

2358

2359

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3580/2017

DEED OF CONVEYANCE BETWEEN

VENDOR – SRI RAMPRATAP SAHANI
AND

PURCHASER – M/S. USASHI REALSTATES PVT. LTD.

DRAFTED BY :

Mr. Kalipada Charan,
Advocate,
1171, Purba Sinthee Road (Fakir Ghosh Place),
Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata – 700 030.

2157

1-0-2017



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to register. The number sheet/sheets & the enclosure sheet/sheets attached with this document are the part of this document.

[Signature]
 Additional District Sub-Registrar
 Rajahat, New Town, North 24-Pgs.

02 MAY 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the *10th* day of *March*

Two Thousand and Seventeen (2017):

BETWEEN

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.....

Kalpita Charan
Advocate
Sealdah Court Complex
Bar Association 2nd Floor
Room No - 201 Kolkata - 700 014

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L.T.I OF Rampatap Sahan
By the pen of Biswasjit Sarkar



957

L.T.I of Rampatap Sahan
By the Pen of Biswasjit Sarkar



Identified By me:—

Biswasjit Sarkar
Law Clerk
10, Sri Balaram Sarkar
143, Surya Sen Nagar
KOL-74

Additional District Sub-Registrar
Rajarat, New Town, North 24-Pgs.

10 MAR 2017

SRI RAMPRATAP SAHANI (having Pan ~~UXOPS61550~~.....), son of Ram Chandra Sahani, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 4, Canal South Road, Post Office - Tangra, Police Station - Entally, Kolkata - 700 015, District - South 24 Parganas, hereinafter called and referred to as the "VENDOR" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART

A N D

M/S. USASHI REALSTATES PVT. LTD. (having Pan AAFCD0790C), a Company incorporated under the Companies Act. 1956, having its office at Premises No. 594/1, Dakshindari Road, "Bima Abasan", Flat No. E2/1, First Floor, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas, being represented by its Director namely SMT. UMA KHAN (having Pan BBRPK6795D), daughter of Sri Prasad Chandra Khan, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 2/5/1, Anantadeb Mukherjee Lane, Post Office & Police Station - Shibpur, Howrah - 711 102, District - Howrah, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the OTHER PART.

WHEREAS one Bhavendra Nath Mondal, son of Late Chintamani Mondal of Village - Kada, Post Office - Akandakeshori, Police Station - Rajarhat, District - North 24 Parganas was the absolute and recorded owner of ALL THAT piece or parcel of two plots of sal land containing by estimation a total area of 31.50 Decimals that is (i) Land area 16.17 Decimals more or less as 1667 share out of total area of 97 Decimals comprised in R. S. Dag No. 2358 and (ii) Land area 15.33 Decimals more or less as 1666 share out of total 92 Decimals comprised in R. S. Dag No. 2359, both under L. R. Khatian No. Kri. - 701 lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas free from all encumbrances whatsoever.

L.T.I OF Rampratap Sahani
By the Son of Parents i.e. Smt. L.T.

AND WHEREAS while seized and possessed of the aforesaid plots of land containing by estimation an area of 31.50 Decimals be the same a little more or less the said Bhavendra Nath Mondal died intestate leaving behind him his surviving wife namely Smt. Chapala Mondal and four sons namely (1) Sri Jadunath Mondal, (2) Sri Kalidas Mondal, (3) Sri Haridas Mondal & (4) Sri Debidas Mondal and two daughters namely (1) Smt. Pratima Mondal & (2) Smt. Ashima Mondal as his only legal heirs and successors and accordingly upon the demise of the said Bhavendra Nath Mondal the said land left by him devolved upon his said legal heirs and successors to the extent of undivided equal share each in accordance with the Hindu Successions Act, 1956.

AND WHEREAS by virtue of a Deed of Conveyance dated 7th day of December, 2011 duly registered in the office of the Additional District Sub-Registrar at Bidhannagar (Salt Lake City) in Book No. 1, CD Volume No. 22, Pages 10558 to 10573, Being No. 13756 for the year 2011, the said Smt. Chapala Mondal, wife of Late Bhavendra Nath Mondal and Sri Debidas Mondal, son of Late Bhavendra Nath Mondal indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of sali land containing by estimation an area of 09 (nine) Decimals equivalent to 05 (five) Cottahs 07 (seven) Chittacks 10 (ten) Sq.ft. be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in a part or portion of R. S. & L. R. Dag Nos. 2358 & 2359 appertaining to L. R. Khatian No. 701 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto and marked thereon as Plot No. A unto and in favour of the Vendor herein namely Sri Rampratap Sahani free from all encumbrances whatsoever and subsequently the said Sri Rampratap Sahani mutated his name in the record of rights of the concerned B.L. & L.R. Office under L. R. Khatian No. 2455.

AND WHEREAS thus the Vendor herein became the absolute Owner and seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the said plot of sali land containing by

estimation an area of 09 (nine) Decimals equivalent to 05 (five) Cottahs 07 (seven) Chittacks 10 (ten) Sq.ft. be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in a part or portion of R. S. & L. R. Dag Nos. 2358 (sali land measuring an area of 02 Cottahs 12 Chittacks 35 Sq.ft.) & 2359 (sali land measuring an area of 02 Cottahs 10 Chittacks 20 Sq.ft.) appertaining to L. R. Khatian No. 2455 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "SAID PROPERTY" free from all encumbrances whatsoever.

