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P-08263/18



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

E 113791

E 113791

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

Additional District Sub-Registrar
Bajmhat, New Town, North 24-Pgs

20 JUL 2018

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE MADE ON THIS 13th DAY
OF July TWO THOUSAND AND EIGHTEEN (2018)

46962

Gurukul Homes Pvt. Ltd.

61 A - Park St
Wg 16

NAME.....
ADD.....
RS.....
13 JUL 2018
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-8

13 JUL 2018

(ADHISHER MUKHERJEE)



5138

GURUKUL HOMES PVT. LTD

[Signature]

Authorised Signatory



5139



অধ্যক্ষের স্বাক্ষর

কেন্দ্রীয় ক্লাইট

কোকি নন্দান ক্লাইট

12 অ্যাজলি অ্যাপরমেন্ট
কেন্দ্রীয় ন্যায়ালয় নতুন

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

13 JUL 2018

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

IN: 19-201819-026073727-1

Payment Mode

Online Payment

BRN Date: 13/07/2018 11:10:26

Bank :

State Bank of India

BRN : IK00RCYKD1

BRN Date: 13/07/2018 11:13:21

DEPOSITOR'S DETAILS

Id No. : 15230001110570/3/2018

[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 GURUKUL HOMES 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	15230001110570/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	54112
2	15230001110570/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	11832
3	15230001110570/3/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	60

Total

66004

In Words : Rupees Sixty Six Thousand Four only

BETWEEN

SRI MAHADEB MONDAL (PAN: BPJPM8728J), son of Haran Mondal, by faith Hindu, by occupation Business, by Nationality Indian, residing at Chakpachuria, Post office Chakpachuria, Police Station Rajarhat, Kolkata 700156, District North 24 Parganas, hereinafter referred to as "**OWNER/VENDOR**" (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

GURUKUL HOMES PRIVATE LTD (PAN NO. AACCG6896M) a Private Limited Company incorporated within the meaning and under the provisions of the Companies Act, 1956 and having its Registered Office situated at 61A, Park Street, Post Office & Police Station-Park Street, Kolkata-700016 represented by its director/authorized signatory namely **MR. Abhinav Mukherjee (PAN: CFHPM0334R)**, son of Sri Prabir Kumar Mukherjee, by faith Hindu, residing at 20, Deshbandhu Nagar, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata 700059, 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.**

WHEREAS in the Records of Right prepared under the West Bengal one Mahadeb Mondal has been recorded as Holding of R.S. & L.R. Dag nos. 1954, 1956, 1957 & 1959, under Khatian No. 2277, 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 500 share i.e., 0.65 Decimals (Sataks) out of 13 Decimals (Sataks) of Sali land and R.S Dag no. 1956 has been shown as undivided 500 share i.e., 0.2 Decimals (Sataks) out of 4 Decimals (Sataks) of sali land and R.S Dag no. 1957 has been shown as undivided 500 share i.e., 0.3 Decimals (Sataks) out of 6 Decimals (Sataks) of sali land and R.S Dag no. 1959 has been shown as undivided 500 share i.e., 0.35 Decimals (Sataks) out of 7 Decimals (Sataks) of sali land.

AND WHEREAS in the manner aforesaid the Vendor herein is the Owner of **ALL THAT** piece and demarcated parcel of land admeasuring 1.50 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. 2277, 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 Vendor herein have been in exclusive khas, physical possession and enjoyed the said property without any hindrance or interference by any body and paying Govt. rent for their aforesaid property.

AND WHEREAS the entire schedule land is in the khas possession of the Vendor 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 Vendor 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 Vendor nor any such notice has been published.

