

14076

18639/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1846748/18

E 501270

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

[Signature]

Additional District Sub-Registrar
Medinipur, New Town, North 24 Parganas

07 DEC 2018

SALE DEED

THIS SALE DEED IS made this 07th day of December, Two Thousand and Eighteen

108550

Action Varigya Prt 1A

CODE

NAME:
AD:
R:
33/A - e - N. Chatterjee
str.
7 DEC 2018
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. ...
2 & 3, K. S. Road, ...



107-700025

- 7 DEC 2018



Additional District Sub-Registrar
Barrack, New Town, North 24 Parganas

07 DEC 2018

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

GRN: 19-201819-031428098-1

Payment Mode

Online Payment

GRN Date: 07/12/2018 10:44:13

Bank : State Bank of India

BRN : IK00VOBIB4

BRN Date: 07/12/2018 10:45:16

DEPOSITOR'S DETAILS

Id No. : 15230001846748/2/2018

[Query No./Query Year]

Name : ANIL KUMAR CHOWDHARY

Contact No. : 03322430723

Mobile No. : +91 9831089412

E-mail : chowdharyanil01@gmail.com

Address : 10 OLD POST OFFICE STREET KOLKATA 700001

Applicant Name : Org ACTION VANIJYA PRIVATE LIMITED

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001846748/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	22963
2	15230001846748/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	11190

Total

34153

In Words : Rupees Thirty Four Thousand One Hundred Fifty Three only



LI of ARATI MONDAL
BY THE PEN OF P. K. Mondal

MONDAL

BETWEEN

1. SMT. ARATI MONDAL (PAN: CPOPM5045Q) wife of Late Panchanan Mondal, by faith Hindu, by occupation Household, by Nationality Indian, residing at Chakpachuria, Post office Chakpachuria, Police Station New Town, Kolkata 700156,

2. BASANTI MONDAL ALIAS SALIMA PARVEEN (PAN: DTXPP9863H), wife of Sirajul Islam, by faith Muslim, by occupation Household, by Nationality Indian, residing at Balighori, Chakpachuria, Post office Chakpachuria, Police Station New Town, Kolkata 700059, District North 24 Parganas, **3. SMT. NIRUPAMA MONDAL**

(PAN: CZHPM2070C) daughter of Late Panchanan Mondal, by faith Hindu, by occupation Household, by Nationality Indian, residing at Dakshin Naskar Para, Hadia, Hadia Bhangar II, South 24 Paraganas, Post office & Police Station Bhangar, West Bengal, Pin 700150, and also Chakpachuria, P.O.-Chakpachuria, P.S.-New Town, District- North 24 Parganas, Pin-700156 **4. MITA MONDAL ALIAS ANEETA**

PRAJAPATI (PAN: DSMPP2866Q) daughter of Late Panchanan Mondal, by faith Hindu, by occupation Household, by Nationality Indian, residing at House no. 34, Ward No. 25, Bajariya Vrindavan, Kaimganj, Farrukhabad, Uttar Pradesh – 207 502, Post office & Police Station Kaimganj, hereinafter referred to as **"OWNERS/VENDORS"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

ACTION VANIJYA PRIVATE LIMITED (PAN NO. AAICA5032D) a Private Limited Company incorporated within the meaning and under the provisions of the Companies Act, 1956 and having its Registered Office situated at 33/A, Chandranath Chatterjee Street, JaguBazar, Room No. 1E, P.O. & P.S. - Bhawanipore, Kolkata-700025, represented by its authorized signatory namely **MR. ABHISHEK MUKHERJEE (PAN; CFHPM0334R),** son of Sri Prabir Kumar Mukherjee, by faith Hindu, residing at 20, Deshbandhu Nagar, Kolkata 700059, Post office Deshbandhu Nagar, Police Station Baguiati, hereinafter referred to as **"PURCHASER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **SECOND PART.**

AND

MR. DHANANJAY MONDAL (PAN: BNKPM7621P) son of Sri Sasadhar Mondal, by faith – Hindu, by occupation – Business, residing at Chakpachuria, Post Office Chakpachuria, Police Station New Town, District North 24 Parganas, Kolkata – 700 156, hereinafter referred to and called as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, successors, legal representatives and assigns) of the **THIRD PART**.

