

3109/19

भारतीय गैर न्यायिक

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TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 20.7.19 35AB 161598

Serial No. 2997 / 2019
 Pa. No. 1 / 1 Pages to
 Be No. 3109 / 2019
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4 = 00
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Under Article 511 S. P. II.....
 Under Article 511 & 512 (b).....
 Value of Stamp.....
 Value of Court Fees.....
 Value of Carriage Map.....
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 As per Order No.....

Da
 Record Keeper
 Registrar of Assurances-II
 Kolkata

ADDL. REGISTRAR OF ASSURANCES-I
 KOLKATA

20.7.19

20.7.19.

Sanyal

3600/19

03/09/2019



12/7/19

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Z 116850

9/09/19 1035892
 11/09/19 6882 18
 12/07/19



I certify that the Document is admitted to Registration, the Signature Sheet and the Instrument sheets attached to this document are the part of this Document

Signature
 Registrar
 of Assam

DEED OF CONVEYANCE

Signature

024215

Date: 04 JUL 2019
Add:
Amt:
50.....

Sanjeev Ist. Chisania.
GDU, Kochiokusa.
New Town, Kol-156

Certified that a single stamp of name
Rs. 100 for the document is
not available in the smallest
number of stamps which I can
furnish so as to make up the
Required Amount are as follows.....

2 x 50 = 100/-

12

SOUMITRA CHANDA
Licensed Stamp Vendor
J/1, K. S. Roy Road, Kol-1

Urbi Roy
Advocate
Wife of Dobraj Roy
High Court, Calcutta

com
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
8 JUL 2019

Sanjeev



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Z 116851

THIS DEED OF CONVEYANCE made this the ^{8th} day of July TWO THOUSAND AND NINETEEN

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024215

04 JUL 2019

Sl. No. Date
Name
Add.
Amt. 50

Sanjeev Kumar Chandra,
J DU, Kochukust,
New Town,
1501156

Certified that a single stamp of name
Rs. 100/- required for the document is
not available and the smallest
number of stamps which I can
furnish so as to make up the
Required Amount are as follows.....

2 x 50 = 100/-

Soumitra Chanda
Licensed Stamp Vendor
3/2, K. S. Roy Road, Kol-1



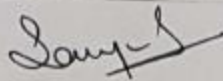
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 8 JUL 2019

Sanjeev

BETWEEN **SRI NANIK METHARAM SAMBTANI** (PAN AKUPS8083K), Son of Late Metharam Lalchand Sambtani residing at Flat No. 11B, 11th Floor, Rameswara Mansion, 10/4 - A Lala Lajpat Rai Sarani, P.O. Lala Lajpat Rai Sarani, P.S. Bhawanipore, Kolkata 700020 hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) of the **ONE PART** AND **SANJEEV KUMAR CHIRANIA**, (PAN ACKPC3717A) Son of Late Binod Kumar Chirania, residing at Sanjeeva Town Duplex Estates, 9DU Kochpukur, North 24 Parganas, P.S. Rajarhat, P.O. New Town, West Bengal - 700156 and hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS:

- A) In this Deed wherever the context so permits the Vendor and the Purchaser are collectively referred to as the 'parties'.
- B) DLF Home Developers Ltd, a company incorporated under the Companies Act, 1956 is the owner of the commercial plot of ALL THAT land bearing Premises No. 02 - 124, Plot No. BG/8, - AA-IB IN Sub CBD of Action Area I, New Town, Kolkata, West Bengal admeasuring more or less 3 Acres hereinafter referred to as the the said Premises, morefully described in the **FIRST SCHEDULE** hereunder.
- C) The said owner, DLF Home Developers Ltd has constructed a multistoried Retail cum Office Building named as "The Galleria"



(hereinafter referred to as the "COMMERCIAL COMPLEX") thereon consisting of shops, Office Spaces and other types of Commercial spaces capable of being held or enjoyed independently with basements for parking, common areas, facilities and other services etc in accordance with the building plans approved by WBHIDCO and/or New Town Kolkata Development Authority (hereinafter NKDA)

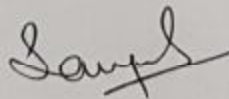
- D) In pursuance of and by virtue of a registered Deed of Conveyance dated 22nd May, 2017 and made between M/s DLF Home Developers Limited therein referred to as the Vendor of the One Part and the Vendor herein, therein collectively referred to as the Purchaser of the Other Part and registered at the office of ADSR, Rajarhat in Book No. 1, Volume No. 1523 - 2017, Pages 123299 to 123336, Being No. 152304314 for the year 2017 the Vendor herein being entitled to **ALL THAT** the Office Space No. DGK703 (hereinafter referred to as the said **COMMERCIAL SPACE**) containing by admeasurement an area of 1313sq.ft. (super built-up) **TOGETHER WITH** 1 covered car parking space bearing no. KLP187 in the basement of the said Commercial Complex **AND TOGETHER WITH** the undivided proportionate share in all common parts portions areas facilities and amenities **AND TOGETHER WITH** the undivided proportionate share in the land comprised in the said Commercial Complex attributable thereto (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the said **OFFICE SPACE AND THE PROPERTIES APPURTENANT THERETO**)
- E) On and from acquiring the said Office Space and the properties Appurtenant thereto the Vendor has been exercising all powers and authority of ownership over and in respect thereof.

