



Govt. of West Bengal
WB e-district
e-Challan

GRN: 19-201920-006381163-1

GRN Date: 26/08/2019 13:22:36

BRN : CKK3869584

Payment Mode : Online Payment

Bank : State Bank of India

BRN Date: 26/08/2019 13:23:11

DEPOSITOR'S DETAILS

Name : Mr Binod Kumar Dalma
Contact No. :
E-mail :
Address : Regional Language
User Type :
Applicant Name: Registration

Id No. : 05022019106005597901
(Id. Number)

Mobile No. +91 9874664173

From Date : 26/08/2019 To Date : 26/08/2019

Site Address

Remarks: Fees for certified copies of Deed

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	05022019106005597901	Fees for certified copies of Deed	0030-03-800-001-16	288
			Total Amount	288

In Words : Rupees Two Hundred Eighty Eight Only.

Payment Acknowledgement

Mr. Binod Kumar Dalma,

Thank you for using West Bengal e-District System.

Your payment for Certified Copy of Registered Deed under Government of West Bengal has been successfully submitted.

Application Summary

AIN	: 0103051905017211
Fees(INR)	: Rs. 288
Payment Status	: Successful
Payment Mode	: Online Payment
Name of the Applicant	: Mr. Binod Kumar Dalma
Date of the Application	: 26/08/2019 01:23:11
Address	: Howrah, ADSR Howrah, Deed No. 06005/2019

For any query please contact your nearest Kiosk operator.



E-Receipt	
Government of WESTBENGAL Finance Department	
Name of the Depositor	Mr Binod Kumar Dalma
Challan Amount	288.00
Government Reference Number	192019200063811631
Bank Reference Number	CKK3869584
Transaction Date and Time	26-Aug-2019 01:23:07 PM
Status	Success

6537/19

206005/18



206
2/8
2019/214666

पश्चिम बंगाल WEST BENGAL

Y 098366

Certified that the document is admitted to registration. The Signature Sheet and endorsement sheet which are attached to this document are part of this document.

ADSR. 18/08/2019

02 AUG 2019

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 2nd day of August, TWO THOUSAND AND NINETEEN (2019)

BETWEEN

12 JUL 2019

12326

No. Rs. **50/-** Date

Name: *K. P. Mukherjee*

Address:

Vendor:

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

High Court
Calcutta



Rajendra Shankar.

S/o Mr. Dayanidhi Shankar

64B, S.K. Nagar

Rishikha Hooghly

P.O. Parvash Nagar

P.S. Shirampur

PIN - 712249.

Occup. Business.



Additional District
Sub-Registrar, Howrah

02 AUG 2019

M/S. SAKSHI GANGA REALTORS PRIVATE LIMITED (PAN NO: AABCO1179N)(Formerly known as M/S Orient Dealcom Private Limited), a private limited company duly registered within the provisions of the companies Act, 1956 and having its registered office at premises o. 7A, Rani Rashmoni Road, post office-Taltala, police station-New Market , Kolkata-700013, District- Kolkata represented by its director Sri Nitin Chowdhary (**PAN NO: AEHPC0631E**)son of Sri Narendra kumar Chowdhary,by faith-Hindu, by occupation-Business, by nationality Indian residing at 50/1, Arabinda Road, under Post office Liluah, police Station Liluah ,District Howrah, Pin Code 711106hereinafter called and referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the**FIRST PART**;

AND

(1) SRI. BINOD KUMAR DAIMA, son of Sri Girdhari Lal Daima, (**PAN NO: ADPPD3255L**) by faith-Hindu, by occupation-Business, by nationality Indian,(**2**)**SMT. ANJU DAIMA**, wife of Sri Binod Kumar Daima, (**PAN N: AKTPD3380R**) by faith -Hindu, by occupation-Housewife, by nationality Indian, **both** residing at-12, Mayur Bagan Lane, under Post office-Salkia, police Station-Golabari, District-Howrah, Howrah -700006 hereinafter jointly called and referred to as the **"PURCHASERS"** (which expression shall unless excluded or repugnant to the context be deemed to include and mean their legal heirs successors assigns nominees executor or administer) of the **SECOND PART**;

WHEREAS by and through a registered Deed of Conveyance dated 4th January, 1951 one Smt. Mishri Devi and Smt. Champa Devi purchased ALL THAT land measuring about 1 (one) Bigha 16 (sixteen) Cottahs 7 (Seven) Chittacks and 22 (Twenty Two) sq. ft on actual physical measurement 1 (One) Bigha, 17 (Seventeen) Cottahs, 11 (Eleven) Chittacks and 31 (Thirty one) sq. ft. comprised in R.S. Dag no.308 under R.S. Khatian no.156 Sheet no. 24 at Mouza Golabari under P.S. Golabari in the District Howrah, Howrah-711106, municipal Premises no.1, Sreemani Bagan Lane under municipal Ward no.15 within the limits of Howrah Municipal Corporation (hereinafter referred to as the 'Said Property') more fully and particularly described in the **FIRST** schedule hereunder written below from Joynab Bibi and others for the consideration mentioned therein. The said deed of conveyance was registered in the office of JSR Howrah and recorded in its book no. 1, volume no.4, pages 242 to 248, as being no.57 for the year 1951.