WHEREAS in the Records of Right prepared under the West Bengal one Arati Mondal has been recorded as Holding of R.S.& L.R. Dag nos. 1954, 1956, 1957 & 1959, under Khatian No. 2815, Mouza Chakpachuria, J.L. No. 33, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, whereas R.S. Dag no. 1954 has been shown as undivided 57 share i.e., 0.0741 Decimals (Sataks) out of 13 Decimals (Sataks) of Sali land and R.S Dag no. 1956 has been shown as undivided 57 share i.e., 0.0228 Decimals (Sataks) out of 4 Decimals (Sataks) of sali land and R.S Dag no. 1957 has been shown as undivided 57 share i.e., 0.0342 Decimals (Sataks) out of 6 Decimals (Sataks) of sali land and R.S Dag no. 1959 has been shown as undivided 57 share i.e., 0.0399 Decimals (Sataks) out of 7 Decimals (Sataks) of sali land.

AND WHEREAS in the Records of Right prepared under the West Bengal one Basanti Mondal has been recorded as Holding of R.S.& L.R. Dag nos. 1954, 1956, 1957 & 1959, under Khatian No. 2814, Mouza Chakpachuria, J.L. No. 33, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, whereas R.S. Dag no. 1954 has been shown as undivided 57 share i.e., 0.0741 Decimals (Sataks) out of 13 Decimals (Sataks) of Sali land and R.S Dag no. 1956 has been shown as undivided 57 share i.e., 0.0228 Decimals (Sataks) out of 4 Decimals (Sataks) of sali land and R.S Dag no. 1957 has been shown as undivided 57 share i.e., 0.0342 Decimals (Sataks) out of 6 Decimals (Sataks) of sali land and R.S Dag no. 1959 has been shown as undivided 57 share i.e., 0.0399 Decimals (Sataks) out of 7 Decimals (Sataks) of sali land.

AND WHEREAS in the Records of Right prepared under the West Bengal one Nirupama Mondal has been recorded as Holding of R.S.& L.R. Dag nos. 1954, 1956, 1957 & 1959, under Khatian No. 2816, Mouza Chakpanchuria, J.L. No. 33, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, whereas R.S. Dag no. 1954 has been shown as undivided 56 share i.e., 0.0728 Decimals (Sataks) out of 13 Decimals (Sataks) of Sali land and R.S Dag no. 1956 has been shown as undivided 57 share i.e., 0.0228 Decimals (Sataks) out of 4 Decimals (Sataks) of sali land and R.S Dag no. 1957 has been shown as undivided 56 share i.e., 0.0336 Decimals (Sataks) out of 6 Decimals (Sataks) of sali land and R.S Dag no. 1959 has been shown as undivided 57 share i.e., 0.0399 Decimals (Sataks) out of 7 Decimals (Sataks) of sali land.

AND WHEREAS in the Records of Right prepared under the West Bengal one Mita Mondal has been recorded as Holding of R.S.& L.R. Dag nos. 1954, 1956, 1957 & 1959, under Khatian No. 2817, Mouza Chakpanchuria, J.L. No. 33, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, whereas R.S. Dag no. 1954 has been shown as undivided 57 share i.e., 0.0741 Decimals (Sataks) out of 13 Decimals (Sataks) of Sali land and R.S Dag no. 1956 has been shown as undivided 56 share i.e., 0.0224 Decimals (Sataks) out of 4 Decimals (Sataks) of sali land and R.S Dag no. 1957 has been shown as undivided 57 share i.e., 0.0342 Decimals (Sataks) out of 6 Decimals (Sataks) of sali land and R.S Dag no. 1959 has been shown as undivided 56 share i.e., 0.0392 Decimals (Sataks) out of 7 Decimals (Sataks) of sali land.

AND WHEREAS in the manner aforesaid the Vendors herein is the Owners of **ALL THAT** piece and demarcated parcel of land admeasuring 0.681 Decimals (Sataks) be the same a little more or less out of 30 Decimals (Sataks) lying and situated at Mouza Chakpachuria, J.L. No. 33, R.S. no. 252, Touzi no. 145, R.S. & L.R. Dag No. 1954, 1956, 1957 & 1959, under L.R. Khatian nos. 2815, 2814, 2816, 2817, classified as Sali land, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, hereinafter referred to **SCHEDULE** property and is in the peaceful

possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

AND WHEREAS since then the Vendors herein have been in exclusive khas, physical possession and enjoyed the said property without any hindrance or interference by anybody and paying Govt. rent for their aforesaid property.

AND WHEREAS the entire schedule land is in the khas possession of the Vendors and no portion in any manner whatsoever is under and "BHAGCHASE".

AND WHEREAS the total area of schedule land never exceeds the maximum ceiling permitted under the Estate Acquisition Act.

