u> | <u>DATE</u> | <u>BANK &amp; BRANCH</u> | <u>DRAFT NO.</u> | <u>AMOUNT(RS.)</u> |
|---------------|-------------|--------------------------|------------------|--------------------|
| 1.            | 16.07.20    | P.N.B, Chinsurah         | 730615           | 8,50,000/-         |
| 2.            | 16.07.20    | P.N.B, Chinsurah         | 730613           | 40,00,000/-        |
| 3.            | 16.07.20    | P.N.B, Chinsurah         | 730616           | 25,000/-           |
|               |             |                          |                  | 48,75,000/-        |

**Witnesses:**

1. *Somnath Chatterjee*  
*Chatterjee Bagan*  
*Chinsurah, Hooghly*

1. SMT. MOUSUMI GUPTA

2. SRI KALYAN SENGUPTA

3. SMT. MANASHI DUTTA

-Represented by his Constituted Attorney  
Holder

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

*Probir Sengupta*  
.....  
(SRI 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  
21 JUL 2020





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

GRN: 19-202021-003995200-1

Payment Mode Online Payment

GRN Date: 17/07/2020 17:47:56

Bank : Punjab National Bank

BRN : 5041012146

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

DEPOSITOR'S DETAILS

Id No. : 2000800179/3/2020  
[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       | 2000800179/3/2020  | Property Registration- Stamp duty        | 0030-02-103-003-02 | 238770     |
| 2       | 2000800179/3/2020  | Property Registration- Registration Fees | 0030-03-104-001-16 | 48764      |
| 3       | 2000800179/3/2020  | Mutation/Conversion -Receipt             | 0029-00-800-028-27 | 1083       |

Total

288617

In Words : Rupees Two Lakh Eighty Eight Thousand Six Hundred Seventeen only







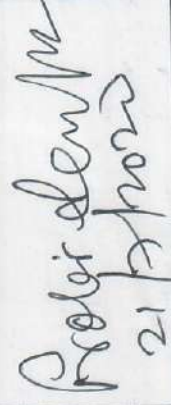


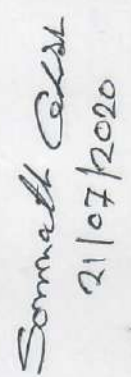
Government of West Bengal

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 19012000800179/2020

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      | Mr Probir Sengupta<br>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 Kalyan Sengupta] ,[Smt Mousumi Gupta] ,[Smt Manashi Dutta] |     | <br>862   | <br>21/7/2020   |
| SI No. | Name and Address of identifier   | Identifier of   | Photo  | Finger Print   | Signature with date   |
| 1      | Mr SOMNATH GHOSH<br>Son of Late SURESH CHANDRA GHOSH CHATTERJEE BAGAN, P.O:- CHINSURAH RS, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102  | Mr Probir Sengupta, Mr Mainak Mondal, Mr Krishna Chandra Mondal                     |  | <br>867 | <br>21/07/2020 |

(Debasis Patra)

ADDITIONAL REGISTRAR  
OF ASSURANCE

OFFICE OF THE A.R.A. - I  
KOLKATA

Kolkata, West Bengal



*Handwritten signature*

ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
21 JUL 2020

Ashu &  
Pan  
Kalyan Sir

19

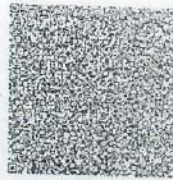
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
JWGPS2262K



नाम / Name  
KALYAN SENGUPTA

पिता/पति का नाम / Father's Name  
ASHOKE KUMAR SENGUPTA

जन्म तिथि / Date of Birth  
07/01/1966

*Kalyan Sengupta*  
हस्ताक्षर / Signature

Kalyan Sengupta



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

इस कार्ड के खोले/पाने पर कृपया सूचित करें/लोटाए :  
आयकर पैन सेवा इकाई, UTITSL  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.