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F) By an agreement dated 25.06.2019, the Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire the said Office Space and the Properties Appurtenant thereto and/or the entirety of the right, title and interest of each of the Vendor into or upon the said Office Space and the Properties Appurtenant thereto free from all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever or howsoever for the consideration and subject to the terms and conditions hereinafter appearing.

J) At or before the execution of this Deed the Vendor has assured and represented to the Purchaser as follows:

- i) That the Vendor is the sole and absolute owner of the said Office space and the Properties Appurtenant Thereto and excepting the Vendor nobody else has any right title interest claim or demand into or upon the said Office Space and the Properties Appurtenant Thereto or any part or portion thereof.
- ii) That the said Office Space and the Properties Appurtenant Thereto is free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever.
- iii) That the Vendor is and continues to remain in unhindered possession and occupation of the said Office Space and the Properties Appurtenant Thereto.
- iv) The Vendor has assured that the reimbursement towards the maintainance deposit has been communicated to the DLF Home Developers Limited and the Purchaser shall be entitled to the benefit of the said deposit and the same shall be credited to the account of the Purchaser.



- v) That all municipal rates taxes and other outgoings including maintenance charges and electricity charges payable in respect of the said Office Space and the Properties Appurtenant Thereto has been paid and/or shall be paid by the Vendor up to the date of execution of this deed.
- vi) That the Vendor has not entered into any agreement for sale and/or transfer lease tenancy nor has created any interest of any third party into or upon the said Office Space and the Properties Appurtenant Thereto or any part or portion thereof.

NOW THIS DEED WITNESSETH and it is hereby agreed by and between the parties hereto as follows.

1. **THAT** in pursuance of the Said **AGREEMENT AND** in further consideration of a sum of **Rs. 65,65,000/-** (Rupees Sixty Five Lacs Sixty Five Thousand only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution these presents and a further sum of **Rs 6,56,500/-** (Rupees Six Lacs Fifty Six Thousand only) towards reimbursement of the maintenance deposit held by DLF Home Developers Ltd (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof the Vendor doth hereby acquit release and discharge the Purchaser as well as the said **Office Space AND THE PROPERTIES APPURTENANT THERETO** hereby intended to be sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser **ALL THAT** the Office Space No.

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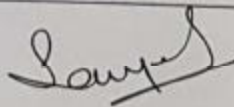
DGK703 on the 7th Floor of the Commercial Complex named "The Galleria" situated at Premises No. 02-124, Plot No. BG/8, AA-IB IN Sub CBD OF Action Area I, New Town, West Bengal P.S. New Town, Kolkata (morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the said **PREMISES) TOGETHER WITH** one covered car parking space measuring 134.55 sqft at the Basement Floor of the said Commercial Complex being No. KLP187 **TOGETHER WITH** the undivided proportionate share in all common parts portions areas facilities and amenities **AND TOGETHER WITH** the undivided proportionate share in the land comprised in the said Commercial Complex attributable thereto (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the said **OFFICE SPACE AND THE PROPERTIES APPURTENANT THERETO)** and/or the entirety of the right title interest of the Vendor into or upon the said Office Space and the Properties Appurtenant Thereto **TOGETHER WITH** all easements, appurtenances, benefits, appendages, rights, lights, claims and demands whatsoever and also all the right title interest property claims and demands whatsoever of the Vendor into or upon the said Office Space and the Properties Appurtenant Thereto **TO HAVE AND TO HOLD** the said Office Space and the Properties Appurtenant thereto unto and to the use of the Purchaser **AND ALSO SUBJECT** to the Purchaser making payment of the proportionate share of maintenance charges **AND** the General Common areas and facilities (morefully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written) the Vendor both hereby further covenant with the Purchaser that the Vendor is the absolute and lawful owner of the said Office Space and the Properties Appurtenant Thereto and every part thereof and

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entitled to the said lands comprised therein and forming part thereof free from all encumbrances charges and liabilities of whatsoever nature AND the Vendor doth hereby covenant with the Purchaser that he has 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 the reason whereof the said Office Space and the Properties Appurtenant Thereto 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 Vendor may or can be prevented from granting selling conveying assigning and assuring the said Office Space and the Properties Appurtenant Thereto or any part thereof in the manner as aforesaid.