AND WHEREAS there is no proceeding pending or even been initiated in connection the levy under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta.

AND WHEREAS the land was never subject any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969).

AND WHEREAS the schedule land is not affected in case of transfer of land by a member of the scheduled Tribes permission of the Revenue Officer (chapter 11A of the W.B. Land Reforms Act, 1955).

AND WHEREAS the Vendors have not received any notice of acquisition or requisition of the Property described in the schedule below.

AND WHEREAS no notice issued under the Public Demand and Recovery Act nor has been served on the Vendors nor any such notice has been published.

AND WHEREAS it is also stated that the Confirming Party has facilitated the sale from the Owner/Vendors to the Purchaser in respect of the Schedule Property and accordingly the Purchaser has paid an amount of Rs. 20,000/- (Rupees Twenty Thousand) only to the Confirming Party as consideration for the facilitation and accordingly the Confirming Party herein to join this deed of Conveyance so as to ensure that no future dispute, ambiguity shall arise and if the same thus arise the Confirming Party shall remain responsible for the same.

AND WHEREAS after being satisfied with the right, title of the property under reference not to raise any question, the Owners/Vendors herein have agreed to sell and the Purchaser have agreed to purchase of **ALL THAT** piece and parcel of land admeasuring 0.681 Decimals (Sataks) be the same a little more or less out of 30 Decimals (Sataks) lying and situated at Mouza Chakpachuria, J.L. No. 33, R.S. no. 252, Touzi no. 145, R.S. & L.R. Dag No. 1954, 1956, 1957 & 1959, under L.R. Khatian nos. 2815, 2814, 2816, 2817, classified as Sali land, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas being the **SCHEDULE** property hereunder written at or for a total consideration of **Rs. 5, 58, 850/- (Rupees Five Lakhs Fifty Eight Thousand Eight Hundred Fifty) only**, the said Schedule property is free from all encumbrances, attachments, liens and lispends whatsoever on the terms and conditions mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of **Rs. 5, 58, 850/- (Rupees Five Lakhs Fifty Eight Thousand Eight Hundred Fifty) only** paid by the Purchaser herein to the Owners/Vendors herein at or before the execution these presents, the receipt whereof the Owners/Vendors herein and each of them doth hereby admit and acknowledge by the instant paragraph and also by a memorandum of consideration hereunder written and/or given and of and from the same and every part thereof acquit, release, exonerate discharge the Purchaser, its successors, successors-in-interest and assigns the said properties do hereby grant, transfer, convey, assign and assure forever to the Purchaser, its successors, successors-in-interest and assigns free from all encumbrances, charges, liens, lispends, demands, claims, attachments, hindrances, debts and adverse claims

whatsoever **ALL THAT the SCHEDULED properties OR HOWSOEVER OTHERWISE** the said properties and lands and any part thereof now are or is or at any time heretofore were situated butted bounded called, known, numbered, described or distinguished **TOGETHER WITH** all the yards, areas, house, out house, drains, water courses, ways, paths, passages, rights, lights, advantages, easements, privileges, emoluments appendages and appurtenances **WHATSOEVER** to the said properties and land or any part thereof belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong to or be appurtenances thereto and all the estates, interests, claims and demands whatsoever of the Vendors at law and in equity into, upon, over and concerning the said properties or any part thereof **AND ALL** the reversion or reversions, remainder or remainders, issues and profits there-from hereby granted or expressed or intended so to be unto and to the use of the Purchaser, its successors, successors-in-interest and assigns absolutely forever **TOGETHER WITH ALL** the writings whatsoever exclusively relating to or concerning the said properties hereby granted, conveyed, transferred, alienated, granted and handed over which now are or hereinafter shall or may be in the custody, power, control, possession of the Vendors or any other person and persons from whom he may procure the same without any action or suit and **TO HAVE AND TO HOLD** the said properties and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, attachments, liens, lispendens, debts, attachments, hindrances and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owners/Vendors or their ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owners/Vendors are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be unto and to the Purchaser absolutely and forever free from all encumbrances charges attachments liens lispendens and adverse claim **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Vendors or are ancestors or predecessors in title made, done or executed or knowingly suffered to the contrary and the Vendors are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be for