AND WHEREAS thereafter said Smt. Mishri Devi while seized and possessed of her undivided $\frac{1}{2}$ share in the said Property died testate leaving behind her Last Will & Testament dated 10th February, 1976 wherein and where under she bequeathed her undivided $\frac{1}{2}$ share in the said Property in favour of Sri Nandalal Maheswari and Sri Manoj Kumar Maheswari. The said will was probated on 1st June, 2001 vide Probate Case no.90 of 1996 granted by Ld. District Delegate Court at Howrah.

AND WHEREAS subsequently said Smt. Champa Devi died intestate on 6th September, 2000 leaving behind her husband namely Sri Nandlal Maheshwari and one son Sri Ramesh Kumar Maheswari as her only

legal heirs of the undivided $\frac{1}{2}$ share of the said property left by Late Smt. Champa Devi and each having $\frac{1}{4}$ share of the said property.

AND WHEREAS by virtue of said Will & Testament dated 10th February, 1976 undivided $\frac{1}{4}$ share of the said property and by way of inheritance undivided $\frac{1}{4}$ share of the said property said Sri NandLall Maheswari became the absolute owner of undivided $(\frac{1}{4} + \frac{1}{4}) =$ undivided $\frac{1}{2}$ share of the said property

AND WHEREAS the said Sri NandLall Maheswari died intestate on 14th June, 2009 leaving behind his surviving him only son Sri Ramesh Kumar Maheswari as only legal heir as per Hindu Succession Act, 1956.

AND WHEREAS by virtue of said Will & Testament dated 10th February, 1976 said Sri Manoj Kumar Maheswari became owner of the undivided $\frac{1}{4}$ th share and by way of inheritance Sri Ramesh Kumar Maheswari became the absolute owner of undivided $(\frac{1}{2} + \frac{1}{4}) =$ undivided $\frac{3}{4}$ th share of the said property.

AND WHEREAS by and through a registered Deed of Conveyance dated 24th May, 2013 said Sri Ramesh Kumar Maheswari and Sri Manoj Kumar Maheswari for the consideration mentioned therein sold, transferred the said Property i.e. ALL THAT land measuring about 1 (one) Bigha 16 (sixteen) Cottahs 7 (Seven) Chittacks and 22 (Twenty Two) sq. ft on actual physical measurement 1 (One) Bigha, 17 (Seventeen) Cottahs, 11 (Eleven) Chittacks and 31 (Thirty one) sq. ft. comprised in R.S. Dag no.308 under R.S. Khatian no.156 Sheet no. 24 at Mouza Golabari under P.S. Golabari in the District Howrah, Howrah-

711106 ,municipal Premises no.1, SreemaniBagan Lane under municipal Ward no.15 within the limits of Howrah Municipal Corporation (hereinafter referred to as the 'Said Property')more fully and particularly described in the **FIRST** schedule hereunder written below in favour of M/s. Orient Dealcom Pvt. Ltd., represented by its Director Sri KrishnenduChowdhury. The said deed was registered in the office of ARA-I, Kolkata and recorded in its book no. 1, volume no.10, pages 8677 to 8698, as being no.05226 for the year 2013.

AND WHEREAS subsequently the name of the said M/s. Orient Dealcom Pvt. Ltd. was changed to M/s. SakshiGanga Realtors Pvt. Ltd. by dint of a Certificate of Incorporation pursuant to the change of name dated 12th September, 2014.

AND WHEREAS the said vendor, M/s. SakshiGanga Realtors Pvt. Ltd herein while seized and possessed of and/or otherwise sufficiently entitled to the Said Property duly mutated its name in the records of the Howrah Municipal and constructed G+6 multi-storied building on the said property being B.P. No. BRC No. 102/13-14 dated 07th November , 2013 and BP No. BRC No. 21/2016-17 dated 07th May, 2016

AND WHEREAS the Vendor M/s. SakshiGanga Realtors Pvt. Ltd herein has agreed to sell and transfer and the Purchasers have agreed to purchase a ALL THAT residential Flat no. G II, measuring about 1575 sq. ft. (Super built up area), (Marble flooring) on the 2nd (Second) floor Block-2, of the building named and known as 'Lingham Ganges' lying and situated at MouzaGolabari under P.S. Golabari in the District

Howrah,Howrah-711106 presently known and numbered as municipal Premises no.1, SreemaniBagan Lane under municipal Ward no.15 within the limits of Howrah Municipal Corporation more fully and particularly described in the SECOND schedule herein, being built and constructed on the land together with proportionate and impartible share in the land of the said premises and delineated on the Plan annexed hereto, marked "A" and bordered in colour RED thereon and also together with common rights in the common areas and facilities of the said building/premises more fully and particularly described in the THIRD & FOURTH schedule hereto (all hereinafter collectively referred as the 'SAID FLAT') at a fixed and total price of Rs. 51,97,500/- (Rupees Fifty one Lakhs and Ninety Seven thousands Five hundred) only.

