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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 957356

V Code NO = 223/18

244322/18

দাখিল করা হয়েছে  
 ডকুমেন্টের কপি  
 ডকুমেন্টের কপি  
 ডকুমেন্টের কপি

Area: District Sub Magistrate Barrackpore, 24 Pgs (NI)

23 FEB 2018

DEED OF SALE

THIS DEED OF SALE is made on this day of 21<sup>st</sup> February, 2018 BY AND BETWEEN:-

**SANJIV KUMAR DUTTA** [PAN NO-AGKPD9700A ] son of <sup>late</sup> Nirmal Kumar Dutta, son of late Gangeswar Dutta, by faith Hindu, by nationality Indian, by occupation Business, by nationality Indian, residing at Dutta Vila, S.N Mukherjee Lane, Mistri Ghat, Monirampur, P.O & P.S-Barrackpore, Dist-North 24 Parganas, Kolkata-700 120 hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, assigns and/or nominees ) of the **ONE PART.**

*Sanjiv Kumar Dutta*

21/2/18  
 21/2/18

**AND**

**EASTERN DEVCON LIMITED [PAN No-AADCE4093K]** having its office at 548, S.N Banerjee Road, Monirampur Mistri Ghat, P.S-Barrackpore, Dist-North 24 Parganas, Kolkata-700 120 **represented by its Director ARUP SINGHA ROY[PAN No-ALOPS2386L] son of Shakti Prasad Singha Roy**, by faith Hindu, by nationality Indian, by occupation Business, residing at 548, S.N Banerjee Road, Monirampur Mistri Ghat, P.S-Barrackpore, Dist-North 24 Parganas, Kolkata-700 120 hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Director or Directors, Authorised Signatory or Authorised Signatories, legal representatives, administrators, assigns and/or nominees) of the **OTHER PART**.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-**

**1) SUBJECT MATTER OF THIS DEED OF SALE:**

**1.1 - Said Property :- ALL THAT** a piece and parcel of the **Municipal Holding being Number-533** comprising a plot of Bastu Land measuring about 01 Cotta-13 Chittaks- 36 Sq.ft including a brick wall tile shed room measuring about 275 Sq.ft comprised in the L.R Dag No-512/853 corresponding to C.S Dag No-512/853 in the L.R Khatian No-, 4386 corresponding to the L.R Khatian No-228 which is corresponding to the C.S Khatian No-2, at Mouza-Monirampur, J.L No-2, P.S-Barrackpore, within the Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas, Kolkata-700 120 **AND TOGETHER WITH** its' all easement rights (**Said Property**).

**2) BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS:-**

**2.1- REPRESENTATIONS AND WARRANTIES REGARDING TITLE:-** The vendor have made the following representations and given the following warranties to the **purchaser** regarding title.

**2.1.(a)- SALE DEED EXECUTED BY AND BETWEEN KARUNA BALA DUTTA AND PANCHU GOPAL CHATTERJEE:-** One Karuna Bala Dutta during her life time by a registered deed of sale registered and executed at the office of the Sub Registrar of Barrackpore copied therein in the Book No-1, Volume No-51, pages from 57 to 60, being the Deed No-3433 for the year 1959 had purchased **ALL THAT** a plot of Bastu land measuring about 12 decimals comprised in the L.R Dag No-512/853 corresponding to the C.S Dag No-512/853, in the C.S Khatian No-2 at Mouza-Monirampur, J.L No-02, P.S-Barrackpore, Dist-North 24 Parganas from Panchu Gopal Chatterjee absolutely and forever free from all encumbrances, charges, liens, lis pen dens, claims and/or demands whatsoever, **AND**

**(b). That** while possessing the aforesaid plot of land measuring about 12 decimals said Karuna Bala Dutta has mutated her name in the L.R Khatian No-228 at the local B.L & L.R.O Office at Barrackpore-1 and in the Holding No-57 of the North Barrackpore Municipality and has been possessing the same free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever, **AND**



(c). **ABSOLUTE OWNERSHIP OF KARUNA BALA DUTTA** -: In the aforesaid manner and procedure of the said deed of sale, said Karuna Bala Dutta had therefore, owned, seized and possessed of **ALL THAT** the aforesaid plot of Bastu land measuring about 12 decimals comprised in the L.R Dag No-512/853 corresponding to the C.S Dag No-512/853, in the L.R Khatian No-228 corresponding to the C.S Khatian No-2 at Mouza-Monirampur, J.L No-02, P.S-Barrackpore, within the Ward Holding No-57 in Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever, **AND**