II. **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently entitled to and absolutely seized and possessed of and/or entitled to the said Office Space and the Properties Appurtenant Thereto and / or the lands comprised therein and/or the said Office Space and the Properties Appurtenant Thereto hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same.

III. **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now have in themselves good right full and absolute power and authority to grant sell convey transfer assure and assign the said Office Space and the

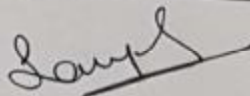


Properties Appurtenant Thereto hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid and on the terms and conditions as aforesaid AND THAT the Vendor have delivered the original title deeds and has put the Purchaser in complete vacant possession of the said Office Space and the Properties Appurtenant Thereto and the Purchaser hereby acknowledges that he has received and accepted the same without raising any dispute, demand or claim whatsoever against the Vendor as to the nature and/or occupancy of the constructions standing on the land comprised in the said Office Space and the Properties Appurtenant Thereto and/or Property or otherwise AND THAT the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of their predecessors in title or any one of them

IV. **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor 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 liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and dispendens whatsoever suffered or made or liabilities created in respect of the said Office Space and the Properties Appurtenant Thereto by the Vendor or by any person or persons lawfully and equitably

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claiming from under or in trust for the Vendor or his predecessors in title or any of them as aforesaid or otherwise AND THAT all rates taxes and other impositions and/or outgoings payable in respect of the said Office Space and the Properties Appurtenant Thereto upto the date of execution of these presents as and when assessed by the authorities concerned shall be paid by the Vendor and in any event the Vendor agrees to indemnify and keep the Purchaser saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings in respect thereof and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser 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 Vendor and/or the Society for acquisition of the said property and/or the comprised land therein or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendors have no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property or any part thereof AND THAT no suit and/or proceeding is pending in any Court of law affecting the said Office Space and the Properties Appurtenant Thereto and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said Office Space and the Properties Appurtenant Thereto or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the



Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Property and every part thereof unto and to the use the Purchaser as shall or may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring about 3 acres more or less situated at No. 02-124, Plot No. BG/8, AA-IB in SubCBD OF Action Area I, New Town Kolkata, P.S. Rajarhat, Kolkata 700156, West Bengal, District 24 Parganas (North) on which the Complex has been developed.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Office Space and the Properties Appurtenant Thereto)

ALL THAT the Office Space bearing no. DGK703 having an area of 1313 sqft on the 7TH floor in the complex namely "The Galleria" alongwith an undivided share in land together with one covered car parking space measuring 134.55 sqft bearing no. KLP187 in the Basement of the Complex.

THE THIRD SCHEDULE ABOVE REFERRED TO

**DLF GALLERIA, KOLKATA
TENTATIVE LIST OF GENERAL COMMON AREAS & FACILITIES**

PART A

Common Spaces & Circulation Spaces

1. Entrance lobby and Atrium at Ground Floor
2. Passages, corridors, including lighting and fire fighting equipment thereof.
3. Common toilets at Ground Floor and Upper floors
4. Common Staircases, Staircase lobbies and Munties.
5. Lifts, escalators, lift and escalator lobbies
6. Guard Rooms.
7. Roof / Terrace

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PART B**Service Facilities and Areas**

1. Underground water tanks & pump room
2. Fan rooms
3. Electric sub-station (Transformers; High Voltage H.T. & Low Voltage L.T. Panels and other electrical equipment)
4. Stand by Generator Room / Standby generator
5. AC plant room
6. Area of diesel (or any other fuel) storage tank
7. Building Services / Maintenance Areas
8. Lift Machine Rooms
9. Overhead water tanks
10. Shafts for plumbing, fire services, electrical, HVAC, Standby Generator and any other building services.
11. Sewage Treatment Plant

PART C**Outside the Building**

1. Landscaped / Hardscaped / Driveway areas including lighting & services etc.
2. Driveways including lighting and services etc
3. Fire Hydrants & Fire Brigade inlet etc

PART D**FOR OFFICE**

TENTATIVE SUPER BUILT UP AREA CALCULATIONS
SUPER AREA / SPECIFIC AREA

Super Area = The Specific Area of the Said Commercial Complex shall mean the entire area enclosed by its periphery walls including but not limited to area under walls, columns, as well as area of loft / Mezzanine, if any, half the area of walls common with other premises adjoining the said commercial complex, all of which form integral part of the said Commercial Complex.