Aaykar Sampark Kendras  
For Income Tax Related  
Queries call Toll Free Nos.  
1861  
or  
18001801961





ভারত সরকার  
Government of India



কল্যাণ সেনগুপ্ত  
Kalyan Sengupta  
পিতা : অশোক কুমার সেনগুপ্ত  
Father : Ashoke Kumar Sengupta  
জন্মতারিখ / DOB : 07/01/1966  
পুরুষ / Male



6458 4115 1991

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিপিন্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
2 নং লেন, ফার্ম সাইড রোড,  
সিমলা (সিটি), চিনসুরা আর এস,  
হুগলি, পশ্চিম বঙ্গ, 712102

Address:  
2 NO. LANE, FARM SIDE ROAD,  
Simla (CT), Chinsurah RS,  
Hooghly, West Bengal. 712102

6458 4115 1991

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Kalyan Sengupta







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

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

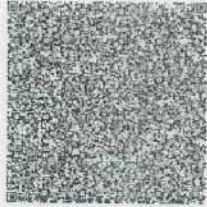
To  
প্রবীর সেনগুপ্ত  
PROBIR SENGUPTA  
166/C/426  
LAKE GARGENS  
Lake Gardens  
Lake Gardens  
Kolkata West Bengal - 700045  
8335821515

Download Date: 01/11/2019

Generation Date: 29/10/2019

Signature valid

Digital Signature  
INFORMATION SYSTEM  
AUTHORITY  
Date: 2019-11-10 10:45:27



QR Code with Photograph

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

*Probir Sengupta*



*Aadhar of Manashi Dutta*



ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19973/16282

To  
মানসী দত্ত  
Manashi Dutta  
364 JODHPUR PARK  
Jodhpur Park S.O  
Jodhpur Park Kolkata  
West Bengal 700068

18/11/2012  
19992605



MN199926055DF



*Manashi Dutta*

আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6619 1401 8226**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



মানসী দত্ত  
Manashi Dutta  
পিতা : পিযুষ কান্তি সেনগুপ্ত  
Father : PIYUSH KANTI SENGUPTA  
জন্ম সাল / Year of Birth : 1962  
মহিলা / Female



**6619 1401 8226**

আধার - সাধারণ মানুষের অধিকার





*Manashi Dutta*

*Manashi Dutta*





Mousumi Gupta

  
 19.11.19

20  
 13/11/19

In case this card is lost, please kindly inform / return to  
Pusat Pelayanan Sektor III, GPD Palapoh,  
Jalan Lax PAV Services Unit, LITSP  
Kuala Lumpur - 100 614.  
If this card is found, please return it to  
the above address or contact us at  
19 001.

*[Handwritten signature]*  
18-11-13





भारत सरकार  
GOVERNMENT OF INDIA



মৌসুমী গুপ্ত  
Mousumi Gupta  
জন্মতারিখ/ DOB: 20/12/1970  
মহিলা / FEMALE



6016 8141 0639

আধার-সাধারণ মানুষের অধিকার

Moussumi Gupta  
Prasenjit Gupta



भारतीय विशिष्ट पहचान प्राधिकार  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

Address:

ওসাই/ও: প্রসেনজিৎ গুপ্ত, 221,  
তালপুকুর পাড়া, কৃষ্ণ কালী  
মন্দির, বাঘাজতিন, কোলকাতা,  
পশ্চিম বঙ্গ - 700086

W/O: Prasenjit Gupta,  
221, TALPUKUR PARA,  
KRISHNA KALI MANDIR,  
Baghajatin, Kolkata,  
West Bengal - 700086



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Moussumi Gupta





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  
eGov Finance  
Date: 2019.11.15 17:46:40  
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।

Or

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAFCE7079R



नाम / Name  
EAST HOOGHLY CONSTRUCTIONS  
PRIVATE LIMITED

निगमन/गठन की तारीख  
Date of Incorporation/Formation  
15/11/2019

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटएफ:

आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

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. Mondal



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



Krishna ch. Mondal.