(d). **GIFT BY KARUNA BALA DUTTA TO SANJIV KUMAR DUTTA HEREIN THE VENDOR AND CHIRANJIB DUTTA** -: **That** said Karuna Bala Dutta by a registered deed of Gift registered and executed at the office of the A.D.S.R Barrackpore copied therein in the Book No-1, being the Deed No-743 for the year 2007 has gifted **ALL THAT** a plot of land measuring about 01 Cottas- 13 Chittaks- 36 Sq.ft including a structure comprised in the L.R Dag No-512/853 correspond to the C.S Dag No-512/853, in the L.R Khatian No-228 corresponding to the C.S Khatian No-2 at Mouza-Monirampur, J.L No-02, P.S-Barrackpore, Dist-North 24 Parganas un to and in favour of Grandsons namely **Sanjiv Kumar Dutta** herein the **Vendor and Chiranjib Dutta** absolutely and forever free from all encumbrances, charges, liens, lispendence, claims and/or demands whatsoever, **AND**

(e). **GIFT BY CHIRANJIB DUTTA TO SANJIV KUMAR DUTTA** -:**That Subsequently** said Chiranjib Dutta by a registered deed of Gift registered and executed at the office of the A.D.S.R Barrackpore copied therein in the Book No-1, CD Volume No-40, pages from 3676 to 3685, being the Deed No-11639 for the year 2010 has gifted his  $\frac{1}{2}$  share over the said plot of land measuring about 01 Cotta- 13 Chittaks- 36 Sq.ft including structure which equivalent to an area of 00 Cotta- 14 Chittaks-40.50 Sq.ft including structure thereon un to and in favor of **Sanjiv Kumar Dutta** herein the Vendor, absolutely and forever free from all encumbrances, **AND**

(f). **MUTATION** -: **That** subsequently said **Sanjiv Kumar Dutta herein the Vendor** has mutated his name in the L.R Khatian No-4386 at the office of the B.L.&L.R.O-I, Barrackpore-I, North 24 Parganas and also mutated his name in the Holding vide No- 533 of the North Barrackpore Municipality in respect of his aforesaid plot of land, **AND**

(g). **ABSOLUTE OWNERSHIP OF SANJIV KUMAR DUTTA HEREIN THE VENDOR**:- In the aforesaid manner of said Sanjiv Kumar Dutta herein the **VENDOR** has owned, seized and possessed of **ALL THAT** a piece and parcel of the **Municipal Holding being Number-533** comprising a plot of Bastu Land measuring about 01 Cotta-13 Chittaks-36 Sq.ft including a brick wall tile shed room measuring about 275 Sq.ft comprised in the L.R Dag No-512/853 corresponding to C.S Dag No-512/853 in the L.R Khatian No-, 4386 corresponding to the L.R Khatian No-228 which is corresponding to the C.S Khatian No-2, at Mouza- Monirampur, J.L No-2, P.S-Barrackpore, within the Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas, Kolkata-700 120 **AND TOGETHER WITH** its' all easement rights which is more fully written and described in the Schedule hereunder written and delineated in the Map

in Red color and hereinafter referred to as the "Said Property" absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever, AND

**(h) DESIRE OF THE PURCHASER HEREIN TO PURCHASE THE SAID PROPERTY :-** The PURCHASER herein is involved in the business of real estate and approached to the VENDOR herein for purchasing the "Said Property" for raising a multi storied building thereon by purchasing the same from the VENDOR herein and made an offer to the VENDOR that it will pay a total sum of consideration of **Rs.17,00,000/-(Rupees Seventeen Lakhs)** only on completion of the construction of the new Building over the plot of R.S/L.R Dag No-512/853 and the VENDOR herein due to his urgent need of money welcomed the approach of the PURCHASER herein and accepted the said offer of the PURCHASER in toto. Therefore the VENDOR herein has agreed to sell his "Said Property" to the PURCHASER herein absolutely and forever at or for a total sum of consideration of **Rs.17,00,000/-(Rupees Seventeen Lakhs)** only.

**2.2]- TRUE AND CORRECT REPRESENTATION:-** The VENDOR is the absolute and undisputed owner of the "Said Property". Such ownership having been acquired in the manner stated herein above, the contents of which are all true and correct.