a perfect and indefeasible estate of inheritance without any condition, use, trust or other thing whatsoever to alter encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Owners/Vendors has good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the said properties hereby granted and expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser, its successors, successors-in-interest and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said properties in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owners/Vendors or any person or persons lawfully and equitably claim under or in trust for the Owners/Vendors or are ancestors a predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the Owners/Vendors, their ancestors or predecessors-in-title **AND FURTHER** the Owners/Vendors covenant with the Purchaser, its successors, successors-in-interest and assigns that the said properties or any part thereof have not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Metropolitan Development Authority or any Improvement Trust **AND** the Owners/Vendors and all persons under them shall and will from time and at all times hereafter at the request and costs of the Purchaser, its successors, successors-in-interest and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said properties unto and to the use of the Purchaser, its successors, successors-in-interest and assigns at all reasonable times upon prior notice and at the costs of the Purchaser and persons claiming under them and the Owners/Vendors shall take all reasonable steps and execute and register all relevant documents relating to the said properties hereby conveyed **AND FURTHER** the Vendors inconsideration of the Purchaser having purchased the said property on the assurance and guarantee of the Vendors as to protection and indemnity against any possible claim by any persons if he is discovered to be still alive or became the Owners of the schedule property, the Vendors do hereby and hereunder agree to indemnify and at all times keep

indemnified the Purchaser and its successors-in-interest, executor, administrators and representatives and also estate against all such possible claims or demands made or any actions and proceedings, if any commenced by any persons claiming through or under them in respect of the said schedule property and also against all costs, charges and expenses for defending any such claim, action or proceedings.

AND THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

1. That the Vendors have in themselves good right, full power and absolute authority to convey the said properties unto and to the use and benefit of the Purchaser herein in the manner aforesaid.
2. That the Purchaser for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said properties for their own use and benefits.
3. That the Purchaser shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendors herein.
4. That Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances for the better and more perfectly and absolutely granting the said properties and every part thereof hereby conveyed unto and to the use and benefit of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required.
5. The Vendors do hereby certify that the said properties, under **SCHEDULE** is not a Government land and nor vested, requisitioned and acquired by any authority whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances.

NOTE:

1. Singular shall include plural and vice-versa.
2. Masculine gender shall include feminine and neuter gender and vice-versa.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land admeasuring 0.681 Decimals (Sataks) be the same a little more or less out of 30 Decimals (Sataks) lying and situated at Mouza Chakpachuria, J.L. No. 33, R.S. no. 252, Touzi no. 145, R.S. & L.R. Dag No. 1954, 1956, 1957 & 1959, under L.R. Khatian nos. 2815, 2814, 2816, 2817, classified as Sali land, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas.

[The land measuring an area of 0.2951 Decimals (Sataks) out of 13 Decimals (Sataks) in R.S. & L.R. Dag No. 1954,

The land measuring an area of 0.0908 Decimals (Sataks) out of 4 Decimals (Sataks) in R.S. & L.R. Dag No. 1956,

The land measuring an area of 0.1362 Decimals (Sataks) out of 6 Decimals (Sataks) in R.S. & L.R. Dag No. 1957 and

The land measuring an area of 0.1589 Decimals (Sataks) out of 7 Decimals (Sataks) in R.S. & L.R. Dag No. 1959].

Which is butted and bounded as follows:-

L.R. Dag Nos.:- 1954, 1956, 1957 & 1959

ON THE NORTH	: By Dag No. 1952
ON THE SOUTH	: By Dag No. 1953
ON THE EAST	: By Dag No. 1960
ON THE WEST	: By Dag No. 1954

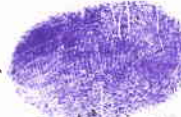
IN WITNESS WHEREOF the parties have subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

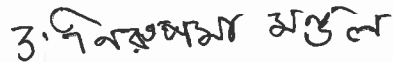
by the Vendors in the presence of


WITNESSES:

1. Pankaj Kluish-
G/C-12 Doshbandhu nagar
Narayan talla west
PO Patalbura nagar PS Bagbuda
Dist- North 24 Parganas PIN-700101
2. M. Don.
10, Old post Office st
KOL - 1.

1.  LTI of ARATI MONDAL
BY THE PEN OF P. Kluish

2. Salima Parveen

3. 

4.  LTI of
ANEETA PRATAPATI
BY THE PEN OF P. Kluish

VENDORS


SIGNED, SEALED AND DELIVERED

by the Purchaser in the presence of

WITNESSES:

1. Pankaj Kluish-
2. M. Don.

Action Varijya Pvt. Ltd.