The above multiplication factor is uniform and constant, and is only for commercial reasons agreed between the Vendor and Purchaser and which the Purchaser agrees is fair and reasonable and the same would not be questioned at any time by the Purchaser till the Purchaser remains in occupation of the said Commercial Complex. The Purchaser has made itself fully aware of the aforesaid multiplier and hereby confirms that he has no objection in that behalf. It is further confirmed and agreed by the Purchaser that the said multiplication factor has no relationship to any physical parameter within or outside the said building or any practice generally understood, accepted or followed in general commercial property transactions.

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

SIGNED AND DELIVERED BY THE VENDOR

At Kolkata in the presence of

Bambalain

Sopra Chandra
Plot 9DV, Unit 56

(NANIK NETHARAM SAMBANI)

Urbir Roy
Advocate
High Court, Calcutta

SIGNED AND DELIVERED BY THE PURCHASER

At Kolkata in the presence of

Sopra Chandra

Sanyal

Urbir Roy
Advocate

(SANJEEV KR. CHIRANJ)

Drafted by me

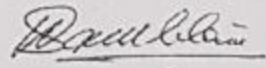
Urbir Roy
Advocate
High Court, Calcutta
F - 1764/02

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MEMO OF CONSIDERATION

Cheque No.	Date	In favour of	Drawn on	Amount
005797	25.06.2019	NANIK METHARAM SAMBTANI	ICICI Bank	Rs 5,00,000/-
423915	29.06.2019	NANIK METHARAM SAMBTANI	ICICI Bank	Rs 50,00,000/-
RTGS	04.07.2019	NANIK METHARAM SAMBTANI	ICICI Bank	Rs 9,99,350/-
TDS	04.07.2019			Rs 65,650/-
				Rs 65,65,000/-

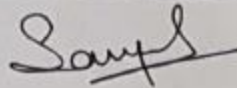
Total Amount: - (Rupees Sixty Five Lacs Sixty Five Thousand only)



(Vendor's Signature)

Sabra chitonia

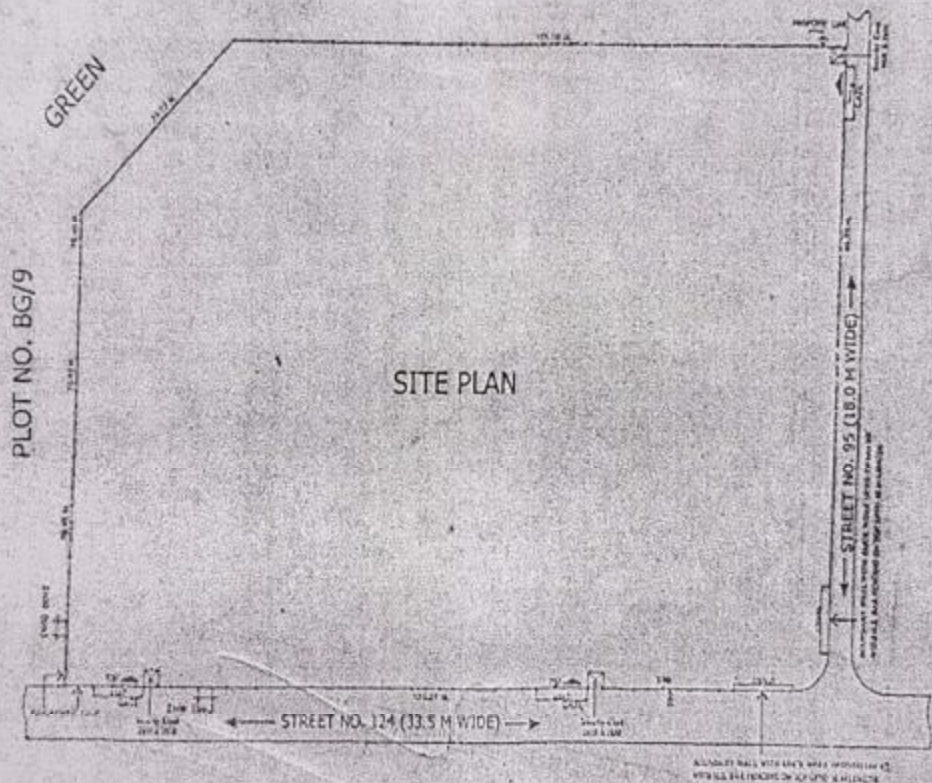
Urbiraj



SITE PLAN OF "DLF GALLERIA" AT PREMISES NO. 02-124, PLOT NO. BG/8, AA-1B IN SUB CBD OD ACTION AREA - I, NEW TOWN, KOLKATA, P.S. - RAJARHAT, WEST BENGAL, INDIA.