**3). REPRESENTATION, WARRANTY AND COVENANTS REGARDING ENCUMBRANCES AS FOLLOWS:-**The VENDOR herein jointly represent, warrant and covenant regarding encumbrances as follows:-

**3.1.- NO ACQUISITION AND REQUISITION:-** The VENDOR has not received any notice from any authority for acquisition and requisition or vesting of the "said property" and declare that the "said property" is not affected by any scheme of the local municipality or Government or any statutory body.

**3.2- NO ENCUMBRANCE BY THE ACT OF THE VENDOR:-** The VENDOR has not at any time done or executed or knowingly suffered or been party to any act, deed, thing and matter including the grant of right of easements, whereby the "said property" or any part thereof can or may be impeached, encumbered, or affected in title.

**3.3- RIGHT, POWER AND AUTHORITY TO SELL:-** The VENDOR has got right, full power, absolute authority and indefeasible title to grant, sale, convey and transfer and assign and assure the "said property" to the purchaser.

**3.4- NO DUES:-** No tax in respect of the said property is due to the local authority and/or any other authority or authorities and no certificate case is pending for realization of any rent or taxes from the Vendor.

**3.5- NO RIGHT OF PRE-EMPTION:-** No person or persons whatsoever have /had/has any right of pre-emption over and in respect of the "said property" or any part thereof.

**3.6- NO MORTGAGE:-** No mortgage or charge or lien has been created by the VENDOR by depositing the title deed or otherwise over and in respect of the "Said Property" or any part thereof.



**3.7- FREE FROM ALL ENCUMBRANCES:-** The "said property" is now free from all encumbrances, charges, lien, lispence, attachments, use, trusts, prohibition, Income tax attachments, financial institution charges, statutory prohibition, acquisitions, requisitions, vesting, liabilities, claims and or demands whatsoever or howsoever made or suffered by the **VENDOR** or any person or persons having or lawfully , rightfully or equitably claiming any estate or interests therein through, under or in trust for the **VENDOR** and the predecessors in title and the title of the **VENDOR** to the said property is free, clear and marketable.

**3.8- NO PERSONAL GUARANTEE:-** The "**Said Property**" is not affected by or subject to any personal guarantee for securing any financial accommodation.

**3.9- NO BAR BY COURT ORDER OR STATUTORY AUTHORITY:-** There is no order of court or any other statutory authority prohibiting the owner from selling, transferring and / or alienating the "**said property**" or any part thereof.

#### **4. BASIC UNDERSTANDING :-**

**4.1- AGREEMENT TO SELL AND PURCHASE:-** The **VENDOR** has agreed to sell and the **PURCHASER** based on the representations , warrantees, and covenants mentioned in **clause 2 & 3** and its sub clauses above(collectively representations) has agreed to purchase the "**Said Property**" at or for the consideration which is morefully written and described in the aforesaid clauses and appearing specifically in the following clause of 4.2 .

**4.2- CONSIDERATION:-** The aforesaid transfer is being made at or for a consolidated consideration of Rs.17,00,000/- (Rupees Seventeen Lakhs) only which the **PURCHASER** has promised to pay to the **VENDOR** as per the terms and mode written in clause No-2 (h) above written.

#### **5. TRANSFER :-**

**5.1- HEREBY MADE:-** The **VENDOR** herein hereby sells, conveys and transfers and delivers vacant possession to the **PURCHASER** herein the entirety of his right, title and interest and possession of whatsoever or howsoever nature in the "**Said Property**" being the said **Municipal Holding being Number-533** comprising a plot of Bastu Land measuring about 01 Cotta-13 Chittaks- 36 Sq.ft including a brick wall tile shed room measuring about 275 Sq.ft comprised in the L.R Dag No-512/853 corresponding to C.S Dag No-512/853 in the L.R Khatian No-, 4386 corresponding to the L.R Khatian No-228 which is corresponding to the C.S Khatian No-2, at Mouza- Monirampur, J.L No-2, P.S-Barrackpore, within the Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas, Kolkata-700 120 **AND TOGETHER WITH** its' all easement rights morefully described in the Schedule hereunder written.