NOW THIS INDENTURE WITNESSETH as follows:-

That in pursuance of the sale agreement and in consideration of the valuable consideration money of Rs. 51,97,500/- (Rupees Fifty one Lakhs and Ninety Seven thousands Five hundred) only paid by the Purchasers to the Vendor (which payment the Vendor doth admit acknowledge and for ever acquit, release and discharge the Purchasers from the said amount and every part thereof) the Vendor doth hereby indefeasibly grant transfer assign, assured sell and convey unto the Purchasers free from all encumbrances the brick made self contained and independent ALL THAT piece and parcel of one to residential Flat no. G II, measuring about 1575 sq. ft. (Super built up area), (Marble flooring) on the 2nd (Second) floor Block-2, of the building named and known as 'Lingham Ganges' lying and situated at MouzaGolabari under P.S. Golabari in the District Howrah,Howrah-711106 presently known and numbered as municipal Premises no.1, SreemaniBagan Lane under

municipal Ward no.15 within the limits of Howrah Municipal Corporation ALONG WITH undivided proportionate share and interest of the land and the common rights and common services and expenses and also fixtures and fittings thereon at municipal Holding/premises no.1, Sreemani Bagan Lane under municipal Ward no.15 within the limits of Howrah Municipal Corporation as more fully and particularly described in the SECOND SCHEDULE hereunder written and also delineated in the map or plan hereto annexed colour with RED verge together with right title interest undivided proportionate share of land more fully and particularly described in the FIRST SCHEDULE hereunder written, with right to use and enjoy common spaces including stairs mentioned or described in the THIRD SCHEDULE and also TOGETHER with benefits rights and liberties and right of support and easement and appurtenances and right of egress and ingress and common user as fully set forth and described in the FOURTH SCHEDULE hereunder written OR HOWSOEVER OTHERWISE the said flat called known numbered, described and distinguished and also together with the proportionate rights in the fixtures, sewers, drains, ways, paths, passages, fences, walls, water/water courses, lights, rights, liberties, privileges, easement, appurtenances whatsoever to the said flat and the said property belonging to or in any wise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto

AND TO HAVE AND TO HOLD the said flat from hereby granted and sold or intended so to be with her and ever of her right, members and appurtenances unto and to the use and benefit of the purchaser for ever to be held and heritable, transferable and immovable property within the meaning of the law in force for the time being subject to the

rules, regulations and bye-laws of the condominium/Association of the flat owners in the whole building and also subject to the payments of all rents, taxes, easements, rates, dues and duties now chargeable upon the same which hereinafter become payable in respect thereof to the Government of West Bengal or Howrah Municipal Corporation or any other concerned authorities AND subject to the condition that the said Flat or Apartment will be used only for residential purpose AND free from all encumbrances, charges, liens, lispendens, attachments, acquisitions and requisitions by the Government or any Government agency or others and all other liabilities whatsoever SUBJECT

THE VENDOR, DO HEREBY COVENANT WITH THE PURCHASERS
as follows: -

1. That notwithstanding any act, deed, matter or thing by the Vendor, made, done, committed, executed or knowingly suffered to the contrary, the Vendor now themselves have good right full power and being absolute owner and competent and have the full right to transfer the said flat and are seized and possessed of or otherwise well and sufficiently/entitled to the said Flat hereby conveyed free from all encumbrances, charges or lines whatsoever.
2. The Purchasers shall and may at all times hereinafter quietly and peacefully hold, possess, occupy and enjoy the said space and every part thereof for ever without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors , developer, or any person or persons lawfully or equitably claiming through under or in trust for the Vendors subject to

payment by the Purchasers of all taxes, assessments, charges, duties or calls made by Society, Government, Revenue or local authorities hereinafter in respect of the said premises and the land.

3. The Purchasers shall have to right, title and interest in any other constructed area save and except that the Purchasers will have the right, title and interest limited to Flat no. G II, measuring about 1575 sq. ft. (Super built up area), (Marble flooring) on the 2nd (Second) floor Block-2, of the building named and known as 'Lingham Ganges' lying and situated at MouzaGolabari under P.S. Golabari in the District Howrah,Howrah-711106 presently known and numbered as municipal Premises no.1, SreemaniBagan Lane under municipal Ward no.15 within the limits of Howrah Municipal Corporation shown and mentioned in "SECOND" Schedule hereinafter mentioned and marked with RED border in the map or plan annexed hereto.
4. The Purchasers hereby confirms he have inspected the building plan as sanctioned by Howrah Municipal Corporation the appropriate authority for construction of the Building lying and situated at MouzaGolabari under P.S. Golabari in the District Howrah,Howrah-711106 presently known and numbered as municipal Premises no.1, SreemaniBagan Lane under municipal Ward no.15 within the limits of Howrah Municipal Corporation
5. The Purchasers have been satisfied himself as to the amenities available to the owner and occupier of the said Flat. The Purchasers have been satisfied himself in respect of the

- Vendors/owners title to the said property including the land and the building comprised therein.
6. The Purchasers have been satisfied himself with the scheme for sale of the different portions of the building premises and has also been satisfied with the nature, scope and extent of the benefit and interest in the common areas and the facilities of the common areas.
 7. The common areas and facilities shall at all times be held and enjoyed jointly by the owners and/or occupiers of the different portions of the said premises and shall be used and enjoyed by them in common amongst themselves and no other occupiers of any flat in the said premises shall be entitled to make a portion or division thereof or claim or have any exclusive right to any portion thereof.
 8. Each owner/occupier of different flat/office shall use the said common areas and common facilities for the purpose of which they are intended to be used without hindering or encroaching any lawful rights of the owners and occupiers of the flats.
 9. The Purchasers shall pay proportionate share of maintenance for the common areas to the Vendors. The amount of cost of maintenance will be determined by the Vendors and confirming party herein and the Purchasers by mutual consent.
 10. The Purchasers agrees to make their own Flat separately assessed and pay the Municipal Tax directly to the Howrah Municipal Corporation in respect of their Flat.