AND WHEREAS while remained in absolute possession and enjoyment of the said land the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of 09 (nine) Decimals equivalent to 05 (five) Cottahs 07 (seven) Chittacks 10 (ten) Sq.ft. be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in a part or portion of R. S. & L. R. Dag Nos. 2358 & 2359 appertaining to L. R. Khatian No. 2455 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas comprised of the said Property at or for the total consideration of Rs. 38,15,972/- (Rupees Thirty Eight Lac Fifteen Thousand Nine Hundred Seventy Two) only @ Rs. 7,00,000/- per Cottah free from all encumbrances, liens, lispendens, charges, attachments, claims and demands in any manner whatsoever.

AND WHEREAS at or before the execution of this Deed of Conveyance the Vendor doth hereby assure and represent to the Purchaser as follows:-

- a) THAT the Vendor has a good marketable title in respect of the said Property and every part thereof particularly mentioned and described in the Schedule hereunder written.
- b) THAT the said Property is free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trust whatsoever or howsoever.

- c) **THAT** excepting the Vendor and none else has/have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said Property or any part thereof.
- d) **THAT** the Vendor is legally competent to transfer the said Property and every part thereof.
- e) **THAT** there is no acquisition or requisition proceeding pending nor the Vendor has been served with any notice of acquisition or requisition in respect of the said Property or any part thereof.
- f) **THAT** no public demand of any kind whatsoever is outstanding against and/or payable by the Vendor in respect of the said Property or any part thereof.
- g) **THAT** the Vendor has not entered into any Agreement for Sale, Development, Lease, Tenancy or otherwise nor has created any interest or right of the Third Party into and upon the said Property or any part thereof.
- h) **THAT** the Vendor has not obtained any loan from any Bank, Private or Public Financial Institution in respect of the said Property or any part thereof.
- i) **THAT** there is no Bargadar and/or any other occupier on and upon the said Property or any part thereof, in any manner whatsoever.
- j) **THAT** the said Property or any part thereof is not under any "Debutter" or "Wakf" and it is free from road alignment.
- k) **THAT** relying upon the aforesaid representations, assurances and covenants made by the Vendor herein and believing the same to be true and acting on good faith the Purchaser herein has agreed to purchase the said Property and every part thereof in fee simple or an estate equivalent thereto free from all encumbrances, liens, lispendens, charges, mortgages, attachments, acquisitions or requisitions whatsoever and howsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 38,15,972/- (Rupees Thirty Eight Lac Fifteen Thousand Nine Hundred Seventy Two) only paid by the Purchaser to the Vendor at or before the execution of these presents, the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration given hereunder

and of and from the same and every part thereof forever acquit, release and discharge the Purchaser, its successors-in-office and assigns and every one of them and also the said Property, he the Vendor as the absolute Owner of the said Property doth by these presents indefensibly grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser, its successors-in-office and assigns free from all encumbrances, attachments and other defects in title ALL THAT piece or parcel of the said plot of salu land containing by estimation an area of 09 (nine) Decimals equivalent to 05 (five) Cottaks 07 (seven) Chittacks 10 (ten) Sq.ft. be the same a little more or less comprised of the said Property particularly mentioned and described in the Schedule hereunder written OR HOWSOEVER otherwise the said Property now or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHERWITH all trees, fences, hedges, ditches, ways, water, watercourses and benefits and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever therto the said Property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said Property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his heirs, executors, administrators, representatives and assigns or any person or persons from whom he or she or they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said Property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and in favour of the Purchaser, its successors-in-office and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor herein doth hereby for himself, his heirs, executors, administrators, representatives and assigns covenant with the Purchaser, its successors-in-office and assigns that notwithstanding any act, deed or thing whatsoever by the Vendor herein done or executed or knowingly suffered to the

contrary to the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and in favour of the Purchaser, its successors-in-office and assigns in the manner aforesaid AND THAT the Purchaser, its successors-in-office and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property and every part thereof with the absolute right to sell, mortgage, let out, lease out or transfer or otherwise alienated the said Property or any part or every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever in respect of the Vendor's title in the said Property made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Property or any part thereof from under or in trust for him the Vendor herein shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its successors-in-office and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Property and every part thereof unto and in favour of the Purchaser, its successors-in-office and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendor, his heirs, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its successors-in-office and assigns against losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereinabove contained and THIS INDENTURE FURTHER WITNESSETH that the peaceful physical possession of the said Property and every part thereof has been handed over by the Vendor unto and in favour of the Purchaser herein simultaneously upon execution of this Deed of Conveyance free from all encumbrances in any manner whatsoever.

