

1992/2018

1 - 1985/2018



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 470083

Conveyance

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

1. Date: 28/09/2018
2. Nature of document: Deed of Conveyance.
3. Parties:

3.1 Vendors/Owners: (1) SRI SUDIP PRAMANIK (PAN No. DKXPP6666M) son of Late Sushil Pramanik alias Sushil Kumar Pramanik, (2) SMT. MALINA PRAMANIK (PAN No. EDQPP1435M) wife of Late Sushil Pramanik alias Sushil Kumar Pramanik and (3) SRI ASHOKE PRAMANIK Alias ASHOKE KUMAR PRAMANIK (PAN No. DLXPP2169C) son of Late Panchu Gopal Pramanik all residing at Mahishbathan, P.O. - Krishnapur, P.S. Bidhannagar (East) at present Electronic Complex, Kolkata - 700102, District-North 24-Parganas, West Bengal, all by religion Hindu, Nationality Indian, all by Occupation Business and Housewife, hereinafter referred to as Party of the First Part.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

09 OCT 2018

10668

20 AUG 2018

Date

Sold to

of

Rupees

SAPTARSHI DATTA
ADVOCATE, HIGH COURT

Des

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., KOL.

Deey

RAJ KUMAR DEY



S.T. 1
1056

Anurodh Vyapar Private Limited
Subhsakti Housing Private Limited
Suvichar Complex Private Limited
Suvichar Developers Private Limited

Deey

(Authorized Signatory)



S.T. 1
7501

Dinesh Mondal



Deey

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 SEP 2018

Khushi Mondal

The said Vendors represented by their Constituted Attorney SRI DINESH MONDAL (PAN NoAMJPM3337P) son of Sri Ratikanta Mondal, residing at Mahishbathan, P.O. - Krishnapur, P.S. Bidhannagar (East) at present Electronic Complex, Kolkata - 700102, District-North 24-Parganas, West Bengal, by Religion Hindu, by Nationality Indian, by occupation Business, by a General Power of Attorney duly registered on 12th day of September, 2018 at Additional District Sub-Registration Office Rajarhat, New Town vide Book No. IV, Volume No. 1523-2018, Pages from 12942 to 12964, Being No. 152300675 for the year 2018.

3.1.1 Purchasers: (1) ANURODH VYAPAR PRIVATE LIMITED, (PAN-AAQCA2243L), having its registered office at Khamar, Langolpota, Bishnupur, P.S-Rajarhat, P.O-Bishnupur, Pin: 700 135, Dist: North 24 Parganas, W.B., (2) SUBHSAKTI HOUSING PRIVATE LIMITED, (PAN-AAXCS9076N), having its registered office at Khamar, Langolpota, Bishnupur, P.S-Rajarhat, P.O-Bishnupur, Pin: 700 135, Dist: North 24 Parganas, W.B., (3) SUVICHAR COMPLEX PRIVATE LIMITED, (PAN-AAXCS9082L), having its registered office at Khamar, Langolpota, Bishnupur, P.S-Rajarhat, P.O-Bishnupur, Pin: 700 135, Dist: North 24 Parganas, W.B., (4) SUVICHAR DEVELOPERS PRIVATE LIMITED, (PAN-AAXCS9077P), having its registered office at Khamar, Langolpota, Bishnupur, P.S-Rajarhat, P.O-Bishnupur, Pin: 700 135, Dist: North 24 Parganas, W.B., all represented by their Authorized Signatory MR. RAJ KUMAR DEY, son of Mr. Dilip Kumar Dey, of 493B, G. T. Road, P.O.-Shibpur, P.S. - Shibpur, Pin : 711102, District - Howrah, West Bengal, by religion Hindu, Nationality Indian, by Occupation Service, hereinafter referred to as Party of the Second Part.



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Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 SEP 2018

3.1.2 The terms Owners/Vendors and Purchasers shall unless excluded by or repugnant to the context be deemed to mean and include its directors, office bearers, executors, legal representatives, administrators, assigns and all persons claiming under or through it.

4. Subject matter of Sale:

ALL THAT piece and parcel of land measuring an area of 8 Decimals out of 10.17 Decimals (1/3rd share) out of 15.25 Decimals arising out of 1 Acre 22 Decimals, comprised in R.S./L.R. Dag No. 504 under R.S. Khatian No. 75, of Mouza Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145 at present 10, Post Office- Krishnapur, Police Station - Bidhannagar East, Kolkata- 700102, District 24 Parganas (North) under Bidhannagar Municipal Corporation, morefully and particularly described in the "Schedule" and hereinafter referred to as the "Said Land".

5. Background/ Devolution of Title:

WHEREAS One Nirmala Pramanik, wife of Ramkanta Pramanik, was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of Revisional Settlement record of rights land measuring an area of 15.25 Decimals (1/2 share) out of 30.50 Decimals arising out of 1 Acre 22 Decimals, comprised in R.S./L.R. Dag No. 504 under R.S. Khatian No. 75, of Mouza Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145 at present 10, under Bidhannagar(East) at present Electronic Complex Police Station in the district of North 24-Parganas.

AND WHEREAS By a Deed of Settlement (Paribarik Babyastha Patra), Nirmala Pramanik described therein as the Settlor, granted, and conveyed to Sri Sushil Kumar Pramanik alias Sushil Pramanik, Sri Santi Ranjan Pramanik and Sri Ashoke Pramanik alias Sri Ashoke Kumar Pramanik, described



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 SEP 2018

therein as the Beneficiaries, ALL THAT piece and parcel of land measuring an area of 15.25 Decimals (1/2 share) out of 30.50 Decimals arising out of 1 Acre 22 Decimals, comprised in R.S./L.R. Dag No. 504 under R.S. Khatian No. 75, of Mouza Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145 at present 10, under Bidhannagar(East) at present Electronic Complex Police Station in the district of North 24-Parganas fully described in the Schedule thereunder written.