ভারত সরকার  
Government of India



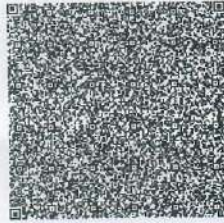
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

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

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

Download Date: 17/12/2019

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



ভূখ্য

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

#### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
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- 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।

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- Aadhaar helps you avail various Government and non-Government services easily.
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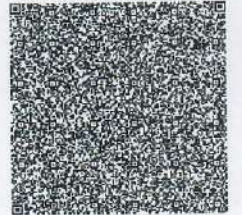


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



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

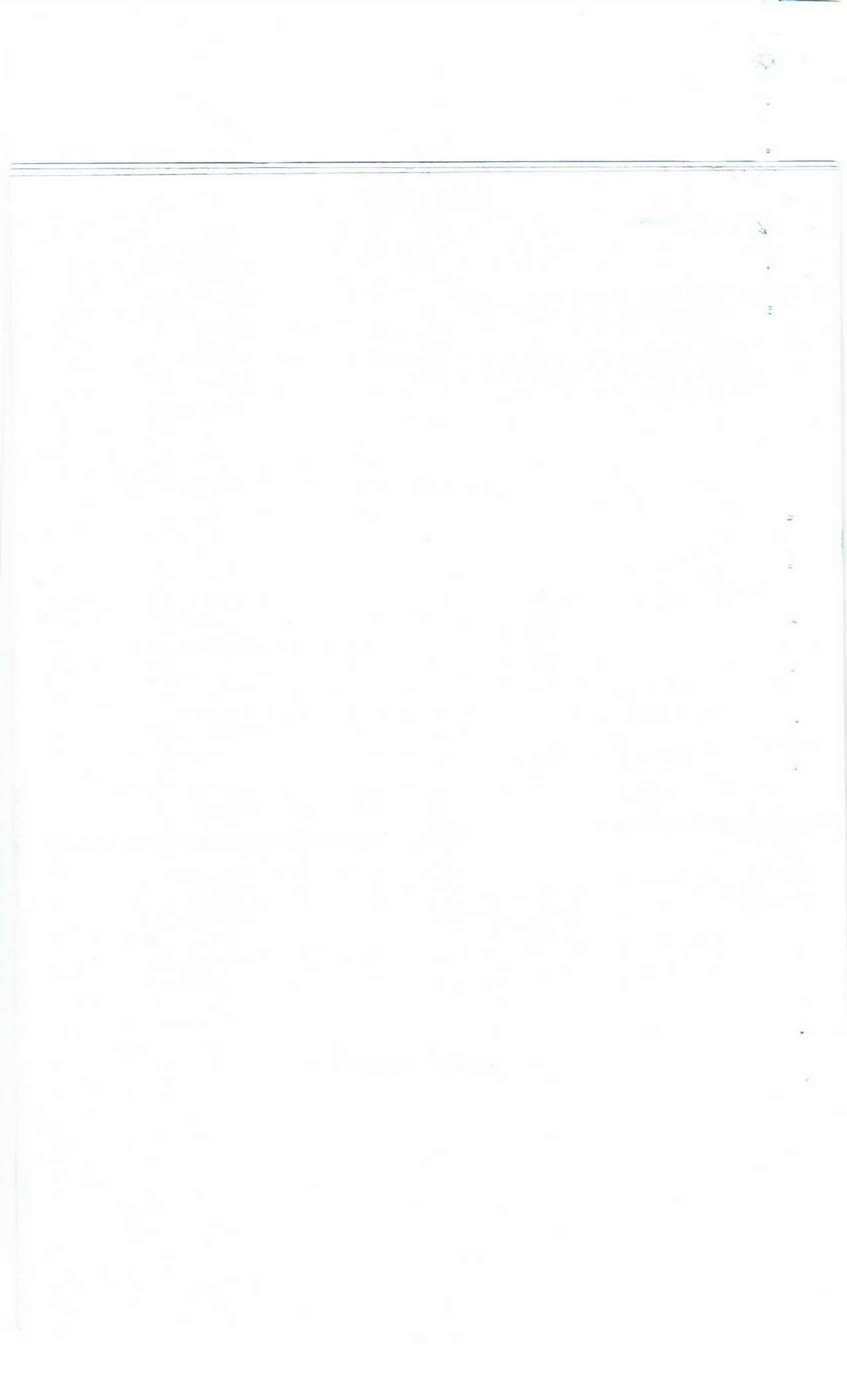


**9908 4645 8320**

VID : 9133 4180 6431 8854

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

Krishna ch. Mondal.