THE SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece or parcel of a plot of sali land containing by estimation an area of 09 (nine) Decimals equivalent to 05 (five) Cottahs 07 (seven) Chittacks 10 (ten) Sq.ft. be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Hudarait, J. L. No. 54, Pargana - Kalikata, R. S. No. 224, Touzi No. 10 (old 172/173) comprised in a part or portion of R. S. & L. R. Dag Nos. 2358 (sali land measuring an area of 02 Cottahs 12 Chittacks 35 Sq.ft.) & 2359 (sali land measuring an area of 02 Cottahs 10 Chittacks 20 Sq.ft.) appertaining to L. R. Khatlan No. 2455 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet, Additional District Sub-Registration office at Rajarhat (formerly Bidhannagar, Salt Lake City) in the District of North 24-Parganas and the said Property is more clearly delineated with **RED** border line in the sketch Map or Plan annexed hereto and marked thereon as **PLOT NO. A** and butted and bounded in the manner as follows:-

ON THE NORTH : By R. S. Dag No. 2357, Jagodish Mondal;
ON THE SOUTH : By Bikash Mondal, Plot No. B, R. S. Dag Nos. 2358 (P) & 2359 (P);
ON THE EAST : By Kalyani Naskar, R. S. Dag Nos. 2440;
ON THE WEST : By 12' ft. wide Gram Panchayet Road.

The said Property is not adjacent to any Metal Road.

IN WITNESS WHEREOF the Vendor herein set and subscribed his hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendor at Kolkata
in the presence of :-

1. *Kolipada Choudhary*
Advocate

2. *Biswajit Sankar*
Law Clerk

143, Surya Sen Nagar

Kol-74

LIT. I OF Rampreetap Sahani
By the Pen of *Biswajit Sankar*



Signature of the Vendor

RECEIPT

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 38,15,972/- (Rupees Thirty Eight Lac Fifteen Thousand Nine Hundred Seventy Two) only as full and final consideration money under these presents as per Memo given hereunder : -

MEMO OF CONSIDERATION

By Cash/Cheque/Draft on different dates at or before execution of this Deed of Conveyance. _____

Rs. 38,15,972/-

(Rupees Thirty Eight Lac Fifteen Thousand Nine Hundred Seventy Two Only)

WITNESSES :

1. Kalipada Charan
Advocate

2. Biswajit Sarker
Law Clerk



L. T. I of Biswajit Sarker
- Pradip Sarker
By the Pen of Biswajit
Sarker

Signature of the Vendor

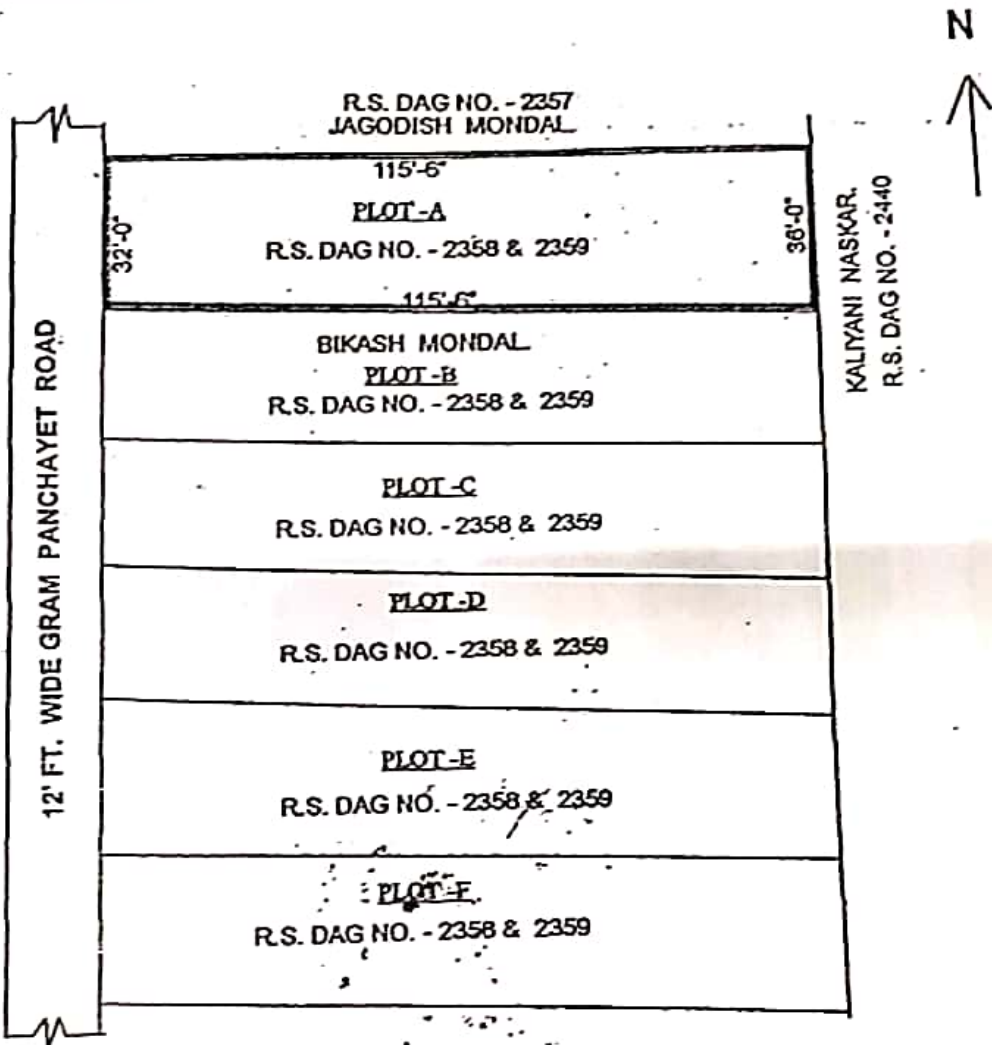
Drafted by :-

Kalipada Charan

(Kalipada Charan),
Advocate,

Erl. No. WB/881/86,
1171, Purba Sinthee Road,
(Fakir Ghosh Place),
Sagarika Apartment,
Flat No. 2, Dum Dum,
Kolkata - 700 030.