PLOT NO. BG/7



Sri Nanik Metharam Sambtani

Sanjeev Kumar Chirania

Traced By:
X. Abhinav
K. S. Prasad

SRI NANIK METHARAM SAMBTANI
SIG. OF VENDOR

SANJEEV KUMAR CHIRANIA
SIG. OF PURCHASER

19/07/2019 City No. 190200010356927/2019 Dated No. 190203100/2019. Document is digitally signed by *X. Abhinav* on 19/07/2019 at 11:11:11 AM. Page 17 of 33

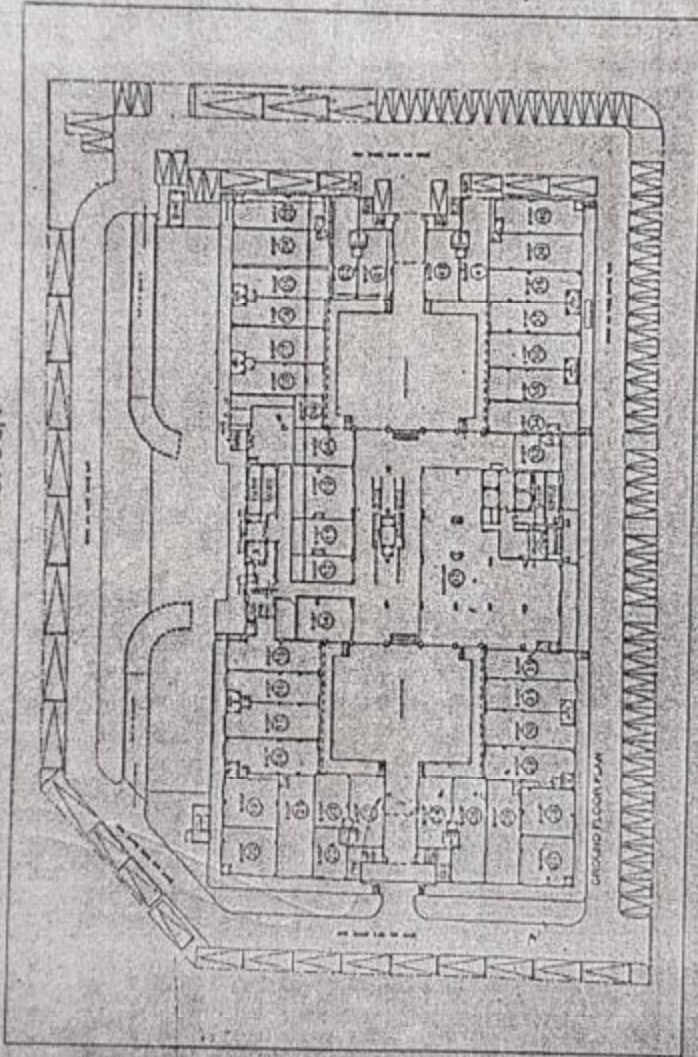
Sanjeev

MASTER PLAN OF "DLF GALLERIA" AT PREMISES NO. 02-124, PLOT NO. BG/8, AA-IB IN SUB CBD OD ACTION AREA - I, NEW TOWN, KOLKATA, P.S. - RAJARHAT, WEST BENGAL, INDIA.



STREET NO. 95 (18.0 M WIDE)

PLOT NO. BG/7



STREET NO. 124 (33.5 M WIDE)

GREEN

PLOT NO. BG/9

Dambalan

SRI NANIK METHARAM SAMBTANI
SIG. OF VENDOR

Sanyal

SANJEEV KUMAR CHIRANIA
SIG. OF PURCHASER

Traced By:
V. K. Sanyal
30/10/2019
Rat. 1

19/07/2019 Query No: 19020301036927 2019 Deed No: 190203109/2019 Document is digitally signed.