## 6. TERMS OF TRANSFER:-

**6.1- SALIENT TERMS:-** The transfer being effected by this conveyance is:-

**6.2- SALE :-** A sale within the meaning of the **Transfer of Properties Act, 1882 as amended up to date.**

**6.3- ABSOLUTE :-** Absolute, irreversible and perpetual .

**6.4- FREE FROM ENCUMBRANCES:-** Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, impedances, uses, trusts, prohibition, income tax attachments, financial institution charges, reversionary rights, statutory prohibition, acquisitions and requisitions, vesting and liabilities whatsoever.

**6.5- TOGETHER WITH ALL OTHER APPURTENANCES:-** Together with all other rights the **VENDOR** has in the "**Said Property**" and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the "**Said Property**" which includes all unrecorded/non mutated land purchased by the Vendor as mentioned in the various sub clauses of **clause-2 & 3.**

**6.6- SUBJECT TO :-** The transfer being effected by this conveyance is subject to:-

**6.6.a- INDEMNIFICATION:-** Indemnification by the **VENDOR** about the correctness of his title and authority to sell and delivery of possession and his conveyance is being accepted by the purchaser on such express indemnification by the Vendor about the correctness of the his title and the representation and the authority to sell and delivery of possession which if found defective or untrue or disputed at any time, the **VENDOR** shall at his risk and responsibility forthwith take all necessary steps to remove and /or rectify otherwise indemnify the Purchaser herein as per its demand.

**6.6.b- INDIMNIFICATION:-** If the **PURCHASER** herein will fail to pay the aforesaid consideration as per the aforesaid promise then the **VENDOR** can each and every legal action against the **PURCHASER.**

**6.6.c- TRANSFER OF PROPERTY ACT:-** All obligations and duties of the **VENDOR** and **PURCHASER** as provided under the **Transfer of Property Act, 1882** save as contracted to the contrary hereunder to be followed.

**6.7- DELIVERY OF POSSESSION:-** Khas, vacant and peaceful possession of the "**Said Property**" has been handed over by the **VENDOR** to the **PURCHASER** which the purchaser admits, acknowledges, confirms and accepts.

**6.8- HOLDING POSSESSION:-** The **VENDOR** hereby covenants that the purchaser and its heirs, executors, administrators, representatives and assigns, shall and may from time to time and all time hereafter peaceably and quietly enter into hold, possess, use and enjoy the "**Said Property**" and every part thereof and receives rents issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed and transferred , assigned and assured or expressed or intended so to be unto and to the purchaser, without any lawful eviction,

hindrance, interruptions, disturbances, claim or demands whatsoever from or by the vendors or any person or persons lawfully or equitably claiming any right or estate therein from or under or in trust from the **VENDOR**.

**6.9- INDEMNITY:-** The **VENDOR** hereby covenants that the vendor or any person claiming under him in law, trust and equity, shall at all time hereafter, indemnify and keep indemnified the purchaser and its executors, administrators, representatives and assigns, and /or its successors in interest of, from and against any loss damage, costs, charges and expenses which may be suffered by the purchaser and its executors, administrators, representatives and assigns, and /or its successors in interest by reason any defect in title of the vendor or any of the representations found to be untrue.

**6.12- NO OBJECTION FOR MUTATION:-** The **VENDOR** declares that the **PURCHASER** can fully be entitled to mutate its name in all record of the concerned authority including **Local authority** and to pay tax or taxes, rent or rents and all other impositions in its own name in respect of the "**said property**".

**6.13- NO OBJECTION FOR OBTAINING ELECTRICITY:-** The **VENDOR** declares that the **PURCHASER** can fully be entitled to obtain electric connection from the concern department in its name at the Said Property and to pay the charges accordingly.

**6.14- KNOWLEDGE AND CONSENT -:** That the **VENDOR** herein has got full and absolute knowledge that the **PURCHASER** herein has also purchased two municipal holdings from the respective vendors and also purchasing the Said property from the vendor herein with a view to built a multi storied building thereon after converting the three holdings into a single holding by mutating its name and will obtain a building sanction plan and that the **VENDOR** herein has given his consent to the **VENDOR** to achieve their goal and also agreed to cooperate with the **VENDOR** in all respect to that effect.



THE SCHEDULE ABOVE REFERRED TO

( Subject matter of sale)

**ALL THAT** the **Municipal Holding being Number-533** comprising a plot of Bastu Land measuring about 01 Cotta-13 Chittaks- 36 Sq.ft including a brick wall tile shed room measuring about 275 Sq.ft comprised in the L.R Dag No-512/853 corresponding to C.S Dag No-512/853 in the L.R Khatian No-, 4386 corresponding to the L.R Khatian No-228 which is corresponding to the C.S Khatian No-2, at Mouza- Monirampur, J.L No-2, P.S-Barrackpore, within the Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas, Kolkata-700 120 **AND TOGETHER WITH** its' all easement rights which is butted and bounded by:-

The North:- Property of Raghubans Prasad Singh and others.