PLAN OF A PLOT OF LAND LYING SITUATE AT MOUZA - HUDARAIT, J. L. NO. 54, R. S. 24, TOUZI NO. 10 (OLD 172/173) COMPRISED IN A PART OR PORTION OF R. S. & L. R. NOS. 2358 & 2359 APPERTAINING TO L. R. KHATIAN NO. 2455 UNDER THE POLICE STATION OF RAJARHAT WITHIN THE LIMITS OF CHANDPUR GRAM PANCHAYET IN THE DISTRICT OF NORTH 24 PARGANAS.



COLOUR	REFERENCE	RECORD AREA			
		ACRE	K	CH	SFT
PLOT-A	R.S.DAG NO. - 2358 (P)	0.0462	02	12	35
	R.S.DAG NO. - 2359 (P)	0.0438	02	10	20
TOTAL AREA		0.0900	05	07	10








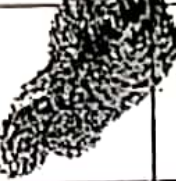


















L. T. I of Rampatap
Sahani
By the pen of Bishwajit
Sarkar

SIGNATURE OF THE VENDOR

TEN FINGER PRINT

L.T.I of
Rampasata
Pahani
By the Pen
of Bismit
Sarker

					
	Little	Ring	Middle	Fore	Thumb
Left Hand					
					
	Thumb	Fore	Middle	Ring	Little
Right Hand					
					
	Little	Ring	Middle	Fore	Thumb
Left Hand					
					
	Thumb	Fore	Middle	Ring	Little
Right Hand					
<p>Uma Khan.</p>					
Left Hand					
Right Hand					

Income-tax Rules, 1962

FORM NO. 60

[See second proviso to rule 114B]

Form for declaration to be filed by an individual or a person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B.

1	First Name	Rampouatap								
	Middle Name									
	Surname	Sahani								
2	Date of Birth/ Incorporation of declarant	D	D	M	M	Y	Y	Y	Y	
3	Father's Name (in case of individual)									
	First Name	Raj								
	Middle Name	Chandra								
	Surname	Sahani								
4	Flat/ Room No.	5	Floor No.							
6	Name of premises	7	Block Name/No.							
8	Road/ Street/ Lane	9	Area/ Locality							
10	Town/ City	11	District	12	State					
			24/7/65		Hr.B					
13	Pin code	14	Telephone Number (with STD code)			15	Mobile Number			
16	Amount of transaction (Rs.)	38,15,972/-								
17	Date of transaction	D	D	M	M	Y	Y	Y	Y	
18	In case of transaction in joint names, number of persons involved in the transaction									
19	Mode of transaction: <input type="checkbox"/> Cash, <input type="checkbox"/> Cheque, <input type="checkbox"/> Card, <input type="checkbox"/> Draft/Banker's Cheque, <input type="checkbox"/> Online transfer, <input type="checkbox"/> Other									
20	Aadhaar Number issued by UIDAI (if available)									

21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number	D	D	M	M	Y	Y	Y	Y
22	If PAN not applied, fill estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act, 1961) for the financial year in which the above transaction is held								
	a	Agricultural income (Rs.)							
	b	Other than agricultural income (Rs.)							
23	Details of document being produced in support of identify in Column 1 (Refer Instruction overleaf)	Document code	Document identification number	Name and address of the authority issuing the document					
24	Details of document being produced in support of address in Columns 4 to 13 (Refer Instruction overleaf)	Document code	Document identification number	Name and address of the authority issuing the document					

Verification

I, Shri Rampreet Singh Sarkar do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/ our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the 10th day of March 2017

Place: _____



(Signature of declarant)

L. T. I of Rampreet Singh Sarkar
By the Pen of Bishrajit Sarkar

Note:

1. Before signing the declaration, the declarant should satisfy himself that the information furnished in this form is true, correct and complete in all respects. Any person making a false statement in the declaration shall be liable to prosecution under section 277 of the Income-tax Act, 1961 and on conviction be punishable,

- (i) in a case where tax sought to be evaded exceeds twenty-five lakh rupees, with rigorous imprisonment which shall not be less than six months but which may extend to seven years and with fine;
- (ii) in any other case, with rigorous imprisonment which shall not be less than three months but which may extend to two years and with fine.

2. The person accepting the declaration shall not accept the declaration where the amount of income of the nature referred to in item 22b exceeds the maximum amount which is not chargeable to tax, unless PAN is applied for and column 21 is duly filled.