Sanyal

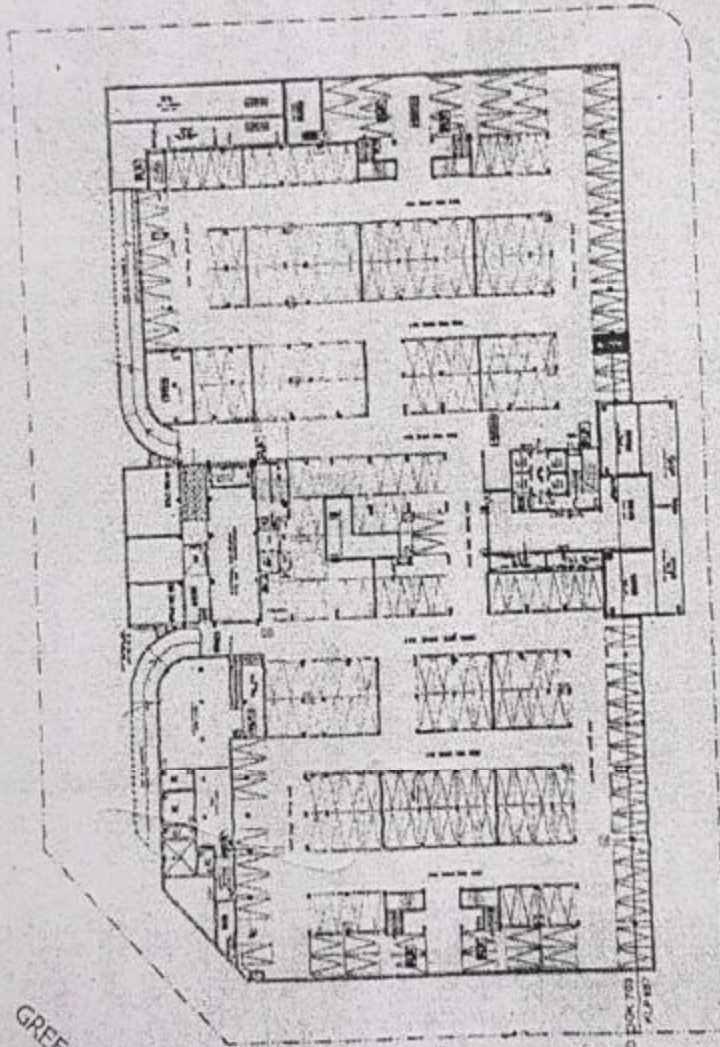
PLAN OF COVERED PARKING SPACE (S) NO. KLP187 IN THE BASEMENT OF THE COMMERCIAL COMPLEX, SITUATED AT PREMISES NO. 02-124, PLOT NO. BG/8, AA-1B IN SUB CBD OD ACTION AREA - I, NEW TOWN, KOLKATA, P.S. - RAJARHAT, WEST BENGAL, INDIA.

CAR PARKING AREA : - 134.55 SQ.FT.
SHOWN IN RED COLOUR



STREET NO. 95 (18.0 M WIDE)

PLOT NO. BG/7



STREET NO. 124 (33.5 M WIDE)

GREEN

PLOT NO. BG/9

Sri Nanik Metharam Sambtani

SRI NANIK METHARAM SAMBTANI

SIG. OF VENDOR

Sanjeev Kumar Chirania

SANJEEV KUMAR CHIRANIA
















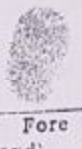




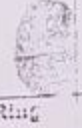
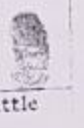
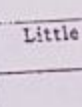
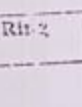
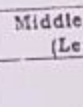
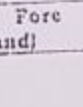
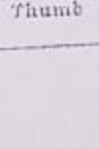
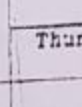
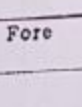
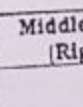
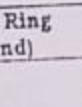
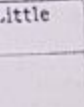
SIG. OF PURCHASER

*Traced By
S. K. Chakrabarti*

19/07/2019 Q.No. 203/2019 Deed No. I - 203/2019 Digitally signed by Sri Nanik Metharam Sambtani

Sanjeev

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
<i>Abdul Kalam</i>						
		Little	Ring	Middle	Fore	Thumb
<i>Sanyal</i>						
		Thumb	Fore	Middle	Ring	Little
						
		Little	Ring	Middle	Fore	Thumb
						
		Thumb	Fore	Middle	Ring	Little
						
		Little	Ring	Middle	Fore	Thumb
						
		Thumb	Fore	Middle	Ring	Little

19/07/2019 Query No:-19020001035692 / 2019 Deed No :- 190203109 / 2019, Document is digitally signed.

Sanyal



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/Enrolment No.: 1178/49477/19389

To
নানিক মেথরাম সাম্বতানি
Nanik Metharam Sambtani
S/O Late Metharam Sambtani
FLAT-11B, 11TH FLOOR, RAMESWARA
MANSION
10/4A, LALA LAJPAT RAI SARANI
L.R.Sarani
Kolkata L.r.sarani
West Bengal - 700020
9831077304

Download Date: 28/09/2017

Generation Date: 13/09/2017

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

3681 9398 8980

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



নানিক মেথরাম সাম্বতানি
Nanik Metharam Sambtani
কলকাতা/DOB: 30/11/1951
পুরুষ / MALE



3681 9398 8980

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



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

INFORMATION

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

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



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
S/O নানিক মেথরাম সাম্বতানি, ফ্ল্যাট-
11বি, একদশ তল রামেশ্বর ম্যানসন,
10/4এ লালা লাজপত রায় সারানী,
কলকাতা, কোলকাতা,
পশ্চিম বঙ্গ - 700020

Address:
S/O Late Metharam Sambtani,
FLAT-11B, 11TH FLOOR,
RAMESWARA MANSION, 10/4A,
LALA LAJPAT RAI SARANI,
L.R.Sarani, Kolkata,
West Bengal - 700020

3681 9398 8980



help@uidai.gov.in



www.uidai.gov.in

Nanik Metharam Sambtani

19/07/2019 Query No:-19020001035692 / 2019 Deed No :- 190203109 / 2019, Document is digitally signed.