AND WHEREAS the said **Nirmala Pramanik** died intestate on 10.08.1985 and after her death the said **Sri Sushil Kumar Pramanik** alias **Sushil Pramanik**, **Sri Santi Ranjan Pramanik** and **Sri Ashoke Pramanik** alias **Sri Ashoke Kumar Pramanik**, by virtue of the said Deed of Settlement (Paribarik Babyastha Patra), were became absolute owners of land measuring an area of 15.25 Decimals (1/2 share) out of 30.50 Decimals arising out of 1 Acre 22 Decimals, comprised in R.S./L.R. Dag No. 504 under R.S. Khatian No. 75, of Mouza Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145 at present 10, under Bidhannagar(East) at present Electronic Complex Police Station in the district of North 24-Parganas.

AND WHEREAS while seized and possessed his share of land, the said **Sri Santi Ranjan Pramanik** had sold, transferred and conveyed his share of ALL THAT piece and parcel of land measuring an area of 5.08 Decimals out of 15.25 Decimals (1/2 share) out of 30.50 Decimals arising out of 1 Acre 22 Decimals, comprised in R.S./L.R. Dag No. 504 under R.S. Khatian No. 75, of Mouza Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145 at present 10, under Bidhannagar(East) at present Electronic Complex Police Station in the district of North 24-Parganas.



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Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)


28 SEP 2018

AND WHEREAS The said Sri Sushil Kumar Pramanik alias Sushil Pramanik, died intestate leaving behind his only son namely Sri Sudip Pramanik and widow namely Smt. Malina Pramanik, as his legal heirs and successors under the Hindu Succession Act, 1956.

AND WHEREAS therefore the said Sri Sudip Pramanik, Smt. Malina Pramanik and Sri Ashoke Pramanik alias Sri Ashoke Kumar Pramanik, the Principals, the present Owners/Vendors are the absolute owners of **ALL THAT** piece and parcel of land measuring an area of 10.17 Decimals (1/3rd share) out of 15.25 Decimals arising out of 1 Acre 22 Decimals, comprised in R.S./L.R. Dag No. 504 under R.S. Khatian No. 75, of Mouza Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145 at present 10, under Bidhannagar(East) at present Electronic Complex Police Station in the district of North 24-Parganas under Bidhannagar Municipal Corporation.

AND WHEREAS the said Sri Sudip Pramanik, Smt. Malina Pramanik and Sri Ashoke Pramanik alias Sri Ashoke Kumar Pramanik, the present Owners/Vendors herein, further appointed **SRI DINESH MONDAL** (PAN No. AMJPM3337P) son of Sri Ratikanta Mondal, residing at Mahishbathan, P.O. - Krishnapur, P.S. Bidhannagar (East) at present Electronic Complex, Kolkata - 700102, District-North 24-Parganas, West Bengal, by Religion Hindu, by Nationality Indian, by occupation Business, as their lawful Constituted Attorney, by virtue of execution of a registered General Power of Attorney duly registered on 12th day of September, 2018 at Additional District Sub-Registration Office Rajarhat, New Town vide Book No. IV, Volume No. 1523-2018, Pages from 12942 to 12964, Being No. 152300675 for the year 2018 with respect to **ALL THAT** piece and parcel of Sali measuring an area of 10.17 Decimals (1/3rd share) out of 15.25 Decimals arising out of 1 Acre 22




Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 SEP 2018

Decimals, comprised in R.S./L.R. Dag No. 504 under R.S. Khatian No. 75, of Mouza Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145 at present 10, under Bidhannagar(East) at present Electronic Complex Police Station in the district of North 24-Parganas under Additional District Sub-Registration Office Bidhannagar(Salt Lake City) within the jurisdiction of Bidhannagar Municipal Corporation.

AND WHEREAS the Purchasers herein have approached the Vendors/Owners herein for selling of ALL THAT piece and parcel of Sali measuring an area of 8 Decimals out of 10.17 Decimals (1/3rd share) out of 15.25 Decimals arising out of 1 Acre 22 Decimals, comprised in R.S./L.R. Dag No. 504 under R.S. Khatian No. 75, of Mouza Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145 at present 10, under Bidhannagar(East) at present Electronic Complex Police Station in the district of North 24-Parganas under Additional District Sub-Registration Office Bidhannagar(Salt Lake City) within the jurisdiction of Bidhannagar Municipal Corporation, morefully and particularly described in the "Schedule" and hereinafter referred to as the "Said Land", proclaim to sell the same and the Vendors/Owners herein have agreed to sell the same by execution of this Deed of Conveyance.