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

|         |             |        |        |         |         |
|---------|-------------|--------|--------|---------|---------|
| বাম হাত |             |        |        |         |         |
|         | বৃদ্ধাঙ্গুল | তর্জনী | মধ্যমা | অনামিকা | কনিষ্ঠা |
| ডান হাত |             |        |        |         |         |



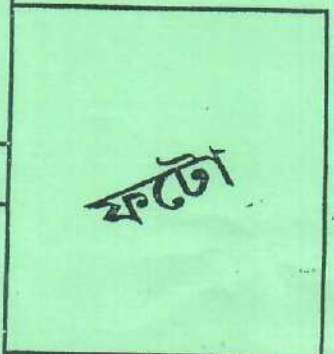
|         |             |        |        |         |         |
|---------|-------------|--------|--------|---------|---------|
| বাম হাত |             |        |        |         |         |
|         | বৃদ্ধাঙ্গুল | তর্জনী | মধ্যমা | অনামিকা | কনিষ্ঠা |
| ডান হাত |             |        |        |         |         |



|         |             |        |        |         |         |
|---------|-------------|--------|--------|---------|---------|
| বাম হাত |             |        |        |         |         |
|         | বৃদ্ধাঙ্গুল | তর্জনী | মধ্যমা | অনামিকা | কনিষ্ঠা |
| ডান হাত |             |        |        |         |         |



|         |             |        |        |         |         |
|---------|-------------|--------|--------|---------|---------|
| বাম হাত |             |        |        |         |         |
|         | বৃদ্ধাঙ্গুল | তর্জনী | মধ্যমা | অনামিকা | কনিষ্ঠা |
| ডান হাত |             |        |        |         |         |





आयकर विभाग  
INCOME TAX DEPARTMENT  
MAINAK MONDAL  
DILIP KUMAR MONDAL  
15/10/1978  
Permanent Account Number  
AEIPM8633F  
Mainak Mondal  
Signature

भारत सरकार  
GOVT. OF INDIA



03/09/2005

*mainak mondal*





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

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

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

Download Date: 12/03/2019

Generation Date: 16/03/2017

Validity: unknown

Download Date: 12/03/2019  
 Generation Date: 16/03/2017



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 ঘোষ  
 SOMNATH GHOSH  
 জন্মতারিখ/DOB: 02/01/1975  
 পুরুষ/ MALE

**4222 0036 0127**

VID : 9161 3125 1233 5828

আমার আধার, আমার পরিচয়



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

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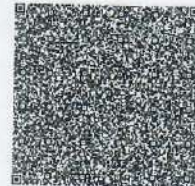
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 Unique Identification Authority of India

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

আমার আধার, আমার পরিচয়



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Somnath Ghosh





ভারত সরকার

भारत सरकार

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

পুংলব / Male



**7175 7688 7150**

আধার - সাধারণ মানুষের অধিকার

ভথ্য

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

INFORMATION

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- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
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ভারত সরকার

Unique Identification Authority of India

ঠিকানা:

সরণী/ রাস্তা/ গলি: চুঁচুড়া স্টেশন

রোড, এলাকা / অঞ্চল / সেক্টর:

উত্তরায়ন, গ্রাম/উপনগর/নগর:

সিমলা (সিটি), জেলা: হুগলী,

পোস্ট অফিস: চুঁচুড়া আরএস,

রাজ্য: পশ্চিমবঙ্গ, পিনকোড:

712102

Address:

Street/Road/Lane: CHINSURAH

STATION ROAD,

Area/Locality/Sector:

UTTARAYAN, Village/Town/City:

Simla (CT), District: Hooghly,

P.O.: Chinsurah RS, State: West

Bengal, PinCode: 712102

**7175 7688 7150**



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*Mainak Mondal*





## Major Information of the Deed

|   |   |                                 |            |
|---|---|---------------------------------|------------|
| Deed No :                               | I-1901-02008/2020   | Date of Registration            | 31/07/2020 |
| Query No / Year                         | 1901-2000800179/2020  | Office where deed is registered |            |
| Query Date                              | 13/07/2020 10:31:49 PM  | 1901-2000800179/2020            |            |
| Applicant Name, Address & Other Details | BISWAJIT DEY<br>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. 48,75,000/-                         | Rs. 48,75,000/-   |                                 |            |
| Stampduty Paid(SD)                      | Registration Fee Paid   |                                 |            |
| Rs. 2,43,770/- (Article:23)             | Rs. 48,848/- (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<br>(RS :-1625 ) | LR-5279        | Bastu         | Bastu   | 0.0433 Acre  | 20,00,000/-             | 20,00,000/-           | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| L2                   | LR-1631<br>(RS :-1625 ) | LR-5278        | Bastu         | Bastu   | 0.0433 Acre  | 20,00,000/-             | 20,00,000/-           | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| L3                   | LR-1631<br>(RS :-1625 ) | LR-7365        | Bastu         | Bastu   | 0.0217 Acre  | 6,75,000/-              | 6,75,000/-            | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| <b>TOTAL :</b>       |                         |                |               |         | 10.83Dec     | 46,75,000 /-            | 46,75,000 /-          |   |
| <b>Grand Total :</b> |                         |                |               |         | 10.83Dec     | 46,75,000 /-            | 46,75,000 /-          |   |

### Structure Details :

| Sch No  | Structure Details  | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---|--------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1  | On Land L1, L2, L3 | 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 |                    |                   |                         |                       |                           |
| <b>Total :</b>  |                    | 100 sq ft         | 2,00,000 /-             | 2,00,000 /-           |                           |



**Seller Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Shri Kalyan Sengupta</b><br>Son of Late Ashoke Sengupta 2 No. Lane, Firm Side Road, Simla, P.O:- Chinsurah RS, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN - 712102 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: JWGPS2262K, Aadhaar No: 64xxxxxxx1991, Status :Individual, Executed by: Attorney, Executed by: Attorney              |
| 2     | <b>Smt Mousumi Gupta</b><br>Wife of Mr Prasenjit Gupta 221, Talpukur Para, Krishna Kali Mandir, P.O. Bag, P.O:- Baghajatin, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AOSPG9167Q, Aadhaar No: 60xxxxxxx0639, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 3     | <b>Smt Manashi Dutta</b><br>Wife of Mr Biswanath Dutta 364, Jodhpur Park, P.O. Jodhpur- Park, P.S. Lake, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGUPD4461A, Aadhaar No: 66xxxxxxx8226, Status :Individual, Executed by: Attorney, Executed by: Attorney |

**Buyer Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>EAST HOOGLY CONSTRUCTIONS PRIVATE LIMITED</b><br>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     | <b>Mr Probir Sengupta (Presentant )</b><br>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 Kalyan Sengupta, Smt Mousumi Gupta, Smt Manashi Dutta |

**Representative Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mr Mainak Mondal</b><br>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     | <b>Mr Krishna Chandra Mondal</b><br>Son of Late Sitangshu 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 |
|---|-------|--------------|-----------|
| <b>Mr SOMNATH GHOSH</b><br>Son of Late SURESH CHANDRA<br>GHOSH<br>CHATTERJEE BAGAN, P.O:-<br>CHINSURAH RS, P.S:- Chinsurah,<br>District:-Hooghly, West Bengal, India, PIN<br>- 712102 |       |              |           |

Identifier Of Mr Probir Sengupta, Mr Mainak Mondal, Mr Krishna Chandra Mondal

**Transfer of property for L1**

| SI.No | From                 | To. with area (Name-Area)                              |
|-------|----------------------|--|
| 1     | Shri Kalyan Sengupta | EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED-1.44333 Dec |
| 2     | Smt Mousumi Gupta    | EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED-1.44333 Dec |
| 3     | Smt Manashi Dutta    | EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED-1.44333 Dec |

**Transfer of property for L2**

| SI.No | From                 | To. with area (Name-Area)                              |
|-------|----------------------|--|
| 1     | Shri Kalyan Sengupta | EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED-1.44333 Dec |
| 2     | Smt Mousumi Gupta    | EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED-1.44333 Dec |
| 3     | Smt Manashi Dutta    | EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED-1.44333 Dec |