11. So long the said flat of the Purchasers are not separately assessed, the Purchasers shall pay the proportionate Municipal Taxes to the Vendors, developer for due payment of Municipal Taxes. The amount of the Municipal Taxes will be determined by the Vendors.
12. If the Purchasers of the respective flat of the said premises does not pay the maintenance charges, then the Vendors shall not be bound to render the common area facilities to the Purchasers for the entire building. The Vendors shall have the right to realize the charges for the maintenance of the common areas from the Purchasers.
13. The Vendor shall bear the cost of plastering of the inner walls of the office space/flat of the Purchasers for the first time and afterwards the cost of plastering and maintenance thereof shall be done by the Purchasers of the respective flat of the said premises.
14. The interest of the Purchasers in the plot of land building and in the common areas and facilities shall not be altered without the consent of the owners of all other portions of the said premises.
15. No owner of any portion of the said premises shall do any act or incident which may be prejudicial to the soundness or safety of the building or in any way to an easement or make any material change in the portion of the building so purchased by them.
16. Each owner of different flats/office in the said building shall be entitled to apply to have such portion separately assessed of and in so far as the same are allowable.

17. The Vendor shall give all facilities for electric connection, water connection, drain connection to the flat/office of the Purchasers.
18. AND THAT the purchasers shall have no claim and/or right of any nature or kind over in respect of the terrace and the roof of the said building except the right of drying cloths and installing T. V. Antenna.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(Said Premises)

ALL THAT piece and parcel of Bastuland measuring about 1 (One) Bigha, 17 (Seventeen) Cottahs, 11 (Eleven) Chittacks and 31 (Thirty one) sq. ft. comprised in R.S. Dag no.308 under R.S. Khatian no.156 Sheet no. 24 at MouzaGolabari under P.S. Golabari in the District Howrah, Howrah-711106 ,municipal Premises no.1, SreemaniBagan Lane under municipal Ward no.15 within the limits of Howrah Municipal Corporation and butted and bounded of –

ON THE NORTH :By1/1, Sreemani Bagan Lane
 ON THE SOUTH :By 10'-0' pucca Road known as Sreemani Bagan Lane
 ON THE EAST : By 12'-0' pucca Road known as Sreemani Bagan Lane
 ON THE WEST : By 84P, Bhairab Dutta Lane, Howrah

THE SECOND SCHEDULE ABOVE REFERRED TO :

(Said Flat)

ALL THAT Residential Flat no. G II, measuring about 1575 sq. ft. (Super built up area), (Marble flooring) on the 2nd (Second) floor

Block-2, consisting of three Bed Rooms, two Toilets, one Kitchen, one Living -cum- dining ,one Balcony and Two Toilets of the building named and known as 'Lingham Ganges' lying and situated at Mouza Golabari under P.S. Golabari in the District Howrah, Howrah-711106 presently known and numbered as municipal Premises no.1, Sreemani Bagan Lane under municipal Ward no.15 within the limits of Howrah Municipal Corporation and delineated on the Plan annexed hereto, marked "A" and bordered in colour RED thereon including undivided proportionate share of land along with common areas and facilities thereto of the aforementioned "FIRST" schedule property

THE THIRD SCHEDULE ABOVE REFERRED TO :
(COMMON PORTIONS)

1. All paths, passages driveway and main entrance to the premises and the building.
2. Boundary walls and main gates, Lift.
3. Drainage and sewerage and all pipes and other installations for the same (except only those as are installed within the exclusive area of any unit and/or exclusively for its use).
4. All electrical wiring and other fittings (excluding only those as are installed within the exclusive area of any unit and/or exclusively for its use).
5. Staircases, Lift, staircase landings and/or midlandings on all floors in the said building.

6. Water pumps, water pump rooms, roof, water reservoir, water Tank and all common plumbing installations for carriage of water (save only those as are exclusively within for use of any unit) in and/or in respect of the building.

THE FOURTH SCHEDULE ABOVE REFERRED TO :
(COMMON EXPENSES)

1. All costs of maintenance, operating, replacing white washing painting, rebuilding constructing, decorating, redecorating and lighting the common portions including the outer walls of the building and boundary wall.
2. The salaries and other expenses of all persons employed for the common purposes.
3. Expenses and deposits for supplies of common utilities to the co-owners.
4. Howrah Municipal Corporation other rates taxes and levies and all other outgoing save those separately assessed or incurred in respect of any unit.
5. Litigation expenses incurred for the common purposes.
6. Office expenses incurred for maintaining the office for common purpose, if any, and
7. All the expenses and outgoing as are deemed by the Developer to be necessary or incidental for the common purposes including for creating a fund for periodic replacement, renovation, painting of the common portion.

IN WITNESSES WHEREOF the Vendor, and the Purchasers herein have hereunto set and subscribed their respective hand and seal on this the day, month and year first above written.