AND WHEREAS the Purchasers herein coming to know about the said intention of the Owners/Vendors herein, approached them with an offer to purchase the Schedule mentioned property at a total consideration amount of Rs.68,58,634/- (Rupees sixty eight lakhs fifty eight thousand six hundred thirty four) only and the Owners/Vendors have agreed to sell the Schedule Mentioned property to the Purchasers in the following manner pursuant to receipt of the aforesaid agreed consideration amount:



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 SEP 2018

SL No	Name of the purchasers	R.S/L.R Dag No.	R.S. Khatian No.	Share	Area of Land (in Dec)
1	ANURODH VYAPAR PVT. LTD.	504	75	164	2.00
2	SUBHSAKTI HOUSING PVT. LTD.	504	75	164	2.00
3	SUVICHAR COMPLEX PVT. LTD.	504	75	164	2.00
4	SUVICHAR DEVELOPERS PVT. LTD.	504	75	164	2.00

NOW THIS INDENTURE WITNESSETH that in consideration of a total sum of Rs.68,58,634/- (Rupees sixty eight lakhs fifty eight thousand six hundred thirty four) only paid by the Purchasers to the Owners/Vendors at or immediately before the execution to these presents (the receipt whereof the Owners/Vendors do hereby admit and acknowledge) and or from the same every part thereof acquit release and discharge the Purchasers and every one of them and also the said LAND mentioned in the Schedule thereof, the Owners/Vendors as beneficial Owners do by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchasers ALL THAT the said LAND mentioned in the Schedule written hereinafter hereto HOWSOEVER OTHERWISE the said LAND now and heretofore was situated, butted, bounded, called known numbered described and distinguished together with all benefits and advantages of amount and other rights, liberties, easements, privileges, appendages whatsoever to the said LAND or any part thereby belonging or in any wise appertaining as or with the same or any



Mr. [Signature]

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 SEP 2018

part thereof usually held, used, occupied or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder/remainers, rents, issued and profits inheritance, use, trust, landed land, claim and demand whatsoever both out of land and equity, if the Owners into and upon the aforesaid land and every thereof and all deeds, pattahs, muniments and evidences of title within any wise relate to the said LAND or any part or parcel thereof and which are or hereafter shall or may in the custody, power and possession of the Owners/Vendors or any person whom they can or may procure the same without action and suit at law or in equity. TO HAVE AND TO HOLD the said LAND and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, numbers and appurtenance up to and to the use of this Purchasers forever and the Owners/Vendors do hereby for itself covenants with the Purchasers that NOTWITHSTANDING any act, deed, matter and things whatsoever by the Owners/Vendors in title, done or executed or knowingly suffered to the contrary the Owners/Vendors had at all material times heretofore and now have good, right, full power absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said LAND hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid and that the Purchasers shall and may at all times hereafter peaceably and equitably possess and enjoy the said LAND and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, interruption claim or demand whatsoever from or by the Owners/Vendors or any person/persons lawfully or equitably claiming from under or in trust for them or from or under any of their ancestor or predecessor-in-title and that free and clear and freely and clearly absolutely acquitted, exonerated and realized or otherwise by and all the costs and expenses of the Owners/Vendors well and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Owners/Vendors or any person or persons lawfully or equitably claiming as



Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

28 SEP 2018

aforesaid and FURTHERMORE that the Owners/Vendors and all person or persons lawfully or equitably claiming and estate or interest whatsoever in the said LAND and any part thereof. The Owners/Vendors shall be from time to time and at all times hereafter at the request and cost of the Purchasers, (its successor or successors in office administrators and assigns) do or cause to be done and execute all such acts, deeds and things whatsoever for perfectly assigning the said LAND and every part thereof and to the use of the Purchasers, (its successor or successors in office administrators and assigns) in the manner aforesaid as shall or may be reasonably required.

Mutual Covenants:

The Owners/Vendors do hereby covenant with the Purchasers:

THAT the Owners/Vendors have received the full Consideration for the Sale as mentioned and acknowledge in the Memo of Consideration hereunder.

THAT the Owners have good right, full power and absolute authority to sell, transfer and convey the land.

THAT the Owners shall keep the Purchasers well and sufficiently saved harmless indemnified from and against all former title and encumbrances to the said land.

THAT the Owners shall, at the costs and requests of Purchasers, do all such acts and execute all documents as be required for more perfectly assuring the said land unto the Purchasers and shall also produce and/or provide for inspection of all title documents and papers unless prevented by fire or irresistible force.



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 SEP 2018


THAT notwithstanding any act deed matter or thing whatsoever done by the Owners or its predecessor-in-title or any of them done executed or knowingly suffered to the contrary, the Owners are fully and absolutely seized and possessed of the said land without any condition use trust or other thing whatsoever to alter or make void the same.

THAT notwithstanding any such act, deed or thing whatsoever aforesaid the Owners now have good right, full and lawful power, absolute authority indefeasible title to grant convey transfer assign and assure the said land hereby granted, transferred, conveyed, assured and assigned or expressed or intended to be with the appurtenance their unto belonging unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.

THAT the Purchasers shall and will and may from time to time and at all times hereafter peaceably and quietly hold, occupy possess and enjoy the said land hereby granted transferred, conveyed assigned and assured or expressed or intended so to be any and every part thereof and receive enjoy and take rents issues and profits thereof for his absolute use and benefit without any lawful hindrances interruption, disturbances suit, eviction, claim or demand whatsoever from or by the Owners or any person or persons whatsoever.

THAT free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Owners swell and sufficiently saved, defended, kept harmless and indemnified against all estates, charges encumbrances, liens, attachments, lis-pendens, tenancies, occupancies, uses, trusts, debutors, right, title interest, claims and demands whatsoever created occasioned or suffered by the Owners or any person or persons lawfully or equitably claiming as aforesaid.




Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 SEP 2018

THAT the Owners and all persons having and lawfully claiming any estate right, title or interest into or upon the said land and every part thereof from through or in trust for the Owners and/or its predecessor-in-title or any of them shall and will from time to time at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done or executed all such acts, deeds, matters, assurances and things whatsoever for further better and more perfectly granting, assuring, transferring the said land hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be and transferred and assigned and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as shall or may be reasonably required.