**Transfer of property for L3**

| SI.No | From                 | To. with area (Name-Area)                               |
|-------|----------------------|---|
| 1     | Shri Kalyan Sengupta | EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED-0.723333 Dec |
| 2     | Smt Mousumi Gupta    | EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED-0.723333 Dec |
| 3     | Smt Manashi Dutta    | EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED-0.723333 Dec |

**Transfer of property for S1**

| SI.No | From                 | To. with area (Name-Area)                                    |
|-------|----------------------|--|
| 1     | Shri Kalyan Sengupta | EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED-33.33333300 Sq Ft |
| 2     | Smt Mousumi Gupta    | EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED-33.33333300 Sq Ft |
| 3     | Smt Manashi Dutta    | EAST HOOGHLY CONSTRUCTIONS PRIVATE LIMITED-33.33333300 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:- 5279 | Owner:কল্যাণ সেনগুপ্ত, Gurdian:অ , Address:নিজ , Classification:বাস্ত, Area:0.04000000 Acre,     | Shri Kalyan Sengupta                           |
| L2     | LR Plot No:- 1631, LR Khatian No:- 5278 | Owner:মৌসুমী গুপ্তা, Gurdian:অশো কুমা, Address:নিজ , Classification:বাস্ত, Area:0.04000000 Acre, | Smt Mousumi Gupta                              |