AND WHEREAS after being satisfied with the right, title of the property under reference not to raise any question, the Owner/Vendor herein have agreed to sell and the Purchaser have agreed to purchase of **ALL THAT** piece and parcel of land admeasuring 1.50 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. 2277, 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. 11,81,833/- (Rupees Eleven Lakhs Eighty One Thousand Eight Hundred Thirty Three) only**, the said Schedule property is free from all encumbrances; attachments, liens and lispensens whatsoever on the terms and conditions mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of **Rs. 11,81,833/- (Rupees Eleven Lakhs Eighty One Thousand Eight Hundred Thirty Three) only** paid by the Purchaser herein to the Owner/Vendor herein at or before the execution these presents, the receipt whereof the Owner/Vendor 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, lispenses, 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 Vendor 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 Vendor 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, lispenses, debts, attachments, hindrances and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owner/Vendor or their ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owner/Vendor 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 for ever free from all encumbrances charges attachments liens lispenses and adverse claim **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Vendor or are ancestors or predecessors in title made, done or executed or knowingly suffered to the contrary and the Vendor 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 Owner/Vendor 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 Owner/Vendor or any person or persons lawfully and equitably claim under or in trust for the Owner/Vendor or are ancestors or predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the Owner/Vendor, their ancestors or predecessors-in-title **AND FURTHER** the Owner/Vendor 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 Owner/Vendor 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 Owner/Vendor shall take all reasonable steps and execute and register all relevant documents relating to the said properties hereby conveyed **AND FURTHER** the Vendor in consideration of the Purchaser having purchased the said property on the assurance and guarantee of the Vendor as to protection and indemnity against any possible claim by any persons if he is discovered to be still alive or became the Owner of the schedule property, the

Vendor 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 VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

1. That the Vendor 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 Vendor herein.
4. That Vendor 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 Vendor 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 1.50 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. 2277, classified as Sali land, under Patharghata Gram Panchayet, P.S. Rajarhat, Pin-700156, District North 24-Pargana

R.S. Dag no. 1954 = 0.65 Decimals (Sataks) out of 13 Decimals (Sataks) of Sali land
 R.S Dag no. 1956 = 0.2 Decimals (Sataks) out of 4 Decimals (Sataks) of sali land and
 R.S Dag no. 1957 = 0.3 Decimals (Sataks) out of 6 Decimals (Sataks) of sali land
 R.S Dag no. 1959 = 0.35 Decimals (Sataks) out of 7 Decimals (Sataks) of sali land

Which is butted and bounded as follows:-

ON THE NORTH	:	By Kalipada Mondal
ON THE SOUTH	:	By Arun Mondal
ON THE EAST	:	By Dag No. 1960
ON THE WEST	:	By Road

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 Vendor in the presence of

WITNESSES:

1. *Pankaj Kluik*
GC-12 Adjudi Apartment
Debi Bandhu nagar, New Year
Jalpaiguri P.O. - Paschim Medinipur
2. *Banglurhat - 24 Paschim Medinipur*
Abhishek Mondal
Will + Po - Chakraborty
P.S. NEWTOWN

SIGNED, SEALED AND DELIVERED

by the Purchaser in the presence of

WITNESSES:

1. *Pankaj Kluik*
2. *Abhishek Mondal*
vi

GURUKUL HOMES PVT. LTD.

(ABHISHEK MUKHERJEE)
Authorized Signatory

PURCHASER

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

AND

Drafted by me

Anirban Das Gupta
Advocate
High Court, Calcutta
WB-1231/99

RECEIPT

Received a sum of **Rs. 11,81,833/- (Rupees Eleven Lakhs Eighty One Thousand Eight Hundred Thirty Three) 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
Less paid	Dt. 11/05/2018 Chq no. 000768	Kotak Mahindra Bank	1,00,000/-
Draft		Kotak Mahindra Bank	10,81,833/-
Total			Rs. 11,81,833/-

(Rupees Eleven Lakhs Eighty One Thousand Eight Hundred Thirty Three) only

Witnesses :-

1. *Panniyil K...*

2. *Abhi...*

[Signature]

VENDOR

RECEIPT

Received a sum of **Rs. 11,81,833/- (Rupees Eleven Lakhs Eighty One Thousand Eight Hundred Thirty Three) 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
Less paid	Dt. 11/05/2018 Chq no. 000768	Kotak Mahindra Bank	1,00,000/-
Draft		Kotak Mahindra Bank	10,81,833/-
Total			Rs. 11,81,833/-

(Rupees Eleven Lakhs Eighty One Thousand Eight Hundred Thirty Three) only

Witnesses :-

1. *Pankaj K. Kishore*

2. *Abhijit Menon*

[Signature]