SEALED, SIGNED AND DELIVERED

by the Parties in presence of

WITNESSES:

1. Rajendra Shekhar
643, S.K. Nagar
Rishra Hooghly
P.O. Parvathi Nagar
Pin. 712249
P.S. Baranagar

Gakshi Ganga Realtors Private Limited
Nitin Choudhary
Director

SIGNATURE OF THE /OWNER/VENDOR

2. Piyush Kumar Dasgupta
S.M. Lane P.S
Golabashi
Pin. 711106

Biswajit Kumar Dasgupta

31/05/2019

SIGNATURE OF THE PURCHASERS

Drafted By :

Kamakshyaprasad Mukhopadhyay
Advocate
High Court, Calcutta.
N.B Regd NO- 1353/1725 of 2012

Read over and Explained the contents of the documents to the Purchaser No-2 admitted to be correct in Hindi.

Rajendra Shekhar

MEMO OF CONSIDERATION

RECEIVED the within mentioned sum of Rs. 51,97,500/- (Rupees Fifty one Lakhs and Ninety Seven thousands Five hundred) only from the above named Purchasers as per details below :-

MEMO

Cheque No.	Date	Bank & Branch	Amounts RS.
382290	26/07/2019	ICICI, Mumbai	33,00,000/-
022350	10/07/2018	Union Bank of India	1,80,180/-
000149	26/07/2018	H.D.F.C	3,54,807/-
RTGS	10/08/2018	Union Bank of India	2,67,858/-
RTGS	19/09/2018		2,70,270/-
RTGS	15/09/2018		1,80,180/-
000173	15/10/2018	H.D.F.C	1,80,180/-
000180	31/12/2018	DO	4,12,050/-
T.D.S			57,975/-

NITIN KHOURDJIYAN
 Director
 NITIN KHOURDJIYAN
 Director

Total Rs.51,97,500/-

(Total Rupees Fifty one Lakhs and Ninety Seven thousands Five hundred only)

WITNESSES:


































1. Rajendra Singh

NITIN KHOURDJIYAN
 Director

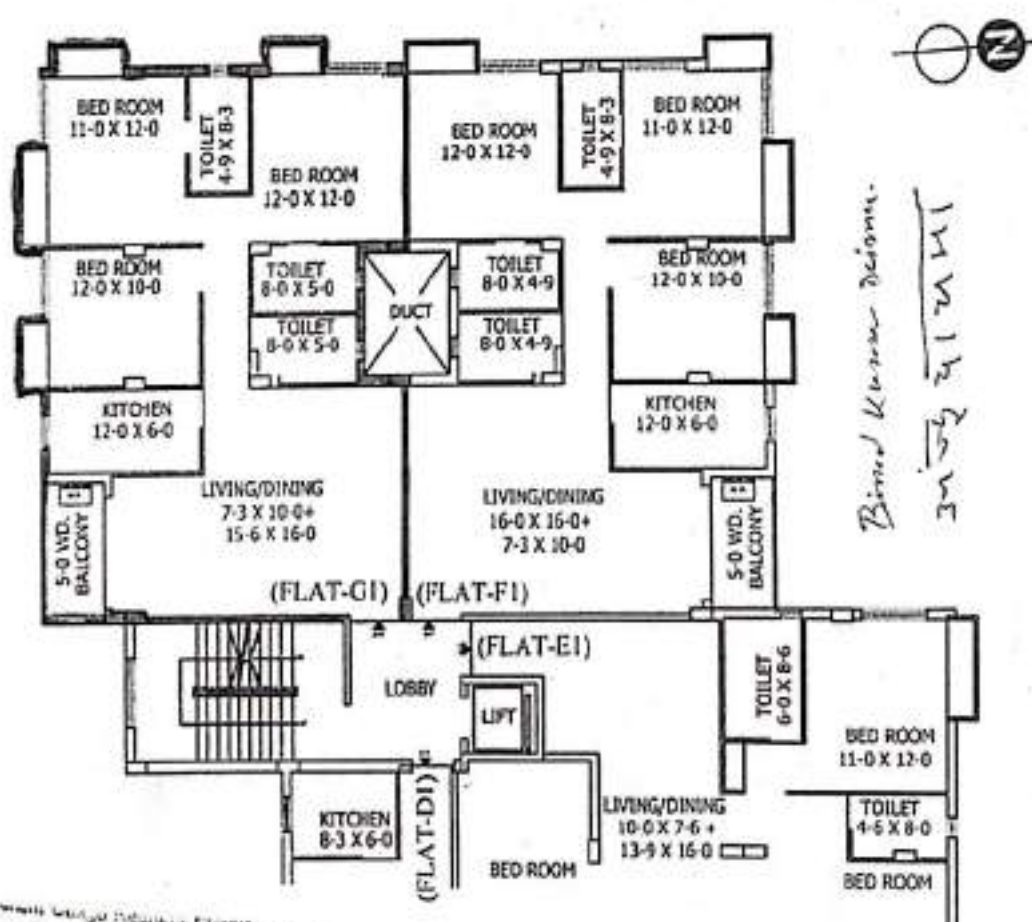
2. Piyush K. Dubey

SIGNATURE OF THE OWNER/VENDOR

-SPECIMEN FORM FOR TEN FINGERPRINTS

 Nitin Chowdhary	Nitin Chowdhary					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
 Bindu Kumar Dharma	Bindu Kumar Dharma					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
 Bindu	34 53 41 22 m 1					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						