The South:- Property of the Vendor. *Namely Cholanath Dutta & Biswanath Dutta*

The East:- S.N Banerjee Road.

The West: Property of Raghubans Prasad Singh and others.

*Banji Kumar Dutta*

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands, seals and signatures on the day month year as above written in presence of the following witnesses.

SIGNED, SEALED AND DELIVERED

By the parties at Barrackpore

Kol-700120.....in presence of:

1. Sahajamal Khan  
S/O. M. Khan  
Muragach, P.S. Ghole  
Kol-700110

2. Sayed Md Mahin  
Monirampore, Barrackpore  
Kol-120

Sanjiv Kumar Dey  
SIGNATURE OF THE VENDOR.










DRAFTED & PREPARED BY ME IN MY OFFICE  
SK. MEHBOOB RAHMAN  
(ADVOCATE)  
EN.No. F-2445/2463/02  
ATGHARA, NEW TOWN METRO PLAZA  
CHINER PARK, KOLKATA 700136

For EASTERN DEVCON LIMITED  
Director  
SIGNATURE OF THE PURCHASER












SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908  
N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Sanji Kumar Dutt</i>	LH					
	RH.					

ATTESTED :-

*Sanji Kumar Dutt*

 <i>Anup Singh</i>	LH					
	RH.					