Sample

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AKUPS8083K

नाम/ Name
NANIK METHARAM SAMBTANI

(पिता का नाम) Father's Name
METHARAM SAMBTANI

जन्म की तारीख/ Date of Birth
30/11/1951

हस्ताक्षर/ Signature



Nanik Metharam Sambtani

Sanyal



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

संकेत सं. / Enrollment No. : 1055A7405-09722

To
Sangeet Kumar Chitrans
संगीत कुमर चित्रान
S/O Binod Kumar Chitrans
Sarveswari Teen Dupes Estates, 50U
Kodolokur
T. Nagar
Near Aqueduct Vihar Park
New Town, Mohin, 24 Panchayat
Ward Bengal - 700156
9836300000



आपका आधार क्रमांक / Your Aadhaar No. :
7405 2015 2722

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India
संगीत कुमर चित्रान
Sangeet Kumar Chitrans



आम सं. / UID
सं. / UID
7405 2015 2722

आधार - आम आदमी का अधिकार



सूचना

- आधार पहचान का प्रमाण है। भारतीयता का नहीं।
- दस्तावेज का प्रतीक और प्रमाणित प्रमाणित प्रमाण प्रदान करें।

INFORMATION

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

- भारत देश भर में मान्य है।
- आधार अभिलेख नौ सरकारों और नर-सरकारी संस्थाओं का साथ उच्च नौ अर्थव्यवस्था है।
- Aadhaar is Valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Sanyal

भारत सरकार
Unique Identification Authority of India

संगीत कुमर चित्रान
Sangeet Kumar Chitrans
संगीत कुमर चित्रान
Sangeet Kumar Chitrans

आधार सं. / UID सं.
UID सं. / UID सं.
7405 2015 2722

7405 2015 2722

Sanyal

Card No. B-3971
Address Recorded on the Roll. 41/5A/1, P.G.H. Shah
Road, Kolkata-700 032
Present Address -Do-
Enrolment No. F-1764/02
Date of Enrolment. 04.12.02 Date of Birth. 10.02.78
Date 11.2.03
Secretary/Assistant Secretary

Urbi Ray

Sanyal

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

GRN: 19-201920-003689888-1
 GRN Date: 05/07/2019 16:28:41
 BRN: 1746838831

Payment Mode: Online Payment
 Bank: ICICI Bank
 BRN Date: 05/07/2019 16:31:46

DEPOSITOR'S DETAILS

Id No.: 19020001035692/8/2019
[Query No./Query Year]

Name: Sanjeev Kumar Chirania
 Contact No.: Mobile No.: +91 9830530500
 E-mail: schirania1@gmail.com
 Address: Flat 9DUSanjeeva Town Duplex EstNew TownKol156
 Applicant Name: Mr B Dandalkar
 Office Name:
 Office Address:
 Status of Depositor: Buyer/Claimants
 Purpose of payment / Remarks: Sale, Sale Document Payment No 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19020001035692/8/2019	Property Registration- Stamp duty	0030-02-103-003-02	412792
2	19020001035692/8/2019	Property Registration- Registration Fees	0030-03-104-001-16	75475
Total				488267

In Words: Rupees Four Lakh Eighty Eight Thousand Two Hundred Sixty Seven only

Sample

Major Information of the Deed

Deed No :	I-1902-03109/2019	Date of Registration	08/07/2019
Query No / Year	1902-0001035692/2019	Office where deed is registered	
Query Date	01/07/2019 2:10:14 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	B Dandalkar 12, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8582823450. Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,56,500/-]		
Set Forth value	Market Value		
Rs. 65,65,000/-	Rs. 68,81,180/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 4,12,892/- (Article:23)	Rs. 75,475/- (Article:A(1), E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Apartment Details :

District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco (Block - B G) ,JI No: 0 Pin Code : 700156

Sc h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A2	RS - 8		Area of Covered Garage: 134.55	5,00,000/-	5,00,000/-	Flat No: KLP187, ,Apartment Type: Covered Garage Office Use , Floor Type: Cemented, Age of Flat: 5 Year, Approach Road Width: 100 Ft. , Resale ,




District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco (Block - B G) Premises No: 2/124, ,JI No: 0 Pin Code : 700156

Sc h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	RS - 8		Super Built-up Area: 1313	60,65,000/-	63,81,180/-	Flat No: DGK703, Floor No: 7,Apartment Type: Flat/Apartment Office Use , Floor Type: Tiles, Age of Flat: 5 Year, Approach Road Width: 100 Ft. , Other Amenities: Lift Facility, Resale ,Status of Completion : Completed

19/07/2019 Query No:-19020001035692 / 2019 Deed No :I - 190203109 / 2019, Document is digitally signed.