THAT the said land or any and every part thereof is not attached in any proceeding including Certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or under the provisions of the Public Demand Recovery Act or otherwise and that no Certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and the said land is free from all encumbrances and liabilities whatsoever.

THAT in case the Purchasers is deprived of the possession of the said land or any and every part thereof for any defect in the title the Owners shall refund the amount of consideration along with all other costs, and expenses in connection with or in relation to the said land charges or the Owners shall be liable to pay compensation the Purchasers in any way admissible under the laws, i.e. by a substitute piece of land if called for by the Purchasers.



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 SEP 2018

THAT no notice has been served and/or issued on the Owners under the Public Demand Recovery Act, in respect of the said land or any part thereof.

THAT the Owners have not yet received any notice for requisition or acquisition of the said land or any part or portion thereof described in the Schedule below.

THAT the Purchasers and all person or persons claiming through under them shall have undisputed and manner of rights in along through over or under the common passage.

THAT it is hereby declared that the land, declared in the Schedule below is the self acquired land of the Owners and the Owners are not the benamder of the any one.

THAT the Owners by this Indenture do hereby accord his consent to the Purchasers for mutating their names in the records of the Concerned Authority /ties in respect of the LAND and the Owners and all their persons at all times hereinafter indemnify and keep indemnified for the same in favour of the Purchasers.

THAT Owners shall and will from time to time and at all times hereafter indemnify and keep the Purchasers indemnified of, from and against all losses, damages, claims, demands, costs, charges, expenses, suits, actions, proceedings whatsoever which the Purchasers may suffer, incur, or may be put to, or may be liable for any reason of any defect in the title of the Owners of the LAND.





Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 SEP 2018

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Sali measuring an area of 8 Decimals out of 10.17 Decimals (1/3rd share) out of 15.25 Decimals arising out of 1 Acre 22 Decimals, comprised in R.S./L.R. Dag No. 504 under R.S. Khatian No. 75, of Mouza Mahishbathan, J.L. No. 18, R.S. No. 203, Touzi No. 145 at present 10, under Bidhannagar(East) at present Electronic Complex Police Station in the district of North 24-Parganas under Additional District Sub-Registration Office Bidhannagar(Salt Lake City), being purchased by the Purchasers herein in the following manner:- Road ^{NAME} Charak Tala Road.

SL No.	Name of the purchasers	R.S./L.R. Dag No.	R.S. Khatian No.	Share	Area of Land (in Decimal)
1	ANURODH VYAPAR PVT LTD	504	75	164	2.00
2	SUBHSAKTI HOUSING PVT LTD	504	75	164	2.00
3	SUVICHAR COMPLEX PVT LTD	504	75	164	2.00
4	SUVICHAR DEVELOPERS PVT LTD	504	75	164	2.00
			TOTAL	656	8.00

Total area of land in R.S./L.R. Dag No.504 =122 Decimals

Area of land purchased = 8 Decimals

R.S. Dag No. 504 butted and bounded as under:

On the North : By R.S./L.R. Dag No.472, ✓

On the South : By part of R.S./L.R. Dag No.504, ✓

On the East : By part of R.S./L.R. Dag No.504, ✓

On the West : By part of R.S./L.R. Dag No.504, ✓



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 SEP 2018

IN WITNESS WHEREOF the Owner and Purchaser hereto have hereunto set and subscribed their hands and seal this the day month and year above written first.

SIGNED SEALED AND DELIVERED BY
THE PARTIES IN THE PRESENCE OF:

Witnesses:

1. *Khullu Mondal*
H. C. Bhatnagar
2. *Pradyumn Chandra*

37/5-2/5/2

Dinesh Mondal

Signature of SRI DINESH MONDAL
being the Constituted Attorney
of the Owners/Vendors

ANURODH VYAPAR PRIVATE LIMITED
SUBHSAKTI HOUSING PRIVATE LIMITED
SUVICHAR COMPLEX PRIVATE LIMITED
SUVICHAR DEVELOPERS PRIVATE LIMITED

[Signature]
(Authorized Signatory)

Seal & Signature of the Purchasers

DEED DRAFTED BY:

Saptash Datta
Advocate High Court, Calcutta
Chakraborty & Associates
Advocates WB/842/2002



✓
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 SEP 2018

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.68,58,634/- (Rupees sixty eight lakhs fifty eight thousand six hundred thirty four) only from the Purchasers herein as the full consideration money as per the memo given below:

Payment made by	In favour of	Name of Bank and Branch	RTGS UTR No.	Date	Amount (Rs)
ANURODH VYAPAR PVT LTD	DINESH MONDAL	Indian Bank, Bhowanipore Branch, Kol	IDIBR520180927 17002505	26.09.18	Rs.17,14,658/-
SUBHSAKTI HOUSING PVT LTD	DINESH MONDAL	Do	IDIBR520180927 17005667	26.09.18	Rs.17,14,659/-
SUVICHAR COMPLEX PVT LTD	DINESH MONDAL	Do	IDIBR520180927 17002382	26.09.18	Rs.17,14,658/-
SUVICHAR DEVELOPERS PVT LTD	DINESH MONDAL	Do	IDIBR520180927 17002626	26.09.18	Rs.17,14,659/-

TOTAL

Rs.68,58,634/-

(Rupees sixty eight lakhs fifty eight thousand six hundred thirty four) only

Witnesses:

1. *K. M. Mondal*

2. *S. D. Mondal*

Dinesh Mondal

Signature of SRI DINESH MONDAL
being the Constituted Attorney
of the Owners/Vendors














Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 SEP 2018

		Thumb	1st finger	mid figure	ring finger	small finger
	ft and					
	ght and					

Name: Dinesh Mondal

Signature:

		Thumb	1st finger	mid figure	ring finger	small finger
	left hand					
	right hand					

Name: **RAJ KUMAR DEY**

Signature: Deu.