Instruction:

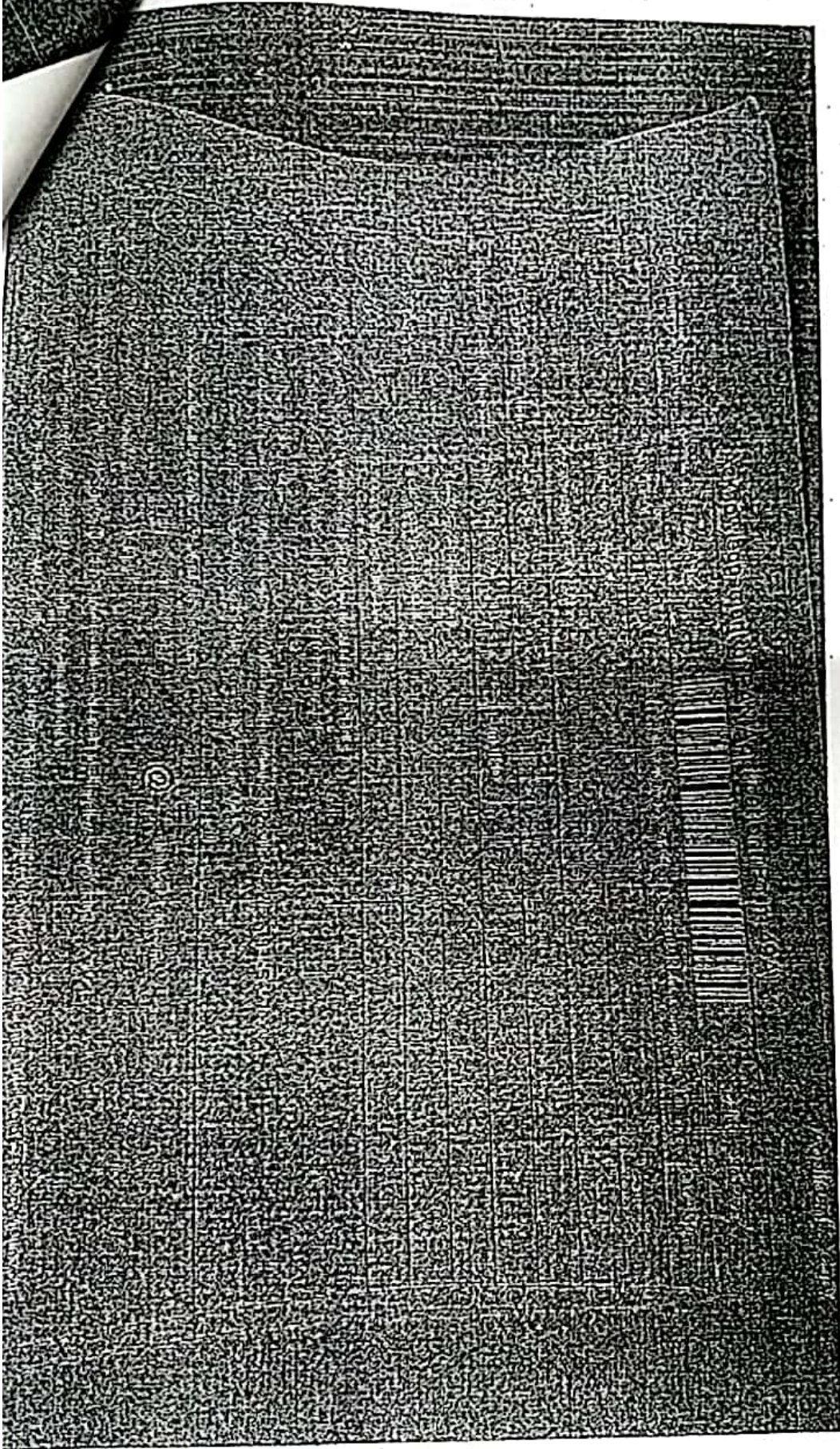
(1) Documents which can be produced in support of identity and address (not required if applied for PAN and item 20 is filled): -

Sl.	Nature of Document	Document Code	Proof of Identity	Proof of Address
A	For Individuals and HUF.			
1.	AADHAR card	01	Yes	Yes
2.	Bank/Post office passbook bearing photograph of the person	02	Yes	Yes
3.	Elector's photo identity card	03	Yes	Yes
4.	Ration/Public Distribution System card bearing photograph of the person	04	Yes	Yes
5.	Driving License	05	Yes	Yes
6.	Passport	06	Yes	Yes
7.	Pensioner Photo card	07	Yes	Yes
8.	National Rural Employment Guarantee Scheme (NREGS) Job card	08	Yes	Yes
9.	Caste or Domicile certificate bearing photo of the person	09	Yes	Yes
10.	Certificate of identity/address signed by a Member of Parliament or Member of Legislative Assembly or Municipal Councillor or a Gazetted Officer as per annexure A prescribed in Form 49A	10	Yes	Yes
11.	Certificate from employer as per annexure B prescribed in Form 49A	11	Yes	Yes
12.	Kisan passbook bearing photo	12	Yes	No
13.	Arm's license	13	Yes	No
14.	Central Government Health Scheme /Ex-servicemen Contributory Health Scheme card	14	Yes	No