 (ABHISHEK MUKHERJEE)
(Director/Authorized Signatory)

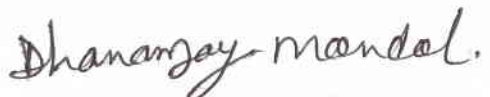
PURCHASER

SIGNED, SEALED AND DELIVERED

by the Confirming Party in the presence of

WITNESSES:

1. Pankaj Kluish-
2. M. Don.



CONFIRMING PARTY

Read over and explained in Bengali
by me to the Executant.

Drafted by me

Praban Basu
Advocate

High Court, Calcutta

WB/604/2013

RECEIPT

Received a sum of **Rs. 5, 58, 850/- (Rupees Five Lakhs Fifty Eight Thousand Eight Hundred Fifty) only** being the full and final consideration hereof from the within-named Purchaser/s on the date, month and year first above written in the manner as per the memorandum hereunder:

MEMORANDUM OF CONSIDERATION

Date	By Pay Order No./Cash	Bank	Amount
06/12/2018	082818	KOTAK MAHINDRA BANK	1,34,713/-
06/12/2018	082819	KOTAK MAHINDRA BANK	1,34,713/-
06/12/2018	082820	KOTAK MAHINDRA BANK	1,34,712/-
06/12/2018	082821	KOTAK MAHINDRA BANK	1,34,712/-
Total			5,38,850/-

(Rupees Five Lakhs Thirty Eight Thousand Eight Hundred Fifty) only

MEMORANDUM OF CONSIDERATION FOR CONFIRMING PARTY

Date	By Cheque No./Cash	Bank	Amount
06/12/2018	000100	KOTAK MAHINDRA BANK	20,000/-
		TOTAL	20,000/-

(Rupees Twenty Thousand Only)

Witnesses :-

1. *Panajiklaish*

2. *M. Don.*

1. *LTIO of ARATI MONDAL*
BY The Pen of.

2. *Salima Parveen*













































3. *श्रीमती अरति मण्डल*

4. *VENDORS*
LTIO of ANEETA PRAJAPATI
By the pen of *P. Khaitan*

5. *Dhananjay Mousal*

CONFIRMING PARTY

SPECIMEN FORM FOR TEN FINGERS PRINT

	(ABHISHEK MUKHERJEE)					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	LT OF ARATI MONDAL BY the Pen of P. S. L.					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	Salima Parveen					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	Anurag Singh					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						

SPECIMEN FORM FOR TEN FINGERPRINTS



LTI of Ananto
 Prinja pati by
 The pen of K. K. W.



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

Dharmraj Mandal



PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

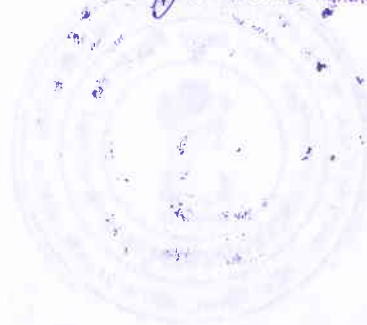
Thumb

(Left Hand)



Action Vanija Pvt. Ltd.

(ABHISHEK MUKHERJEE),
Director / Authorised Signatory



आयकर विभाग

INCOME TAX DEPARTMENT

ABHISHEK MUKHERJEE

PRABIR KUMAR MUKHERJEE

26/04/1993

Permanent Account Number

CFHPM0334R

Signature



भारत सरकार

GOVT. OF INDIA



2005013



121FF

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARATI MONDAL
PACHA MONDAL

10/10/1965

CPOPM5045Q



08112174

इस कार्ड को खोने / पाने पर कृपया सूचित करें / नोटिस
आयकर पेन सेवा इकाई, एन एस डी एस
5th फ्लोर, मनी स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8
मॉडल कोलोनी, नज़्म बंगला चौक, पुणे,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDI
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@nsdi.co.in

ARATI MONDAL W/O LATE PANCHANAN MONDAL

120064782

2

9748001299

आयकर विभाग INCOME TAX DEPARTMENT			भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card		
	DTXPP9863H		
नाम / Name SALIMA PARVEEN			
पिता का नाम / Father's Name SIRAJUL ISLAM			
जन्म की तारीख / Date of Birth 02/06/1985	हस्ताक्षर / Signature 		10062017

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

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

BASANTI MONDAL ALIAS SALIMA PARVEEN

D/O LATE PANCHANAN MONDAL

DOUBT

3

आयकर विभाग
INCOME TAX DEPARTMENT
NIRUPAMA MONDAL
PANCHANAN MONDAL
01/01/1986
Permanent Account Number
CZHPM2070C
Signature
भारत सरकार
GOVT. OF INDIA