		Thumb	1st finger	mid figure	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:

Signature:



Handwritten signature

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 SEP 2018

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

GRN: 19-201819-029310702-1

Payment Mode Online Payment

GRN Date: 28/09/2018 16:21:07

Bank : Indian Bank

BRN : IB28092018093735

BRN Date: 28/09/2018 16:18:29

DEPOSITOR'S DETAILS

Id No. : 15040001500596/8/2018

[Query No./Query Year]

Name : ANURODH VYAPAAR PVT LTD AND OTHERS
Contact No. : Mobile No. : +91 9830538095
E-mail :
Address : KHAMAR LANGOLPOTA BISHNUPUR KOLKATA 700135
Applicant Name : Mr Bhabendra Krishna Roy
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 8

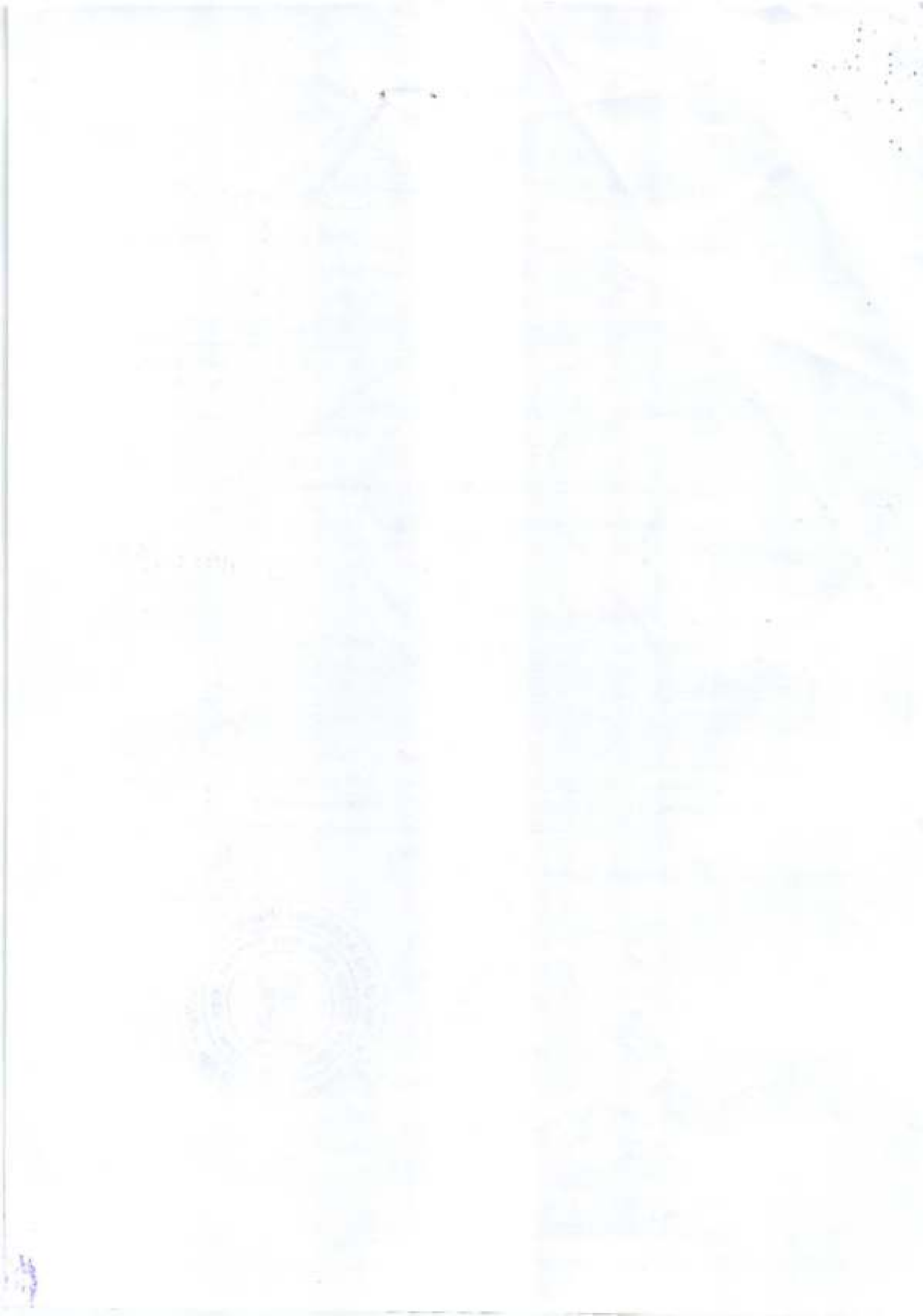
1 - 1985 / 2018 -

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15040001500596/8/2018	Property Registration- Stamp duty	0030-02-103-003-02	411438
2	15040001500596/8/2018	Property Registration- Registration Fees	0030-03-104-001-16	68600
Total				480038