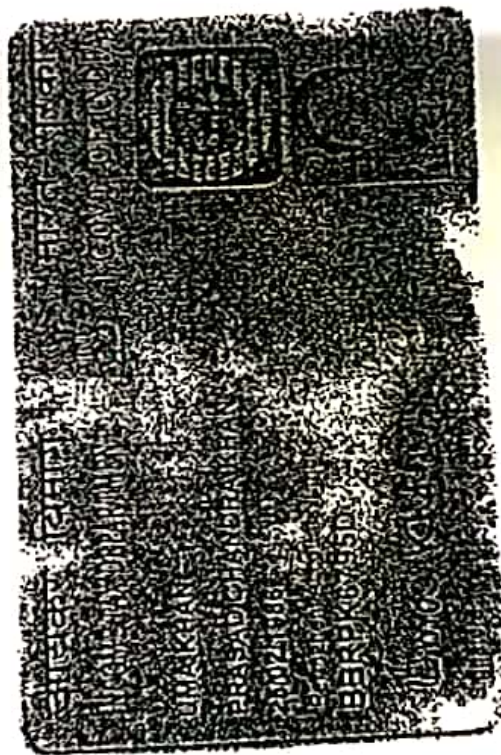
15.	Photo identity card issued by the government/ Public Sector Undertaking	15	Yes	No
16.	Electricity bill (<i>Not more than 3 months old</i>)	16	No	Yes
17.	Landline Telephone bill (<i>Not more than 3 months old</i>)	17	No	Yes
18.	Water bill (<i>Not more than 3 months old</i>)	18	No	Yes
19.	Consumer gas card/book or piped gas bill (<i>Not more than 3 months old</i>)	19	No	Yes
20.	Bank Account Statement (<i>Not more than 3 months old</i>)	20	No	Yes
21.	Credit Card statement (<i>Not more than 3 months old</i>)	21	No	Yes
22.	Depository Account Statement (<i>Not more than 3 months old</i>)	22	No	Yes
23.	Property registration document	23	No	Yes
24.	Allotment letter of accommodation from Government	24	No	Yes
25.	Passport of spouse bearing name of the person	25	No	Yes
26.	Property tax payment receipt (<i>Not more than one year old</i>)	26	No	Yes
B	For Association of persons (Trusts)			
	Copy of trust deed or copy of certificate of registration issued by Charity Commissioner	27	Yes	Yes
C	For Association of persons (other than Trusts) or Body of Individuals or Local authority or Artificial Juridical Person)			
	Copy of Agreement or copy of certificate of registration issued by Charity commissioner or Registrar of Cooperative society or any other competent authority or any other document originating from any Central or State Government Department establishing identity and address of such person.	28	Yes	Yes

- (2) In case of a transaction in the name of a Minor, any of the above mentioned documents as proof of Identity and Address of any of parents/guardians of such minor shall be deemed to be the proof of identity and address for the minor declarant, and the declaration should be signed by the parent/guardian.
- (3) For HUF any document in the name of Karta of HUF is required.
- (4) In case the transaction is in the name of more than one person the total number of persons should be mentioned in Sl. No. 18 and the total amount of transaction is to be filled in Sl. No. 16.

In case the estimated total income in column 22b exceeds the maximum amount not chargeable to tax the person should apply for PAN, fill out item 21 and furnish proof of submission of application.



L.T.I of Ramprestap Sahani
By the pen of Biswajit Sarker



Uona Klean

Your PAN Application Status

Acknowledgment Number : 055679700645903

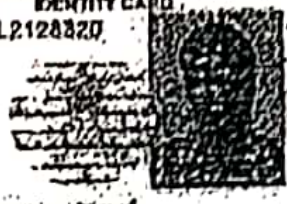
Name : RAMPRATAP
SAHANI

Category : Individual

Status : PAN has been allotted by Income Tax Department, your PAN card is under process at NSDL and will be despatched to you shortly.

Permanent Account Number (PAN) : HXOPS6155Q

भारतीय निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD
KCL2128320



पंजीकृत नाम : उमा खा
Elector's Name : Uma Khan
पिता का नाम : राम का
Father's Name : Prasad Khan
पिंग / पंग : उ / प
जन्म तिथि : XX / XX / 1986
Date of Birth

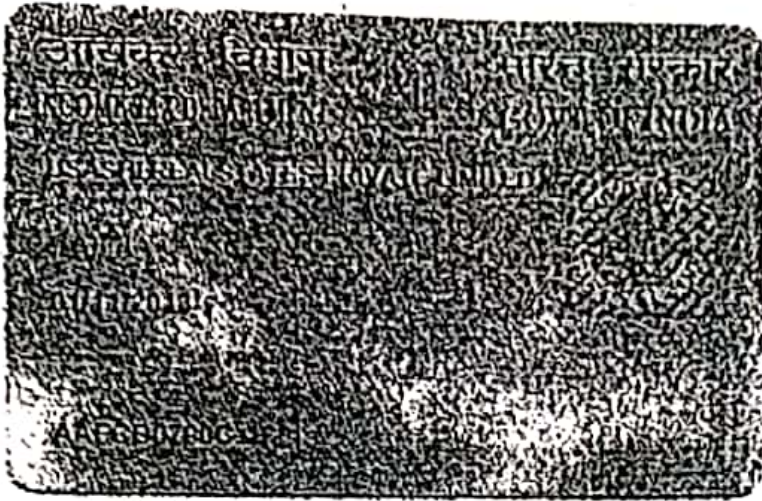
KCL2128320
पता:
25/1 अनादिब मुखर्जी लाने, 33 फ्लोर टावर
711102

Address:
25/1 Anandib Mohorjee Lane, 33
Shahpur Howrah 711102

DA: 01/08/2007
101 - प्रमुख निर्वाचन क्षेत्रों में निर्वाचन प्रशासन
अधीनस्थ अधिकारी का कार्यालय
Facsimile Signature of the Electoral
Registration Officer for
164-Howrah South Constituency

आपका नाम/पता बदलने पर कृपया निर्वाचन क्षेत्रों में निर्वाचन प्रशासन
को सूचित करें।
In case of change in address, please let us
know in the nearest form for including your name in the
roll at the changed address and to obtain the card
with your number.