VENDOR

SPECIMEN FORM FOR TEN FINGERS PRINT



ABHISHEK MUKHERJEE

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



ABHISHEK MUKHERJEE

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



ভারত সরকার
Government of India

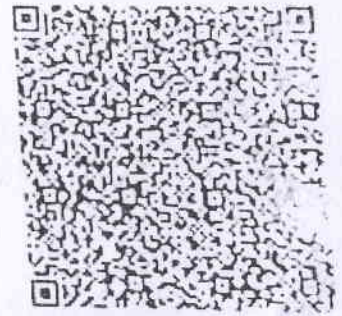


পঙ্কজ খইতান

Pankaj Khaitan

জন্মতারিখ / DOB : 08/02/1981

পুরুষ / Male



4679 8033 2476

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

এম/ও: দেওকি নন্দন খইতান,
জীসী-১২ অঞ্লি অপার্টমেন্ট,

দেশবন্ধুনগর, নারায়ণতলা,

বাগুইয়াটি, প্রাফুল্লা কানন, প্রাফুল্লা

কানন, উত্তর ২৪ পরগনা, বর্ধ

২৪ পরগনা, পশ্চিম-বঙ্গ, ৭০০১০১

Address:

S/O: Deoki Nandan Khaitan,
GC-12 anjali apartment,

deshbandhunagar, narayantala,

baguiati, Prafulla Kanan, Prafulla

Kanan, North 24 Parganas, North

24 Paraganas, West Bengal,

700101

4679 8033 2476



help@uidai.gov.in

www

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MAHADEB MONDAL
HARAN MONDAL

01/01/1945

Permanent Account Number

BPJPM8728J

[Signature]

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

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



সার্বভৌম প্রাধিকার
ভারত সরকার
Authority of India
Government of India

Document No 1111/19235/01095

20/08/2014
167104139

To
MAHADEB MONDAL
CHAKPACHURIA
Chapachuria
North Twenty Four Parganas
West Bengal 700156



MI.671041398FT



9665 3696 0085

সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

মহাদেব মন্ডল

MAHADEB MONDAL

পিতা : হারান মন্ডল

Father: HARAN MONDAL

২৪-০৮-১৯৮২ ২২/১১/১৯৮৫

২৪ পরগনা



9665 3696 0085

সাধারণ মানুষের অধিকার

পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।

পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ
করুন!

is proof of identity, not of citizenship

To establish identity, authenticate online

সারা দেশে মান্য।

ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা
প্রাপ্তির সহায়ক হবে।

is valid throughout the country

will be helpful in availing Government
and Non Government services in future

ভারতের বৈধতা প্রমাণ

Unique Identification Authority of India

ঠিকানা

চকপাচুরিয়া, চকপাচুরিয়া, উত্তর

২৪ পরগনা, গুচিমবঙ্গ, ৭০০১৫৬

Address

CHAKPACHURIA, Chapachuria,

North Twenty Four Parganas,

West Bengal, 700156

9665 3696 0085



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091 / 687554

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name	Mahadeb Mondal
নির্বাচকের নাম	মহাদেব মন্ডল
Father's Name	Haran
পিতার নাম	হারান
Sex	M
লিঙ্গ	পুং
Age as on 1.1 2000	55
১.১.২০০০-এ বয়স	৫৫

Address

South Para Patharghata Rajarhat North
24 - Parganas 700059

ঠিকানা
দক্ষিণ পাড়া পথঘাটা রাজারহাট উত্তর ২৪ পরগণা
৭০০০৫৯

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 91-Rajarhat(SC) Assembly Constituency

৯১-রাজারহাট(তপঃ)

বিধানসভা নির্বাচন ক্ষেত্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 21.10.2000

তারিখ ২১.১০.২০০০

220-0430

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

GURUKUL HOMES PRIVATE LIMITED



26/07/2006

Permanent Account Number

AACCG6896M

05042013

GURUKUL HOMES PVT. LTD.


Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABHISHEK MUKHERJEE

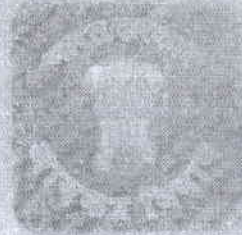
PRABIR KUMAR MUKHERJEE

28/04/1993

Permanent Account Number

CFHPM0334R

Signature



20062013 *



ভারত সরকার

Government of India



অভিশেক মুখার্জী

Abhishek Mukherjee

পিতা : প্রবীর কুমার মুখার্জী

Father : Prabir Kumar Mukherjee

জন্মতারিখ/DOB: 28/04/1993

পুরুষ / Male



9216 5533 3720

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: ডিবি, দেশবন্ধু নগর

রাজারহাট গোপালপুর (এম)

দেশ বন্ধু নগর, উত্তর ২৪ পরগনা

পশ্চিম বঙ্গ,

Address: DB 20,

DESHBANDHU NAGAR,

Rajarhat Gopalpur (m), North

24 Parganas, Desh Bandhu

Nagar, West Bengal, 700059

9216 5533 3720



1947

1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

IHM1776095



নির্বাচকের নাম : অভিশেক মুখার্জী

Elector's Name : Abhishek Mukharjee

পিতার নাম : প্রবীর কুমার মুখার্জী

Father's Name : Prabir Kumar Mukharjee

লিঙ্গ/Sex : পুং M

জন্ম তারিখ
Date of Birth : 28/04/1993

IHM1776095

ঠিকানা:

CA/5/11C, ভদ্র পাড়া রাজারহাট
গোপালপুর, বাগুয়াটি, উত্তর ২৪ পরগণা-700059

Address:

CA/5/11C, BHADRA PARA, RAJARHAT
GOPALPUR, BAGUIATI, NORTH 24
PARGANAS-700059

Date: 15/12/2012

117-রাজারহাট গোপালপুর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুকৃতি



Facsimile Signature of the Electoral
Registration Officer for

117-Rajarhat Gopalpur Constituency

বিজ্ঞপ্তি পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্ট নাম তালিকা ও একই
নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

06/10/05


 DATED THIS THE DAY OF, 2018


B E T W E E N

SRI MAHADEB MONDAL
 OWNER/VENDOR

AND

GURUKUL HOMES PRIVATE LTD
 ... PURCHASER

DEED OF CONVEYANCE

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-1523-08263/2018	Date of Registration	20/07/2018
Query No / Year	1523-0001110570/2018	Office where deed is registered	
Query Date	11/07/2018 3:07:37 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	GURUKUL HOMES PRIVATE LIMITED 61A, PARK STREET, Thana : Park Street, District : Kolkata, WEST BENGAL, PIN - 700016, Mobile No. : 8017398761, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 11,81,833/-	Rs. 11,81,833/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 59,112/- (Article:23)	Rs. 11,832/- (Article:A(1), E)		
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-2277	Bastu	Shali	0.65 Dec	5,00,000/-	5,00,000/-	Property is on Road Adjacent to Metal Road,
L2	LR-1956	LR-2277	Bastu	Shali	0.2 Dec	1,50,000/-	1,50,000/-	Property is on Road Adjacent to Metal Road,
L3	LR-1957	LR-2277	Bastu	Shali	0.3 Dec	2,50,000/-	2,50,000/-	Property is on Road Adjacent to Metal Road,
L4	LR-1959	LR-2277	Bastu	Shali	0.35 Dec	2,81,833/-	2,81,833/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			1.5Dec	11,81,833 /-	11,81,833 /-	
		Grand Total :			1.5Dec	11,81,833 /-	11,81,833 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MAHADEB MONDAL Son of Mr HARAN MONDAL VILLAGE - CHAKPACHURIA, P.O:- CHAKPACHURIA, P.S:- Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BPJPM8728J, Status :Individual, Executed by: Self, Date of Execution: 13/07/2018 , Admitted by: Self, Date of Admission: 13/07/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/07/2018 , Admitted by: Self, Date of Admission: 13/07/2018 ,Place : Pvt. Residence