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

NIRUPAMA MONDAL D/O LATE PANCHANAN MONDAL

DOUGLAS

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेन / संख्या कार्ड
Permanent Account Number Card

DSMPN2866Q

नाम / Name
ANEETA PRAJAPATI

पिता का नाम / Father's Name
PANCHAM MANDAL

जन्म की तारीख / Date of Birth
10/10/1989

* PAN Application Digitally Signed, Card Not Valid unless Physically Signed



11052017



MITA MONDAL ALIAS ANITA PRAJAPATI
D/O LATE PANCHAM MANDAL



ভারত সরকার
Government of India



পঙ্কজ খইতান
Pankaj Khaitan
জন্মতারিখ / DOB: 08/02/1981
পুরুষ / Male



4679 8033 2476

আমার , আমার পরিচয়

Pankaj Khaitan

Unique Identification Authority of India

ঠিকানা:

এম/ও: দেওকি নন্দন খইতান,
জীপী-12 অঞ্জলি অ্যাপার্টমেন্ট,
দেশবন্ধুনগর, নারায়ণতলা,
বাগুইয়াটি, প্রফুল্ল কানন, প্রফুল্ল
কানন, উত্তর ২৪ পরগণা, পশ্চিম বঙ্গ,
৭০০১০১

Address:

S/O: Deoki Nandan Khaitan,
GC-12 anjali apartment,
deshoandhunagar, narayanatala,
baguati, Prafulla Kanan, Prafulla
Kanan North 24 Parganas, North
24 Parganas, West Bengal,
700101