ATTESTED :-

For EASTERN DEVCON LIMITED

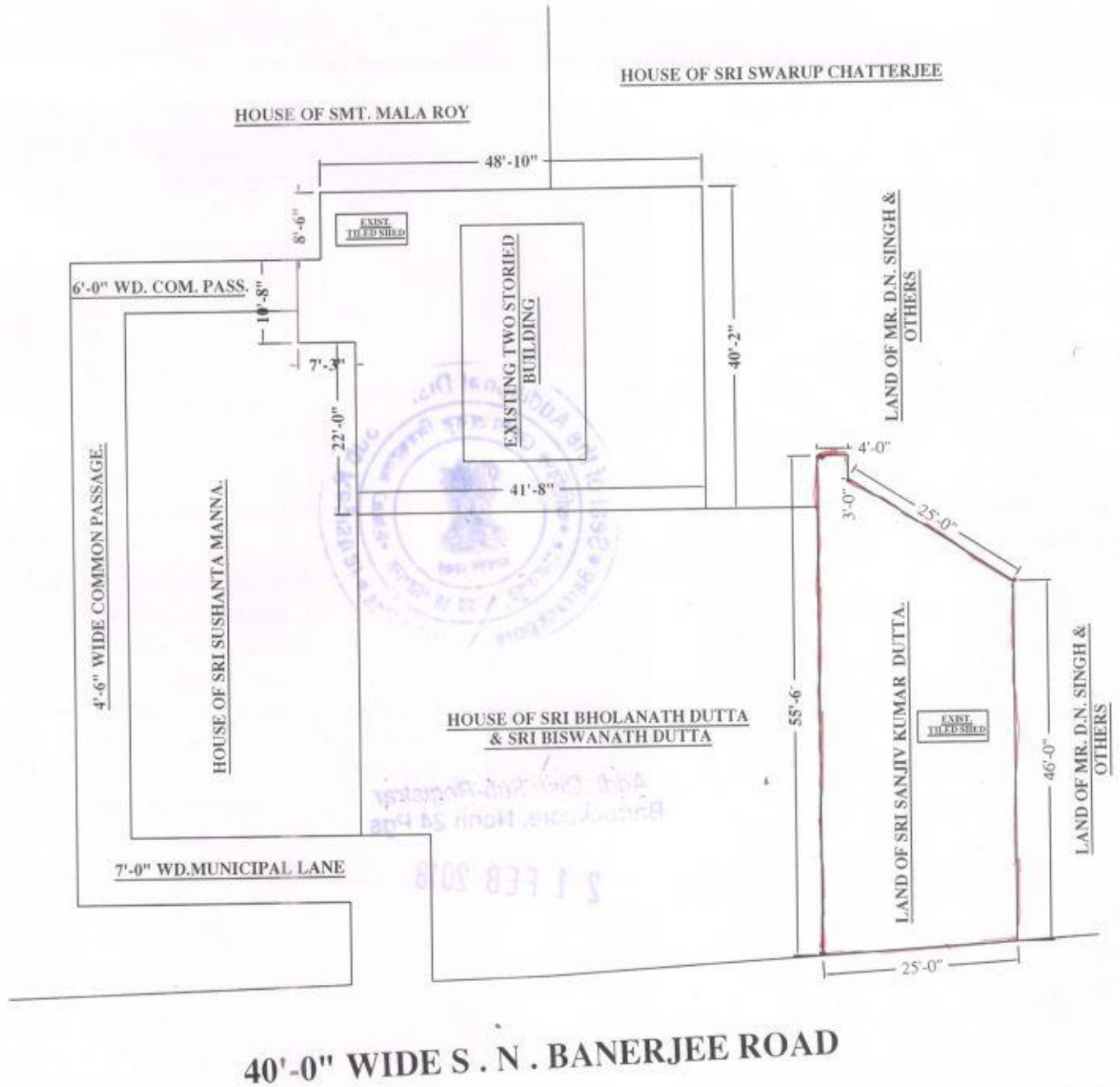
*Anup Singh*  
Director

PHOTO	LH					
	RH.					

ATTESTED :-

A SITE PLAN OF C.S. & L.R. DAG NO - 512/853, L.R. KHATIAN NOS. - 4386 L.R. KHATIAN NO - 228, AT S.N. BANERJEE ROAD, MOUZA - MONIRAMPURE, PS.- BARRACKPORE, UNDER HOLDING NO - 533, IN WARD NO. - 23, UNDER NORTH BARRACKPORE MUNICIPALITY, DIST. NORTH 24 PARGANAS.

AREA STATEMENT :-  
TOTAL LAND AREA :- 1 K - 13 CH. - 36 SFT.  
EXIST. TILED SHED - 275 SFT.



*Sanjiv Kumar Dutta*

FOR EASTERN DEVCON LIMITED  
*Arup Sen*  
 Director

*Sushanta Mukherjee*  
 Approved Planner & Estimator  
 Licence No.-Pc/2398/Ld  
 North Barrackpur Municipality





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARRACKPORE, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15050000244372/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	SANJIV KUMAR DUTTA Dutta Villa S.N Mukherjee Lane, Mistri Ghat, Monir, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN - 700120	Seller			<i>Sanjiv Kumar Dutta</i> 21/02/2018
2	Mr ARUP SINGHA ROY 548, S.N. BENARJEE ROAD, MONIRAMPUR, MISTRY GHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN - 700120	Represent ative of Buyer [EASTER N DEVCON LIMITED ]			For EASTERN DEVCON LIMITED <i>Arup Singha Roy</i> 21/02/18 Director

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	SAHAJAMAL KHAN Son of M KHAN MURAGACHA, P.O:- JUGBERIA, P.S:- Ghola, District:-North 24- Parganas, West Bengal, India, PIN - 700110	SANJIV KUMAR DUTTA, Mr ARUP SINGHA ROY	<i>Sahajamal Khan</i> 21/02/18

(Panchali Munshi)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 BARRACKPORE  
 North 24-Parganas, West  
 Bengal



आयकर विभाग  
INCOME TAX DEPARTMENT  
EASTERN DEVCON LIMITED

भारत सरकार  
GOVT. OF INDIA

24/05/2013  
Permanent Account Number  
AADCE4093K

Signature



For EASTERN DEVCON LIMITED  
*Arup Singh*  
Director

आयकर विभाग  
INCOME TAX DEPARTMENT  
ARUP SINGHARCY  
SAKTI PHASAD SINGHA ROY

भारत सरकार  
GOVT. OF INDIA

12/05/1972  
Parent Account Number  
ALOPS2386L

Signature



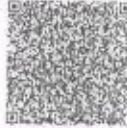
Arup Singh Roy



~~भारत सरकार~~  
~~GOVERNMENT OF INDIA~~



অরুণ সিংহ রায়  
Arup Singha Roy  
জন্ম তারিখ / DOB: 12/05/1972  
সুক্রম / MALE



2946 8393 1640

আধার - সাধারণ মানুষের অধিকার

*Arup Singha Roy*



भारतीय रिपब्लिक में पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Date: 12/01/2017