In Words : Rupees Four Lakh Eighty Thousand Thirty Eight only







ELECTION COMMISSION OF INDIA

ভাৰত চৰকাৰ নিৰ্বাচন কমিছন

IDENTITY CARD

WB/20/091/492062

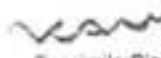
পৰিচয় পত্ৰ



Elector's Name : MANDAL KHITISH
 নিৰ্বাচকেৰ নাম : মন্ডল খিটীশ
 Father/Mother :
 Husband's Name : SADHAN
 পিতা/মাতা/স্বামীৰ নাম : সাধন
 Sex : M
 লিংগ : পুৰুষ
 Age as on 1.1.1995 : 32
 ১১.১১.৯৫ ত বয়স : ৩২

Address PART NO : 185
 MAHISH BATHAN-2
 NORTH 24-PARGANAS

ঠিকানা : পল্টী নং ১৮৫
 মহিষ বাথান ২
 উত্তৰ ২৪ - পৰগনা


 Facsimile Signature
 Electoral Registration Officer
 নিৰ্বাচন কমিছন অফি কাৰ্যালয়

For 091-RAJARHAT(B.C) Assembly Constituency
 ০৯১-ৰাজাহাট বি.সি. বিধানসভা বিধান



Place : BARASAT
 স্থান : বড়াসাট
 Date : 05/04/95
 তাৰিখ : ০৫/০৪/৯৫



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ভারত সরকার
ভারত সরকার
 Unique Identification Authority of India
 Government of India

পলিকাচক্রের অধিষ্টি / Enrollment No. : 1111/87656/01885

11/01/2014

To
RAJ KUMAR DEY
 রাজ কুমার দে
MORAL PARA
 Khardah (m)
 Rahara North 24 Parganas
 West Bengal - 700118



KL727220914FT

72722091



আপনার আধার সংখ্যা / Your Aadhaar No. :

6619 5035 8204

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

রাজ কুমার দে
RAJ KUMAR DEY
 পিতা : দিলিপ কুমার দে
 Father : DILIP KUMAR DEY



সংখ্যা: 14-DOR 2212/1160
 পুং / Male

6619 5035 8204



আধার - সাধারণ মানুষের অধিকার



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJ KUMAR DEY

DILIP KUMAR DEY

22/12/1980

Permanent Account Number

BSFPD5011C

Raj Kumar Dey

Signature



24052013





भारत सरकार
GOVERNMENT OF INDIA



दिनेश मोंडल
Dinesh Mondal
जन्म तिथि / DOB
06/01/1983
पुरुष / MALE



2220 3713 0832

मेरी आधार, मेरी पहचान

Dinesh Mondal



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY

पता:

आत्मज: रतिकान्त मोंडल,
एमबी/327, भवहर
बाड़ा, बिधान नगर,
एलेक्ट्रॉनिक्स कॉम्प्लेक्स,
बिधाननगर(एम), नॉर्थ 24
परगानास,
वेस्ट बंगाल - 700102

Address:

S/O. Ratikanta Mondal, MB/327,
Majher Park, Bidhan Nagar,
Electronics Complex,
Bidhannagar (m), North 24
Parganas,
West Bengal - 700102

2220 3713 0832

MERA AADHAAR, MERI PEHACHAN



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DINESH MONDAL
RATIKANTA MONDAL
660171983

PAN Card Account Number

AMJPM3337P

Dinesh Mondal
Signature



Dinesh Mondal

In case this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit, UTISI

Plot No. 1, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

यदि कार्ड खोया जाय तो कृपया सूचित करें/वापस करें :

आयकर सेवा केंद्र, ए.टी.एस.यू.

प्लॉट नं. 1, सेक्टर 11, सी.बी.डी. बेलपुर,

नवी मुंबई - 400 614.



delivered receipt





Government of West Bengal

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




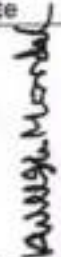
OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15040001500596/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri DINESH MONDAL MAHISHBATHAN, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN - 700102	Attorney of Seller [Shri SUDIP PRAMANI K] [Smt MALINA PRAMANI K] [Shri ASHOKE PRAMANI K]			Dinesh Mondal 28/9/18
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr RAJ KUMAR DEY 493B, G. T. ROAD, P.O.- SHIBPUR, P.S.- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102	Representative of Buyer [ANUROD H VYAPAR PRIVATE LIMITED] [SUBHSA KTI HOUSING PRIVATE LIMITED] [SUVICH AR COMPLE X PRIVATE LIMITED] [SUVICH AR DEVELOP ERS PRIVATE LIMITED]			 28/9/18
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Khitish Mondal Son of Late Sadhan Mondal Mahishbathan, P.O.- Krishnapur, P.S.- East Bidhannagar, District- North 24-Parganas, West Bengal, India, PIN - 700102	Shri DINESH MONDAL, Mr RAJ KUMAR DEY		 28/9/18	



(Debjyoti
Bandyopadhyay)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BIDHAN NAGAR
North 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1504-01985/2018	Date of Registration	09/10/2018
Query No / Year	1504-0001500596/2018	Office where deed is registered	
Query Date	23/09/2018 9:26:17 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Bhabendra Krishna Roy G F-50 Gangra Nabapally, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9433188472, 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. 68,58,634/-	Rs. 68,58,634/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,11,538/- (Article:23)	Rs. 68,600/- (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:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Charaktala Road (Mahishbathan), Mouza: Mahisbathan