DEED PLAN OF FLAT NO.- G II BLOCK-2 SECOND
 FLOOR OF PREMISES NO.- 1 NO. SHREEMANI,
 BAGAN LANE P.O - SALKIA P.S -GOLABARI
 WARD NO.-15 BOROUGH NO.- 02 R.S DAG NO. -308
 R.S KHATIAN NO.-156 MOUZA -GOLABARI
 HOWRAH-711106
 UNDER HOWRAH MUNICIPAL CORPORATION
 SUPER BUILT UP AREA - 1575 SQFT.
 (SHOWN IN RED BORDER) SCALE - 1:75

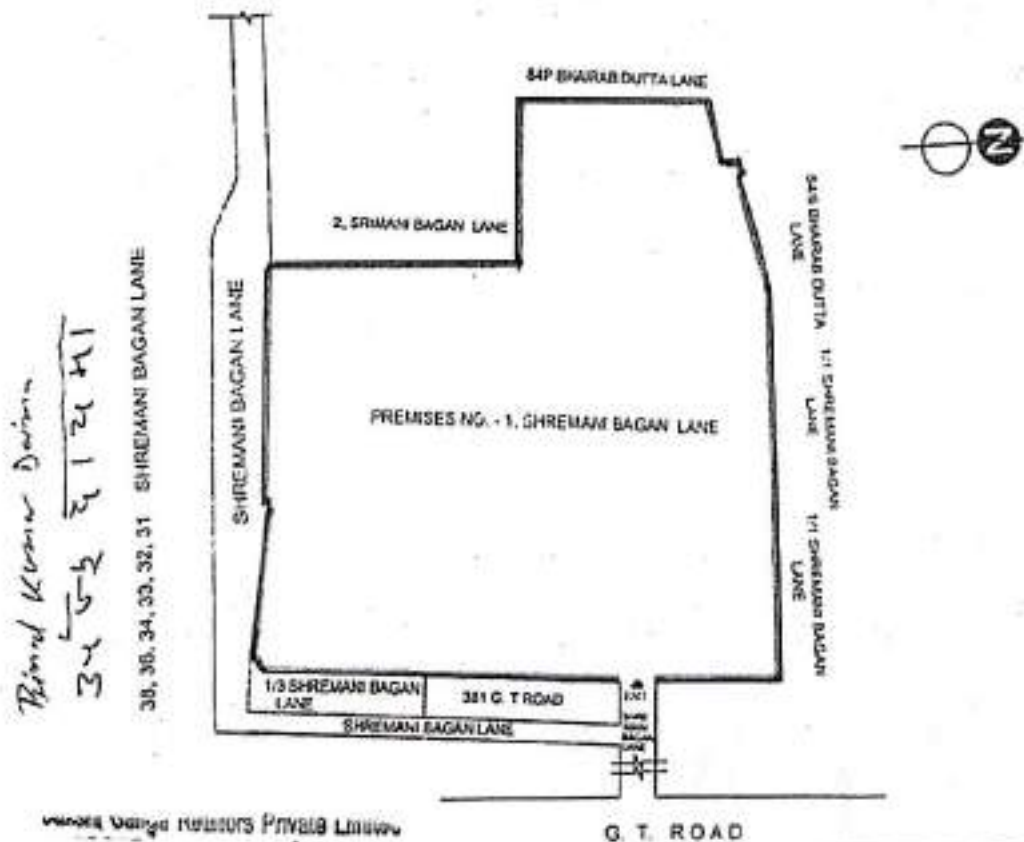


Nitin Chowdhary
 Director

DRAWN BY
 K. CHOWDHURY

DEED PLAN OF SITE PLAN OF PREMISES
 NO. - 1, SHREMANI BAGAN LANE
 P.O-SALKIA P. S - GOLABARI WARD NO-15
 BR NO.-02 R.S DAGNO. -308 R.S KHATIAN
 -156 MOUZA - GOLABARI HOWRAH-711106
 UNDER HOWRAH MUNICIPAL CORPORATI
 MOUZA - GOLABARI HOWRAH -711106
 UNDER HOWRAH MUNICIPAL CORPOR.

(SHOWN IN RED BORDER)



Handwritten notes:
 Bindu Kumar Das
 3252 2124 H1

Under Village Revenue Private Limited
 Neel Choudhary
 Director

DRAWN BY
 K.C. CHAUDHURY



Sakshi Ganga Realtors Private Limited
Nitin Chughwani
Director

PERMANENT ACCOUNT NUMBER

AEHPC0631E

10/20



MR NAME
NITIN CHOWDHARY

MR OF MR PATERNAL NAME
NARENDRA KUMAR CHOWDHARY

MR MR DATE OF BIRTH
12-10-1983

MR MR SIGNATURE

Nitin Chowdhary

Shahin

MR MR SIGN. (MR. MR.), MR
COMMISSIONER OF INCOME TAX, KOLKATA

Nitin Chowdhary.

Government of India

नमो भगवते वासुदेवाय

भारत सरकार
Government of India

निज चौधरी
Nijin Chowdhury
पति - नरेंद्र कुमल चौधरी
Father - Narendra Kumar Chowdhury

आधार नंबर: 2781 6655 0677

प्रा. 10/10/1983
प. 09/Male

आधार - साधारण मानुष्येण अधिकार

Nijin chandhary .