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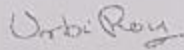
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Nanik Metharam Sambatani Son of Late Metharam Lalchand Sambatani Executed by: Self, Date of Execution: 08/07/2019 , Admitted by: Self, Date of Admission: 08/07/2019 ,Place : Office	 08/07/2019	 LTI 08/07/2019	 08/07/2019
10/4 A Lala Lajpat Rai Sarani, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKUPS8083K, Status :Individual, Executed by: Self, Date of Execution: 08/07/2019 , Admitted by: Self, Date of Admission: 08/07/2019 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sanjeev Kumar Chirania (Presentant) Son of Late Binod Kumar Chirania Executed by: Self, Date of Execution: 08/07/2019 , Admitted by: Self, Date of Admission: 08/07/2019 ,Place : Office	 08/07/2019	 LTI 08/07/2019	 08/07/2019
Son of Late Binod Kumar Chirania Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACKPC3717A, Status :Individual, Executed by: Self, Date of Execution: 08/07/2019 , Admitted by: Self, Date of Admission: 08/07/2019 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Urbi Roy Wife of Debraj Ray High Court, Calcutta, P.O:- GPo, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	 08/07/2019	 08/07/2019	 08/07/2019

19/07/2019 Query No:-19020001035692 / 2019 Deed No :I - 190203109 / 2019, Document is digitally signed.

Sanjeev

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	Shri Nanik Metharam Sambatani	Mr Sanjeev Kumar Chirania-1313.000000 Sq Ft

Transfer of property for A2

Sl.No	From	To. with area (Name-Area)
1	Shri Nanik Metharam Sambatani	Mr Sanjeev Kumar Chirania-134.550000 Sq Ft

Endorsement For Deed Number : I - 190203109 / 2019

On 03-07-2019

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 68,81,180/-

Tushar Kanti Mandal

Tushar Kanti Mandal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 08-07-2019

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

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

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

Presented for registration at 12:00 hrs on 08-07-2019, at the Office of the A.R.A. - II KOLKATA by Mr Sanjeev Kumar Chirania, Claimant.

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

Execution is admitted on 08/07/2019 by 1. Shri Nanik Metharam Sambatani, Son of Late Metharam Lalchand Sambatani, 10/4 A Lala Lajpat Rai Sarani, P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. Mr Sanjeev Kumar Chirania, Son of Late Binod Kumar Chirania, Sanjeeva Town Duplex Estates 9DU Kochpukur, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business

Indetified by Urbi Roy, , Wife of Debraj Ray, High Court, Calcutta, P.O: GPo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 75,475/- (A(1) = Rs 68,812/- ,B = Rs 6,565/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 75,475/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/07/2019 4:31PM with Govt. Ref. No: 192019200036898881 on 05-07-2019, Amount Rs: 75,475/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1746838831 on 05-07-2019, Head of Account 0030-03-104-001-16

Sanjeev

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,12,892/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 4,12,792/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 024215, Amount: Rs.100/-, Date of Purchase: 04/07/2019, Vendor name:
SOUMITRA CHANDA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/07/2019 4:31PM with Govt. Ref. No: 192019200036898881 on 05-07-2019, Amount Rs: 4,12,792/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 1746838831 on 05-07-2019, Head of Account 0030-02-103-003-02

Tushar Kanti Mandal

Tushar Kanti Mandal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Sanyal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2019, Page from 117402 to 117434
being No 190203109 for the year 2019.



CERTIFIED TO BE A TRUE COPY

Digitally signed by TUSHAR KANTI
MANDAL
Date: 2019.07.19 14:19:51 +05:30
Reason: Digital Signing of Deed.

Tushar Mandal

(Tushar Kanti Mandal) 7/19/2019 2:19:45 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.



RECORDED BY

Haradhandal
20.7.19.

(This document is digitally signed.)

Tushar Mandal
ADDL. REGISTRAR OF ASSURANCES-II
KOLKATA

20.07.19.

19/07/2019 Query No:-19020001035692 / 2019 Deed No :- 190203109 / 2019, Document is digitally signed.

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Sanyal