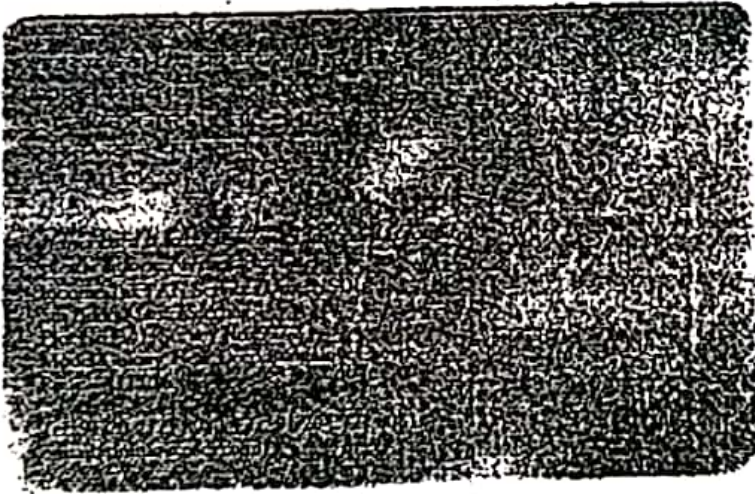
Uma Khan

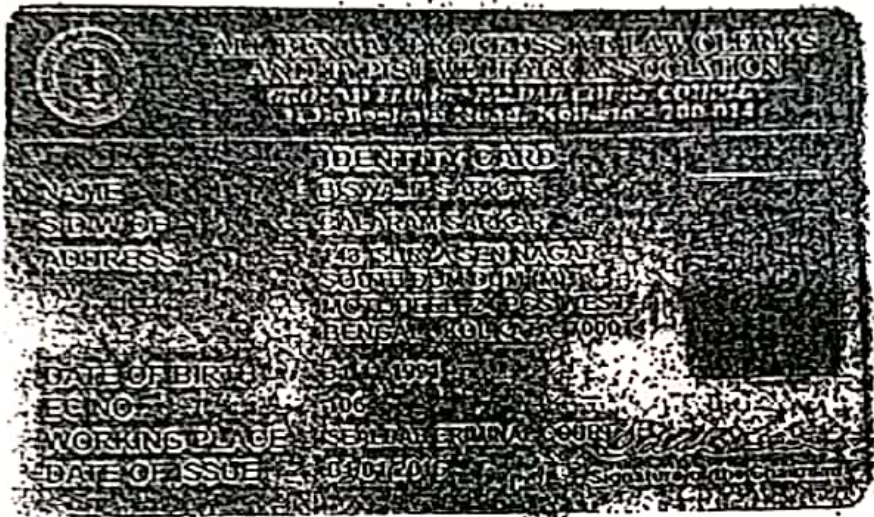


USASHI REALSTATES PVT. LTD,

Uma Khan

Director





Bismita Jit Sarkar

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

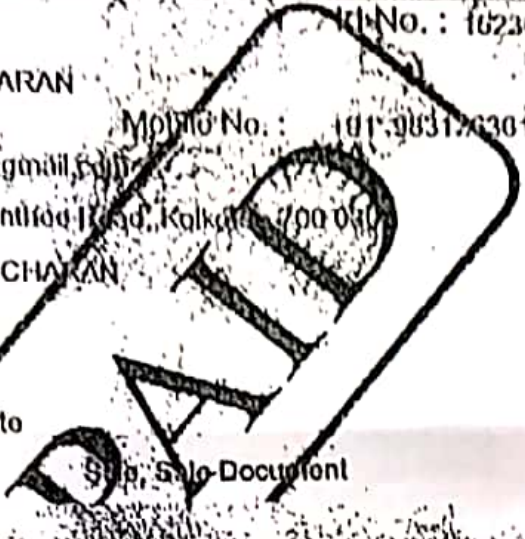
BRN: 19-201617-005007590-1
BRN Date: 10/03/2017 13:43:38
BRN: IK00CURBP2

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 10/03/2017 13:44:47



Name: KALIPADA CHARAN
Contact No.:
E-mail: kpcharanadv@gmail.com
Address: 1171, Purba Sitiloo Road, Kolkata - 700 040
Applicant Name: Mr KALIPADA CHARAN
Office Name:
Office Address:
Status of Depositor: Advocate
Purpose of payment / Remarks: Sale, Sale Document

Ch No. : 15230000327665/1/2017
(Query No./Query Year)