ঠিকানা:  
এস/ও, শক্তি প্রসাদ সিংহ রায়,  
548, এস এন ব্যানার্জী রোড,  
বী ওয়াই এম এ ক্লাব,  
মনিরামপুর, মধ্য ব্যারাকপুর্ন  
(এম), উত্তর ২৪ পরগনা,  
পশ্চিম বঙ্গ - 700120

Address

S/O: Sakti Prasad Singha  
Roy, 548, S N BANERJEE  
ROAD, B Y M A CLUB,  
MONIRAMPURE, North  
Bairpookpore (m), North 24  
Parganas,  
West Bengal - 700120

2946 8393 1640



1847  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANJIV KUMAR DUTTA  
NIRMAL KUMAR DUTTA

10/02/1974  
Permanent Account Number  
AGKPD9700A

*Sanjiv Kumar Dutta*

Signature



*Sanjiv Kumar Dutta*

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

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाए :  
आयकर पैन सेवा यूनिट, UTIISL  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,  
नवी मुंबई-४०० ६१४.

DOTTA MEDICAL HALL  
*Sanjiv Kumar Dutta*  
Proprietor



भारत सरकार  
GOVERNMENT OF INDIA



संजीव कुमार दत्त  
Sanjiv Kumar Dutta  
जन्मदिनांक / DOB: 10/02/1974  
पुरुष / MALE



9301 1394 2751

आमारा आधार, आमारा परिचय

*Sanjiv Kumar Dutta*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

मिर्ज़िघाट, ३म ३न मुंखर्जी लेन,  
बाराकपुर, नर्थ बाराकपुर  
(३म), उत्तर २४ परगना,  
पश्चिमवङ्ग - 700120

Address:

MISTRIGHAT, 3N MUKHERJEE  
LANE, BARRACK PORE, North  
Barrackpore (M), North 24  
Parganas,  
West Bengal - 700120

9301 1394 2751

MERA AADHAAR, MERI PEHACHAN

*Sanjiv Kumar Dutta*

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

GRN: 19-201718-018172703-1 Payment Mode Online Payment  
GRN Date: 21/02/2018 15:52:14 Bank : BANK OF INDIA  
BRN : 58882120 BRN Date: 21/02/2018 15:53:40

DEPOSITOR'S DETAILS

Id No. : 15050000244372/7/2018  
[Query No./Query Year]

Name : EASTERN DEVCON LIMITED  
Contact No. : 9564927810 Mobile No. : +91 9564927810  
E-mail : easterndevcon@gmail.com  
Address : SN BANERJEEROAD MONIRAMPORE BARRACKPORE KOL 120  
Applicant Name : Mr SK MEHBUBAR RAHMAN  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15050000244372/7/2018	Property Registration- Stamp duty	0030-02-103-003-02	189258
2	15050000244372/7/2018	Property Registration- Registration Fees	0030-03-104-001-16	31570
3	15050000244372/7/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	307

In Words : Rupees . Two Lakh Twenty One Thousand One Hundred Thirty Five only  
Total 221135



### Major Information of the Deed

Deed No :	I-1505-00811/2018	Date of Registration	23/02/2018
Query No / Year	1505-0000244372/2018	Office where deed is registered	
Query Date	14/02/2018 8:27:44 PM	A.D.S.R. BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	SK MEHBUBAR RAHMAN KAIKHALI,Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700052, Mobile No. : 8697557959, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 17,00,000/-	Rs. 31,55,625/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,89,358/- (Article:23)	Rs. 31,570/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Barrackpore, Municipality: NORTH BARRACKPORE, Road: S.N. Banerjee Road, Mouza: Monirampur

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-512/853	LR-4386	Bastu	Bastu	1 Katha 13 Chatak 36 Sq Ft	16,50,000/-	30,73,125/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>3.0731Dec</b>	<b>16,50,000 /-</b>	<b>30,73,125 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	275 Sq Ft.	50,000/-	82,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 275 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>275 sq ft</b>	<b>50,000 /-</b>	<b>82,500 /-</b>	

#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SANJIV KUMAR DUTTA (Presentant )</b> Son of NIRMAL KUMAR DUTTA Dutta Villa S.N Mukherjee Lane, Mistri Ghat, Monir, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGKPD9700A, Status :Individual, Executed by: Self, Date of Execution: 21/02/2018 , Admitted by: Self, Date of Admission: 21/02/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/02/2018 , Admitted by: Self, Date of Admission: 21/02/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-1505-00811/2018-23/02/2018