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-504	LR-75	Bastu	Shali	8 Dec	68,58,634/-	68,58,634/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
Grand Total :					8Dec	68,58,634 /-	68,58,634 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SUDIP PRAMANIK Son of Late SUSHIL PRAMANIK MAHISHBATHAN, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DKXPP6666M, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Smt MALINA PRAMANIK Wife of Late SUSHIL PRAMANIK MAHISHBATHAN, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EDQPP1435M, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Shri ASHOKE PRAMANIK, (Alias: Shri ASHOKE KUMAR PRAMANIK) Son of Late PANCHU GOPAL PRAMANIK MAHISHBATHAN, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DLXPP2169C, Status :Individual, Executed by: Attorney, Executed by: Attorney

Major Information of the Deed :- I-1504-01985/2018-09/10/2018



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANURODH VYAPAR PRIVATE LIMITED KHAMAR, LANGOLPOTA, BISHNUPUR, P.O:- BISHNUPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAQCA2243L, Status :Organization, Executed by: Representative
2	SUBHSAKTI HOUSING PRIVATE LIMITED KHAMAR, LANGOLPOTA, BISHNUPUR, P.O:- BISHNUPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAXCS9076N, Status :Organization, Executed by: Representative
3	SUVICHAR COMPLEX PRIVATE LIMITED KHAMAR, LANGOLPOTA, BISHNUPUR, P.O:- BISHNUPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAXCS9082L, Status :Organization, Executed by: Representative
4	SUVICHAR DEVELOPERS PRIVATE LIMITED KHAMAR, LANGOLPOTA, BISHNUPUR, P.O:- BISHNUPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAXCS9077P, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri DINESH MONDAL Son of Shri RATIKANTA MONDAL MAHISHBATHAN, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMJPM3337P Status : Attorney, Attorney of : Shri SUDIP PRAMANIK, Smt MALINA PRAMANIK, Shri ASHOKE PRAMANIK

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAJ KUMAR DEY (Presentant) Son of Mr DILIP KUMAR DEY 493B, G. T. ROAD, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: BSFPD5011C Status : Representative, Representative of : ANURODH VYAPAR PRIVATE LIMITED (as AUTHORIZED SIGNATORY), SUBHSAKTI HOUSING PRIVATE LIMITED (as AUTHORIZED SIGNATORY), SUVICHAR COMPLEX PRIVATE LIMITED (as AUTHORIZED SIGNATORY), SUVICHAR DEVELOPERS PRIVATE LIMITED (as AUTHORIZED SIGNATORY)

Identifier Details :

Name & address	
Khitish Mondal Son of Late Sadhan Mondal Mahishbathan, P.O:- Krishnapur, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri DINESH MONDAL, Mr RAJ KUMAR DEY	

Major Information of the Deed :- I-1504-01985/2018-09/10/2018



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri SUDIP PRAMANIK	ANURODH VYAPAR PRIVATE LIMITED-0.666667 Dec, SUBHSAKTI HOUSING PRIVATE LIMITED-0.666667 Dec, SUVICHAR COMPLEX PRIVATE LIMITED-0.666667 Dec, SUVICHAR DEVELOPERS PRIVATE LIMITED-0.666667 Dec
2	Smt MALINA PRAMANIK	ANURODH VYAPAR PRIVATE LIMITED-0.666667 Dec, SUBHSAKTI HOUSING PRIVATE LIMITED-0.666667 Dec, SUVICHAR COMPLEX PRIVATE LIMITED-0.666667 Dec, SUVICHAR DEVELOPERS PRIVATE LIMITED-0.666667 Dec
3	Shri ASHOKE PRAMANIK	ANURODH VYAPAR PRIVATE LIMITED-0.666667 Dec, SUBHSAKTI HOUSING PRIVATE LIMITED-0.666667 Dec, SUVICHAR COMPLEX PRIVATE LIMITED-0.666667 Dec, SUVICHAR DEVELOPERS PRIVATE LIMITED-0.666667 Dec

Owner and Land or Building Details as received from KMC :

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
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Endorsement For Deed Number : I - 150401985 / 2018

On 27-09-2018

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 68,58,634/-



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 28-09-2018

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

Presented for registration at 18:10 hrs on 28-09-2018, at the Private residence by Mr RAJ KUMAR DEY ,

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

Execution is admitted on 28-09-2018 by Mr RAJ KUMAR DEY, AUTHORIZED SIGNATORY, ANURODH VYAPAR PRIVATE LIMITED, KHAMAR, LANGOLPOTA, BISHNUPUR, P.O:- BISHNUPUR, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135; AUTHORIZED SIGNATORY, SUBHSAKTI HOUSING PRIVATE LIMITED, KHAMAR, LANGOLPOTA, BISHNUPUR, P.O:- BISHNUPUR, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135; AUTHORIZED SIGNATORY, SUVICHAR COMPLEX PRIVATE LIMITED, KHAMAR, LANGOLPOTA, BISHNUPUR, P.O:- BISHNUPUR, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135; AUTHORIZED SIGNATORY, SUVICHAR DEVELOPERS PRIVATE LIMITED, KHAMAR, LANGOLPOTA, BISHNUPUR, P.O:- BISHNUPUR, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by Khatish Mondal, , Son of Late Sadhan Mondal, Mahishbathan, P.O: Krishnapur, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Business

Major Information of the Deed :- I-1504-01985/2018-09/10/2018



Executed by Attorney

Execution by Shri DINESH MONDAL, Son of Shri RATIKANTA MONDAL, MAHISHBATHAN, P.O: KRISHNAPUR, Thana: East Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Business as the constituted attorney of 1. Shri SUDIP PRAMANIK MAHISHBATHAN, P.O: KRISHNAPUR, Thana: East Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700102, 2. Smt MALINA PRAMANIK MAHISHBATHAN, P.O: KRISHNAPUR, Thana: East Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700102, 3. Shri ASHOKE PRAMANIK, Shri ASHOKE KUMAR PRAMANIK MAHISHBATHAN, P.O: KRISHNAPUR, Thana: East Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700102 is admitted by him