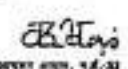
PERMANENT ACCOUNT NUMBER
ADPPD3255L

NAME
BINOD KUMAR DASIA

FATHER'S NAME
GIRDHARILAL SHRIDAIMA

DATE OF BIRTH
28-03-1966

SIGNATURE
Binod Kumar Dasia


 COMMISSIONER OF INCOME TAX, W.B. - II

Binod Kumar Dasia

ಈ ಹುದ್ದೆ ಹಿ / ನಿರೀತಿಯ ನು ಪ್ರಾಣ ಹರಿ ಹರಿ
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 ಹರಿ ಹರಿ,
 ಹರಿ - 700 009.

In case this card is lost/used, kindly inform us to
 the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Clocktower Square,
 Calcutta-700 009.

Binod Kumar Dasia



ভারত সরকার
GOVERNMENT OF INDIA

Name: **Bisad Kumar Daima**
 No: **12480000**
 Father: **Guchamal Daima**


Date of Birth: **1980-01-15**
 Sex: **Male**




6104 1131 5824


সাধারণ মানুষের অধিকার

Bisad Kumar Daima



ভারতীয় বৈদিক পরিচয় প্রাধিকার
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: **S/O Guchamal Daima, 12 MARTYR BAGAN LANE, Hakra Corporation, Salka Hakra West Bengal, 711100**

 0311-26114000
 help@uidai.gov.in
 www.uidai.gov.in
 PO Box No 1407, New Delhi-110 011

Bisad Kumar Daima



সরকার
GOVERNMENT OF INDIA



নাম
Anji Datta
পিতা-মাতা
Rajkumar Anji Kumar Datta
জন্ম তারিখ
Year of Birth: 1977
স্মারক
4363 3151 4540



মানার সাধারণ মানুষের অধিকার

অঞ্জি দত্তা



ভারতীয় পরিচয়-প্রমাণকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

স্বাক্ষরিত
১৯/০৮/২০১৯

Address: W/O Binod Kumar
Datta, 12 MAYUR BAGIAN
LANE, Huda Corporation
Saktia, Huda, West Bengal,
711005



১৯১ ১৯১ ১৯১
১৯১ ১৯১ ১৯১
www.uidai.gov.in
PO Box No 1987
Bengaluru-560 021

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

ANJU DAIMA
 KESHARI CHAND SOUTHWAL
 1503/1971
 Permanent Account Number
 AKTPD3380R

दायमा



अंजू दायमा

In case this card is lost / found, kindly inform / return to :-
 Income Tax PAN Services Unit, LT/ITSL
 Plot No. 3, Sector 11, CBD Belapur,
 New Mumbai - 400 614.
 या कार्ड के खोने/प्राप्त होने के लिए सूचना दें/वापस करें :-
 आयकर सेवा सेवा यूनिट, एलटी/आईएसएल
 प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
 नई मुंबई - 400 614.



ভারত সরকার
Government of India

রাজেশ শর্মা
Rajesh Sharma
পিতা : চয়ন চন্দ্র শর্মা
Father : Chayanchand Sharma
জন্ম তারিখ / DOB : 25/02/1974
পুরুষ / Male



5670 4146 0508

আধার - সাধারণ মানুষের অধিকার

Rajesh Sharma



ভারতীয় একমুদ্রিত পরিচয়
Unique Identification Authority of India

ঠিকানা:
643, ডা. কে. নগর, গির্জা
ঘাটী, প্রভাস নগর, পশ্চিমবঙ্গ,
712249

Address:
643, S.K.NAGAR, GIRA,
MOOHLY, PRANASH NAGAR,
West Bengal, 712249

5670 4146 0508



1800 300 1347



help@uaid.gov.in



www.uaid.gov.in

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

GRN: 19-201920-005330807-1

Payment Mode Online Payment

GRN Date: 02/08/2019 11:58:43

Bank : HDFC Bank

BRN : 865700136

BRN Date: 02/08/2019 12:00:31

DEPOSITOR'S DETAILS

Id No. : 05020001214666/4/2019

[Query No./Query Year]

Name : Binod Kumar Daima and Anju Daima
Contact No. : Mobile No. : +91 9874664173
E-mail :
Address : 12 Mayur Bagan Lane Golabari Howrah 711106
Applicant Name : Mr BINOD KUMAR DAIMA
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	05020001214666/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	330720
2	05020001214666/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	55139
Total				385859

In Words : Rupees Three Lakh Eighty Five Thousand Eight Hundred Fifty Nine only

Major Information of the Deed

Deed No :	I-0502-06005/2019	Date of Registration	02/08/2019
Query No / Year	0502-0001214666/2019	Office where deed is registered	
Query Date	26/07/2019 11:07:32 AM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	BINOD KUMAR DAIMA 12, MAYUR BAGAN LANE, Thana : Golabari, District : Howrah, WEST BENGAL, PIN - 711106, Mobile No. : 9748248924, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 51,97,500/-	Rs. 55,12,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,30,770/- (Article:23)	Rs. 55,139/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Apartment Details :