**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>EASTERN DEVCON LIMITED</b> 548, S.N. BENARJEE ROAD, MONIRAMPUR, MISTRY GHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120 , PAN No.:: AADCE4093K, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ARUP SINGHA ROY</b> Son of SHAKTI PRASAD SINGHA ROY 548, S.N. BENARJEE ROAD, MONIRAMPUR, MISTRY GHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALOPS2386L Status : Representative, Representative of : EASTERN DEVCON LIMITED (as DIRECTOR)

**Identifier Details :**

Name & address	
SAHAJAMAL KHAN Son of M KHAN MURAGACHA, P.O:- JUGBERIA, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700110, Sex: Male, By Caste: Muslim, Occupation: Law Clerk, Citizen of: India, , Identifier Of SANJIV KUMAR DUTTA, Mr ARUP SINGHA ROY	

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	SANJIV KUMAR DUTTA	EASTERN DEVCON LIMITED-3.07313 Dec ,

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	SANJIV KUMAR DUTTA	EASTERN DEVCON LIMITED-275.00000000 Sq Ft

Major Information of the Deed :- I-1505-00811/2018-23/02/2018



## Land Details as per Land Record

District: North 24-Parganas, P.S:- Barrackpore, Municipality: NORTH BARRACKPORE, Road: S.N. Banerjee Road, Mouza: Monirampur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 512/853(Corresponding RS Plot No:- 512/853), LR Khatian No:- 4386	Owner:সঞ্জীব কুমার দত্ত, Gurdian:নির্মল কুমার দত্ত, Address:নিজ, Classification:বারু, Area:0.03000000 Acre,

### Endorsement For Deed Number : I - 150500811 / 2018

On 15-02-2018

#### 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 31,55,625/-



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

On 21-02-2018

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

Presented for registration at 18:47 hrs on 21-02-2018, at the Private residence by SANJIV KUMAR DUTTA, Executant.

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

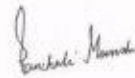
Execution is admitted on 21/02/2018 by SANJIV KUMAR DUTTA, Son of NIRMAL KUMAR DUTTA, Dutta Villa S.N Mukherjee Lane, Mistri Ghat, Monir, P.O: BARRACKPORE, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by Profession Business

Indetified by SAHAJAMAL KHAN, , Son of M KHAN, MURAGACHA, P.O: JUGBERIA, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 21-02-2018 by Mr ARUP SINGHA ROY, DIRECTOR, EASTERN DEVCON LIMITED (Public Limited Company), 548, S.N. BENARJEE ROAD, MONIRAMPUR, MISTRY GHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120

Indetified by SAHAJAMAL KHAN, , Son of M KHAN, MURAGACHA, P.O: JUGBERIA, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Muslim, by profession Law Clerk



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

Major Information of the Deed :- I-1505-00811/2018-23/02/2018



On 23-02-2018

**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 Fees**

Certified that required Registration Fees payable for this document is Rs 31,570/- ( A(1) = Rs 31,556/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 31,570/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/02/2018 3:53PM with Govt. Ref. No: 192017180181727031 on 21-02-2018, Amount Rs: 31,570/-, Bank: BANK Of INDIA ( BKID0004000), Ref. No. 58882120 on 21-02-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,89,358/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,89,258/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1639, Amount: Rs.100/-, Date of Purchase: 15/02/2018, Vendor name: S Bhowmik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/02/2018 3:53PM with Govt. Ref. No: 192017180181727031 on 21-02-2018, Amount Rs: 1,89,258/-, Bank: BANK Of INDIA ( BKID0004000), Ref. No. 58882120 on 21-02-2018, Head of Account 0030-02-103-003-02



**Panchali Munshi**

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

**North 24-Parganas, West Bengal**

Major Information of the Deed :- I-1505-00811/2018-23/02/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2018, Page from 19668 to 19693

being No 150500811 for the year 2018.



*Panchali Munshi*

Digitally signed by PANCHALI MUNSHI

Date: 2018.02.23 13:25:09 +05:30

Reason: Digital Signing of Deed.

(Panchali Munshi) 23/02/2018 13:24:59

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARRACKPORE  
West Bengal.

(This document is digitally signed.)