Indetified by Khitish Mondal, Son of Late Sadhan Mondal, Mahishbathan, P.O: Krishnapur, Thana: East Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Business



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 05-10-2018**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 68,600/- (A(1) = Rs 68,586/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 68,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/09/2018 4:18PM with Govt. Ref. No: 192018190293107021 on 28-09-2018, Amount Rs: 68,600/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB28092018093735 on 28-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,11,538/- and Stamp Duty paid by by online = Rs 4,11,438/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/09/2018 4:18PM with Govt. Ref. No: 192018190293107021 on 28-09-2018, Amount Rs: 4,11,438/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB28092018093735 on 28-09-2018, Head of Account 0030-02-103-003-02



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 09-10-2018**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.

Major Information of the Deed :- I-1504-01985/2018-09/10/2018



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,11,538/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

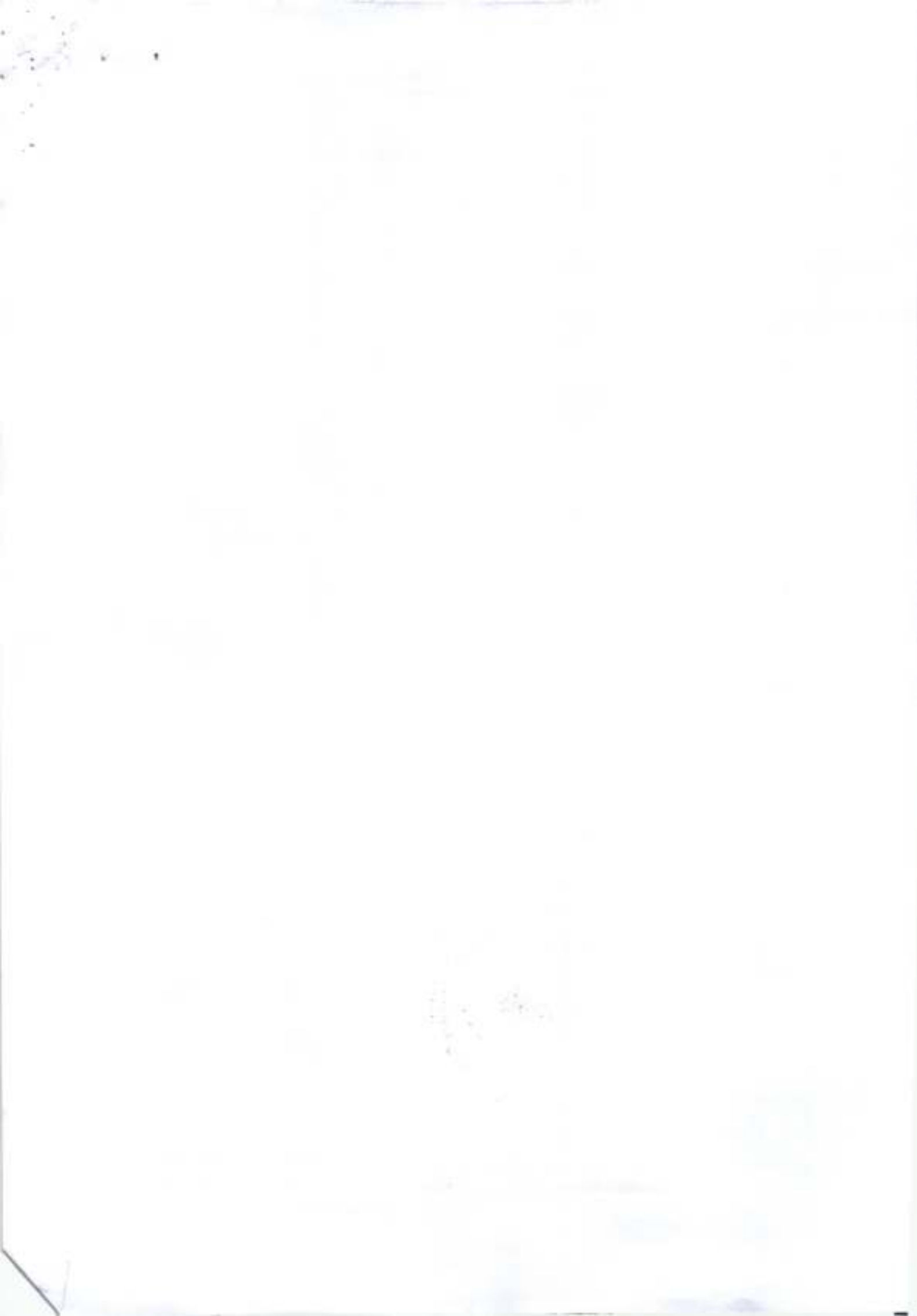
1. Stamp: Type: Impressed, Serial no 10668, Amount: Rs.100/-, Date of Purchase: 20/08/2018, Vendor name: Samiran Das



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1504-01985/2018-09/10/2018





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2018, Page from 77711 to 77743

being No 150401985 for the year 2018.



Debajyoti Bandyopadhyay

Digitally signed by Debajyoti
Bandyopadhyay
Date: 2018.10.10 13:33:29 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 10/10/18 1:33:09 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)