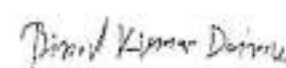


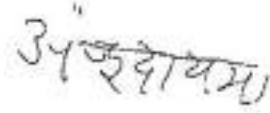
District: Howrah, P.S:- Golabari, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Srimani Bagan Lane, Premises No: 1, Ward No: 015, „Jl No: 324 Pin Code : 711106

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	LR - 308	LR - 156	Super Built-up Area: 1575	51,97,500/-	55,12,500/-	Flat No: G II, Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft , Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed



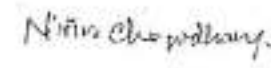
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SAKSHI GANGA REALTORS PRIVATE LIMITED 7A, RANI RASHMONI ROAD, P.O:- TALTALA, P.S:- New Market, Kolkata, District-Kolkata, West Bengal, India, PIN - 700013 , PAN No.: AABCO1179N, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri BINOD KUMAR DAIMA (Presentant) Son of Shri GIRIDHARI LAL DAIMA Executed by: Self, Date of Execution: 02/08/2019 , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Office	Photo  02/08/2019	Finger Print  LTI 02/08/2019	Signature  02/08/2019
Son of Shri GIRIDHARI LAL DAIMA Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADPPD3255L, Status :Individual, Executed by: Self, Date of Execution: 02/08/2019 , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Office				
2	Name Smt ANJU DAIMA Wife of Shri BINOD KUMAR DAIMA Executed by: Self, Date of Execution: 02/08/2019 , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Office	Photo  02/08/2019	Finger Print  LTI 02/08/2019	Signature  02/08/2019
Wife of Shri BINOD KUMAR DAIMA Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AKTPD3380R, Status :Individual, Executed by: Self, Date of Execution: 02/08/2019 , Admitted by: Self, Date of Admission: 02/08/2019 ,Place : Office				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr NITIN CHOWDHARY Son of NARENDRA KUMAR CHOWDHARY Date of Execution - 02/08/2019 , Admitted by: Self, Date of Admission: 02/08/2019 , Place of Admission of Execution: Office	Photo  Aug 2 2019 2:21PM	Finger Print  LTI 02/08/2019	Signature  02/08/2019
50/1, ARABINDA ROAD, P.O:- LILUAH, P.S:- Liluah, District:-Howrah, West Bengal, India, PIN - 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AEHPC0631E Status : Representative, Representative of : SAKSHI GANGA REALTORS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rajendra Shukla Son of Late Daya Nidhi Shukla 643, S K Nagar , Rishra, P.O.- Prabhasnagar, P.S.- Serampur, District:- Hooghly, West Bengal, India. PIN - 712249	 02/08/2019	 02/08/2019	 02/08/2019
Identifier Of Mr NITIN CHOWDHARY, Shri BINOD KUMAR DAIMA, Smt ANJU DAIMA			

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	SAKSHI GANGA REALTORS PRIVATE LIMITED	Shri BINOD KUMAR DAIMA-787.500000 Sq Ft,Smt ANJU DAIMA-787.500000 Sq Ft

Endorsement For Deed Number : I - 050206005 / 2019

On 26-07-2019

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 55,12,500/-

Kaustava Dey

Kaustava Dey
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A.D.S.R. HOWRAH
 Howrah, West Bengal

On 02-08-2019

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 13:28 hrs on 02-08-2019, at the Office of the A.D.S.R. HOWRAH by Shri BINOD KUMAR DAIMA , one of the Claimants.

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

Execution is admitted on 02/08/2019 by 1. Shri BINOD KUMAR DAIMA, Son of Shri GIRIDHARI LAL DAIMA, 12, MAYUR BAGAN LANE, P.O: SALKIA, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Business, 2. Smt ANJU DAIMA, Wife of Shri BINOD KUMAR DAIMA, 12, MAYUR BAGAN LANE, P.O: SALKIA, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession House wife

Identified by Mr Rajendra Shukla, . . Son of Late Daya Nidhi Shukla, 643, S K Nagar , Rishra, P.O: Prabhasnagar, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712249, by caste Hindu, by profession Business

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

Execution is admitted on 02-08-2019 by Mr NITIN CHOWDHARY, DIRECTOR, SAKSHI GANGA REALTORS PRIVATE LIMITED (Private Limited Company), 7A, RANI RASHMONI ROAD, P.O:- TALTALA, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013

Indelified by Mr Rajendra Shukla, . . Son of Late Daya Nidhi Shukla, 643, S K Nagar , Rishra, P.O: Prabhasnagar, Thana: Serampur, . Hooghly, WEST BENGAL, India, PIN - 712249, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 55,139/- (A(1) = Rs 55,125/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 55,139/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2019 12:00PM with Govt. Ref. No: 192019200053308071 on 02-08-2019, Amount Rs: 55,139/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 865700136 on 02-08-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,30,770/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 3,30,720/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12326, Amount: Rs.50/-, Date of Purchase: 12/07/2019, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2019 12:00PM with Govt. Ref. No: 192019200053308071 on 02-08-2019, Amount Rs: 3,30,720/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 865700136 on 02-08-2019, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2019, Page from 203506 to 203541
being No 050206005 for the year 2019.



Digitally signed by KAUSTAVA DEY
Date: 2019.08.05 17:16:31 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 05-08-2019 17:16:05
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)