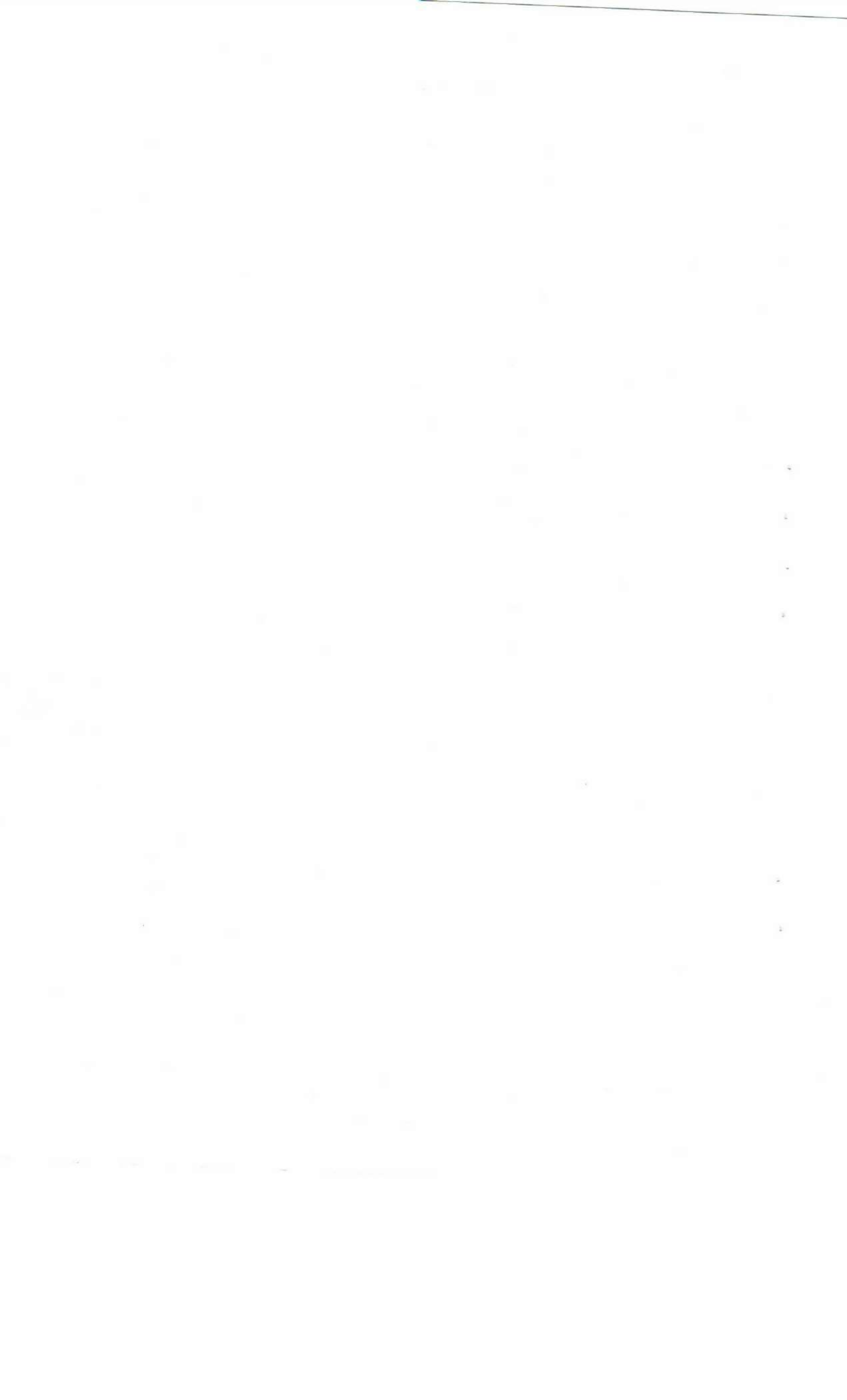


L3

LR Plot No:- 1631, LR Khatian  
No:- 7365

Owner:मनसी दत्त, Gurdian:बिश्ननाथ ,  
Address:फार्म साइन रोड, छुंडा, हगली  
, Classification:बास्त,  
Area:0.03000000 Acre,

Smt Manashi Dutta





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 48,75,000/-



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 17:12 hrs on 21-07-2020, at the Private residence by Mr Probir Sengupta ..

Executed by Attorney

Execution by Mr 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 1. Shri Kalyan Sengupta 2 No. Lane, Firm Side Road, Simla, P.O: Chinsurah RS, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712102, 2. Smt Mousumi Gupta 221, Talpukur Para, Krishna Kali Mandir, P.O. Bag, P.O: Baghajatin, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, 3. Smt Manashi Dutta 364, Jodhpur Park, P.O. Jodhpur- Park, P.S. Lake, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068 is admitted by him

Indetified by Mr SOMNATH GHOSH, , , Son of Late 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 27-07-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 48,848/- ( A(1) = Rs 48,750/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 48,764/-  
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: 192020210039952001 on 17-07-2020, Amount Rs: 48,764/-,  
Bank: Punjab National Bank ( PUNB0010000), Ref. No. 5041012146 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. 2,43,770/- and Stamp Duty paid by online = Rs 2,38,770/-

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: 192020210039952001 on 17-07-2020, Amount Rs: 2,38,770/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. 5041012146 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 48,848/- ( A(1) = Rs 48,750/- ,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. 2,43,770/- and Stamp Duty paid by Stamp Rs 5,000/-

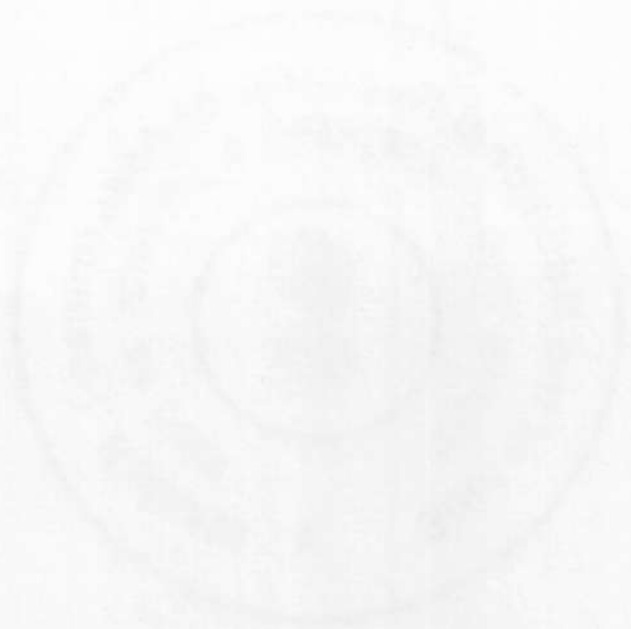
**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3547, 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 94433 to 94474  
being No 190102008 for the year 2020.



Digitally signed by DEBASIS PATRA  
Date: 2020.07.31 14:30:32 +05:30  
Reason: Digital Signing of Deed.

*Debasis Patra*

(Debasis Patra) 2020/07/31 02:30:32 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)

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