Details :**Name,Address,Photo,Finger print and Signature****GURUKUL HOMES PRIVATE LIMITED**61A, PARK STREET, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016
PAN No.: AACCG6896M, Status :Organization, Executed by: Representative**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	Mr ABHISHEK MUKHERJEE (Presentant) Son of Mr PRABIR KUMAR MUKHERJEE 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: Service, Citizen of: India, , PAN No.: CFHPM0334R Status : Representative, Representative of : GURUKUL HOMES PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name & address
Mr PANKAJ KHAITAN Son of Mr DEOKI NANDAN KHAITAN GC-12, DESHBANDHU NAGAR, NARAYANTALA, P.O:- PRAFULLA KANAN, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700101, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr MAHADEB MONDAL, Mr ABHISHEK MUKHERJEE

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr MAHADEB MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.65 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr MAHADEB MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.2 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr MAHADEB MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.3 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mr MAHADEB MONDAL	GURUKUL HOMES PRIVATE LIMITED-0.35 Dec

Details as per Land Record

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

Sl. No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1954(Corresponding RS Plot No:- 1954), LR Khatian No:- 2277	Owner:মহাদেব মন্ডল ., Gurdian:হারান, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,
L2	LR Plot No:- 1956(Corresponding RS Plot No:- 1956), LR Khatian No:- 2277	Owner:মহাদেব মন্ডল ., Gurdian:হারান, Address:নিজ, Classification:শালি,
L3	LR Plot No:- 1957(Corresponding RS Plot No:- 1957), LR Khatian No:- 2277	Owner:মহাদেব মন্ডল ., Gurdian:হারান, Address:নিজ, Classification:শালি,
L4	LR Plot No:- 1959(Corresponding RS Plot No:- 1959), LR Khatian No:- 2277	Owner:মহাদেব মন্ডল ., Gurdian:হারান, Address:নিজ, Classification:শালি,

Endorsement For Deed Number : I - 152308263 / 2018

On 13-07-2018

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

Presented for registration at 10:20 hrs on 13-07-2018, at the Private residence 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 11,81,833/-

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

Execution is admitted on 13/07/2018 by Mr MAHADEB MONDAL, Son of Mr HARAN MONDAL, VILLAGE - CHAKPACHURIA, P.O: CHAKPACHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business

Indetified by Mr PANKAJ KHAITAN, , Son of Mr DEOKI NANDAN KHAITAN, GC-12, DESHBANDHU NAGAR, NARAYANTALA, P.O: PRAFULLA KANAN, 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 13-07-2018 by Mr ABHISHEK MUKHERJEE, AUTHORISED SIGNATORY, GURUKUL HOMES PRIVATE LIMITED (Private Limited Company), 61A, PARK STREET, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016

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



Debasish Dhar

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

Of Fees

that required Registration Fees payable for this document is Rs 11,832/- (A(1) = Rs 11,818/- ,E = Rs 14/-)
 Registration Fees paid by by online = Rs 11,832/-
 Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
 Online on 13/07/2018 11:13AM with Govt. Ref. No: 192018190260737271 on 13-07-2018, Amount Rs: 11,832/-,
 Bank: State Bank of India (SBIN0000001), Ref. No. IK00RCYKD1 on 13-07-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 59,112/- and Stamp Duty paid by by online = Rs 54,112/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
 Online on 13/07/2018 11:13AM with Govt. Ref. No: 192018190260737271 on 13-07-2018, Amount Rs: 54,112/-,
 Bank: State Bank of India (SBIN0000001), Ref. No. IK00RCYKD1 on 13-07-2018, Head of Account 0030-02-103-003-02



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

On 20-07-2018

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 59,112/- and Stamp Duty paid by Stamp Rs 5,000/-
 Description of Stamp

1. Stamp: Type: Impressed, Serial no 46962, Amount: Rs.5,000/-, Date of Purchase: 13/07/2018, Vendor name: S Mukherjee



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

of Registration under section 60 and Rule 69.
ed in Book - I
ne number 1523-2018, Page from 294539 to 294565
ing No 152308263 for the year 2018.



Digitally signed by DEBASISH DHAR
Date: 2018.08.10 13:08:19 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 10-08-2018 1:02:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)