4679 8033 2476

1947



help@uidai.gov.in



www.uidai.gov.in

Pankaj Khaitan

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DATED THIS THE      DAY OF,      2018

~~~~~

BETWEEN

**SMT. ARATI MONAL & ORS..
..... OWNERS/VENDORS'
AND**

**ACTION VANIJYA PRIVATE LIMITED
... PURCHASER
AND
MR. DHANANJAY MONDAL
.... CONFIRMING PARTY**

DEED OF SALE

A.K. CHOWDHARY & CO
Advocates
10, Old Post Office Street,
1st Floor, Room No. 21,
Kolkata-700001

Major Information of the Deed

Deed No :	I-1523-13639/2018	Date of Registration	07/12/2018
Query No / Year	1523-0001846748/2018	Office where deed is registered	
Query Date	06/12/2018 6:20:28 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	ACTION VANIJYA PRIVATE LIMITED 33/A, CHANDRANATH CHATTERJEE STREET,JAGUBABU BAZAR,Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700025, Mobile No. : 8017882060, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,58,850/-]	
Set Forth value		Market Value	
Rs. 5,58,850/-		Rs. 5,58,850/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 27,963/- (Article:23)		Rs. 11,190/- (Article:A(1), E, B)	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria

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-1954	LR-2815	Bastu	Shali	0.2951 Dec	2,33,619/-	2,33,619/-	
L2	LR-1956	LR-2814	Bastu	Shali	0.0908 Dec	72,652/-	72,652/-	
L3	LR-1957	LR-2816	Bastu	Shali	0.1362 Dec	1,08,978/-	1,08,978/-	Adjacent to Metal Road,
L4	LR-1959	LR-2817	Bastu	Shali	0.1589 Dec	1,43,601/-	1,43,601/-	Adjacent to Metal Road,
		TOTAL :			.681Dec	5,58,850 /-	5,58,850 /-	
	Grand Total :				.681Dec	5,58,850 /-	5,58,850 /-	



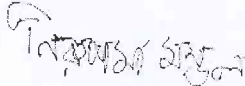
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt ARATI MONDAL Wife of Late PANCHANAN MONDAL Executed by: Self, Date of Execution: 07/12/2018 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office	Photo 	Fringersprint 	Signature 
		07/12/2018	LTI 07/12/2018	07/12/2018



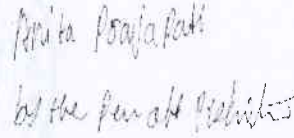
CHAKPACHURIA, P.O:- CHAKPACHURIA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CPOPM5045Q, Status :Individual, Executed by: Self, Date of Execution: 07/12/2018
 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	SALIMA PARVEEN, (Alias: BASANTI MONDAL) Wife of SIRAJUL ISLAM Executed by: Self, Date of Execution: 07/12/2018 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office			
	07/12/2018	LTI 07/12/2018	07/12/2018	

BALIGHORI, P.O:- CHAKPACHURIA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: DTXPP9863H, Status :Individual, Executed by: Self, Date of Execution: 07/12/2018
 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office

3	Name	Photo	Fingerprint	Signature
	Smt NIRUPAMA MONDAL Daughter of Late PANCHANAN MONDAL Executed by: Self, Date of Execution: 07/12/2018 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office			
	07/12/2018	LTI 07/12/2018	07/12/2018	

CHAKPACHURIA, P.O:- CHAKPACHURIA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CZHPM2070C, Status :Individual, Executed by: Self, Date of Execution: 07/12/2018
 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office

4	Name	Photo	Fingerprint	Signature
	ANEETA PRAJAPATI, (Alias: MITA MONDAL) Daughter of Late PANCHANAN MONDAL Executed by: Self, Date of Execution: 07/12/2018 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office			
	07/12/2018	LTI 07/12/2018	07/12/2018	



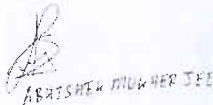
34, VRINDAVAN, P.O:- KAIMGANJ AND PS ALSO, P.S:- KHAIRGARH, District:-Firozabad, Uttar Pradesh, India, PIN - 207502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DSMPP2866Q, Status :Individual, Executed by: Self, Date of Execution: 07/12/2018
 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office

5	Name	Photo	Fingerprint	Signature
	Mr DHANANJAY MONDAL Son of Mr SASADHAR MONDAL Executed by: Self, Date of Execution: 07/12/2018 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office			
		07/12/2018	LTI 07/12/2018	07/12/2018
CHAKPACHURIA, P.O:- CHAKPACHURIA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BNKPM7621P, Status :Confirming Party, Executed by: Self, Date of Execution: 07/12/2018 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ACTION VANIJYA PRIVATE LIMITED 33/A, CHANDRA NATH CHATTERJEE STREET, JAGUBABU BAZ, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 , PAN No.:: AAICA5032D, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ABHISHEK MUKHERJEE (Presentant) Son of Mr PRABIR KUMAR MUKHERJEE Date of Execution - 07/12/2018, , Admitted by: Self, Date of Admission: 07/12/2018, Place of Admission of Execution: Office			
		Dec 7 2018 3:06PM	LTI 07/12/2018	07/12/2018
20,DESHBANDHU NAGAR, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CFHPM0334R Status : Representative, Representative of : ACTION VANIJYA PRIVATE LIMITED (as AUTHORIZED SIGNATORY)				

Identifier Details :

Name & address
Mr PANKAJ KHAITAN Son of Mr DEOK NANDAN KHAITAN GC-12,DESHBANDHU NAGAR,NARAYAN TALA, P.O:- PRAFULLA NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700101, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Smt ARATI MONDAL, SALIMA PARVEEN, Smt NIRUPAMA MONDAL, ANEETA PRAJAPATI, Mr DHANANJAY MONDAL, Mr ABHISHEK MUKHERJEE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt ARATI MONDAL	ACTION VANIJYA PRIVATE LIMITED-0.073775 Dec
2	SALIMA PARVEEN	ACTION VANIJYA PRIVATE LIMITED-0.073775 Dec
3	Smt NIRUPAMA MONDAL	ACTION VANIJYA PRIVATE LIMITED-0.073775 Dec
4	ANEETA PRAJAPATI	ACTION VANIJYA PRIVATE LIMITED-0.073775 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt ARATI MONDAL	ACTION VANIJYA PRIVATE LIMITED-0.0227 Dec
2	SALIMA PARVEEN	ACTION VANIJYA PRIVATE LIMITED-0.0227 Dec
3	Smt NIRUPAMA MONDAL	ACTION VANIJYA PRIVATE LIMITED-0.0227 Dec
4	ANEETA PRAJAPATI	ACTION VANIJYA PRIVATE LIMITED-0.0227 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt ARATI MONDAL	ACTION VANIJYA PRIVATE LIMITED-0.03405 Dec
2	SALIMA PARVEEN	ACTION VANIJYA PRIVATE LIMITED-0.03405 Dec
3	Smt NIRUPAMA MONDAL	ACTION VANIJYA PRIVATE LIMITED-0.03405 Dec
4	ANEETA PRAJAPATI	ACTION VANIJYA PRIVATE LIMITED-0.03405 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt ARATI MONDAL	ACTION VANIJYA PRIVATE LIMITED-0.039725 Dec
2	SALIMA PARVEEN	ACTION VANIJYA PRIVATE LIMITED-0.039725 Dec
3	Smt NIRUPAMA MONDAL	ACTION VANIJYA PRIVATE LIMITED-0.039725 Dec
4	ANEETA PRAJAPATI	ACTION VANIJYA PRIVATE LIMITED-0.039725 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1954(Corresponding RS Plot No:- 1954), LR Khatian No:- 2815	Owner:আরতী মন্ডল, Gurdian:মৃত পঞ্চান, Address:নিজ , Classification:শালি,	Smt ARATI MONDAL

L2	LR Plot No:- 1956(Corresponding RS Plot No:- 1956), LR Khatian No:- 2814	Owner:বাসন্তী মন্ডল, Gurdian:মৃত পঞ্চান, Address:নিজ , Classification:শালি,	SALIMA PARVEEN
L3	LR Plot No:- 1957(Corresponding RS Plot No:- 1957), LR Khatian No:- 2816	Owner:নিরুপমা মন্ডল, Gurdian:মৃত পঞ্চান, Address:নিজ , Classification:শালি,	Smt NIRUPAMA MONDAL
L4	LR Plot No:- 1959(Corresponding RS Plot No:- 1959), LR Khatian No:- 2817	Owner:মিতা মন্ডল, Gurdian:মৃত পঞ্চান, Address:নিজ , Classification:শালি, Area:0.01 Acre,	ANEETA PRAJAPATI

Endorsement For Deed Number : I - 152313639 / 2018

On 07-12-2018

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 14:52 hrs on 07-12-2018, at the Office of the A.D.S.R. RAJARHAT by Mr ABHISHEK MUKHERJEE .

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 5,58,850/-

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

Execution is admitted on 07/12/2018 by 1. Smt ARATI MONDAL, Wife of Late PANCHANAN MONDAL, CHAKPACHURIA, P.O: CHAKPACHURIA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife, 2. SALIMA PARVEEN, Alias BASANTI MONDAL, Wife of SIRAJUL ISLAM, BALIGHORI, P.O: CHAKPACHURIA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Muslim, by Profession House wife, 3. Smt NIRUPAMA MONDAL, Daughter of Late PANCHANAN MONDAL, CHAKPACHURIA, P.O: CHAKPACHURIA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife, 4. ANEETA PRAJAPATI, Alias MITA MONDAL, Daughter of Late PANCHANAN MONDAL, 34, VRINDAVAN, P.O: KAIMGANJ AND PS ALSO, Thana: KHAIRGARH, , Firozabad, UTTAR PRADESH, India, PIN - 207502, by caste Hindu, by Profession House wife, 5. Mr DHANANJAY MONDAL, Son of Mr SASADHAR MONDAL, CHAKPACHURIA, P.O: CHAKPACHURIA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business

Indetified by Mr PANKAJ KHAITAN, , , Son of Mr DEOK NANDAN KHAITAN, GC-12,DESHBANDHU NAGAR,NARAYAN TALA, P.O: PRAFULLA NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Service

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

Execution is admitted on 07-12-2018 by Mr ABHISHEK MUKHERJEE, AUTHORIZED SIGNATORY, ACTION VANIJYA PRIVATE LIMITED, 33/A, CHANDRA NATH CHATTERJEE STREET, JAGUBABU BAZ, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Indetified by Mr PANKAJ KHAITAN, , , Son of Mr DEOK NANDAN KHAITAN, GC-12,DESHBANDHU NAGAR,NARAYAN TALA, P.O: PRAFULLA NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,190/- (A(1) = Rs 5,588/- ,B = Rs 5,588/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,190/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2018 10:45AM with Govt. Ref. No: 192018190314280981 on 07-12-2018, Amount Rs: 11,190/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00VOBIB4 on 07-12-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

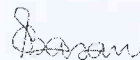
Certified that required Stamp Duty payable for this document is Rs. 27,963/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 22,963/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 108550, Amount: Rs.5,000/-, Date of Purchase: 07/12/2018, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2018 10:45AM with Govt. Ref. No: 192018190314280981 on 07-12-2018, Amount Rs: 22,963/-,

Bank: State Bank of India (SBIN0000001), Ref. No. IK00VOBIB4 on 07-12-2018, Head of Account 0030-02-103-003-02



Sanjoy Basak

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

North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 452370 to 452400
being No 152313639 for the year 2018.



Digitally signed by Sanjoy Basak
Date: 2018.12.14 17:05:44 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 14-12-2018 5:05:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)