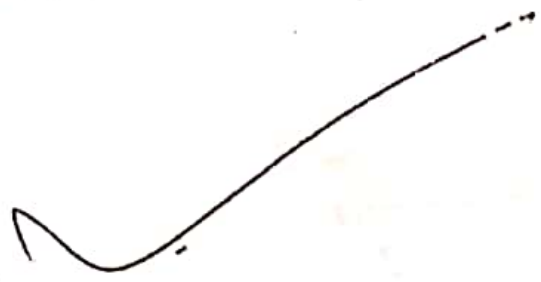


PAYMENT DETAILS

Sl. No.	Identification No.	Head of WC Description	Head of WC	Amount/₹
1	15230000327665/1/2017	Mutation/Correction - Receipt	0029-00-000-028-27	300
2	15230000327665/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	38174
3	15230000327665/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	100719

Total 229253

In Words : Rupees Two Lakh Twenty Nine Thousand Two Hundred Fifty Three only



Major Information of the Deed

No :	I-1523-03580/2017	Date of Registration	02/05/2017
Query No / Year	1523-0000327665/2017	Office where deed is registered	A.D.S.R. RAJARHAT, District: North 24-Parganas
Expiry Date	10/03/2017 1:20:57 PM		
Applicant Name, Address & Other Details	KALIPADA CHARAN 1171, Purba Siniho Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9831263617, Status : Advocate		
Transaction	[0101] Sale, Sale Document		
Stamp Duty Paid (SD)	Rs. 38,15,972/-	Registration Fee Paid	Rs. 38,15,972/-
Stamp Duty Paid (SD)	Rs. 1,90,819/- (Article:23)	Registration Fee Paid	Rs. 38,174/- (Article:A(1), E)
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarail

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Selected Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2358	LR-2455	Bastu	Shali	2 Katha 12 Chatak 35 Sq Fl	19,59,028/-	19,59,028/-	Width of Approach Road: 12 FL.
L2	LR-2359	LR-2455	Bastu	Shali	2 Katha 10 Chatak 20 Sq Fl	18,56,944/-	18,56,944/-	Width of Approach Road: 12 FL.
TOTAL :					8.9948Dec	38,15,972/-	38,15,972/-	
Grand Total :					8.9948Dec	38,15,972/-	38,15,972/-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Shri RAMPRATAP SAHANI (Presentant) Son of Ram Chandra Sahani 4, Canal South Road, P.O:- Tangra, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: HXOPS6155Q, Status :Individual, Executed by: Self, Date of Execution: 10/03/2017 , Admitted by: Self, Date of Admision: 10/03/2017 ,Place : Pvt. Residence

Buyer Details :

SI No	Name, Address, Photo, Finger print and Signature
1	M/S. USASHI REALSTATES PVT. LTD. 594/1, Dakshindari Road, "Bima Abasan", First Floor, Flat No: E2/1, P.O:- Sreebhumi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700048 , PAN No.:: AAFCD0790C, Status :Organization

08/05/2017 Query No:-15230000327665 / 2017 Deed No : I - 152303580 / 2017, Document is digitally signed.

Representative Details :

Name, Address, Photo, Finger print and Signature

Smt UMA KHAN

Daughter of Shri Prasad Chandra Khan 2/5/1, Anantadeb Mukherjee Lane, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BDRPK6795D Status : Representative, Representative of : M/S. USASHI REALSTATES PVT. LTD. (as Director)

Identifier Details :

Shri BISWAJIT SARKAR

Son of Shri Balaram Sarkar

143, Surya Son Nagar, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Shri RAMPRATAP SAHANI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri RAMPRATAP SAHANI	M/S. USASHI REALSTATES PVT. LTD.-4.61771 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri RAMPRATAP SAHANI	M/S. USASHI REALSTATES PVT. LTD.-4.37708 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait

Sch No	Plot/Khatian Number	Owner/Address
L1	LR Plot No:- 2358(Corresponding RS Plot No:- 2358), LR Khatian No:- 2455	Owner:রামপ্রতাপ সাহানী, Gurdian:রাম চন্দ্র সাহানী, Address:4, ক্যানাল সড়িখ রোড, কলকাতা:-15, Classification:শাপি, Area:0.05000000 Acre,
L2	LR Plot No:- 2359(Corresponding RS Plot No:- 2359), LR Khatian No:- 2455	Owner:রামপ্রতাপ সাহানী, Gurdian:রাম চন্দ্র সাহানী, Address:4, ক্যানাল সড়িখ রোড, কলকাতা:-15, Classification:শাপি, Area:0.04000000 Acre,

Endorsement For Deed Number : I - 152303580 / 2017

08/05/2017 Query No:-15230000327665 / 2017 Deed No : I - 152303580 / 2017, Document is digitally signed..

ion(Under-Section 52 & Rule 22A(1) & (1), W.D. Registration Rules, 1962)

ed for registration at 23:25 hrs on 10-03-2017, at the Private residence by Shri RAMPRATAP SAHANI
cutant.

ertificate 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
38,15,972/-

Admission of Execution (Under Section 68/ W.D. Registration Rules, 1962)

Execution is admitted on 10/03/2017 by Shri RAMPRATAP SAHANI, Son of Ram Chandra Sahani, 4, Canal South
Road, P.O: Tangra, Thana: Entaly, . South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by
Profession Business

Identified by Shri BISWAJIT SARKAR, . . Son of Shri Balaram Sarkar, 143, Surya Sen Nagar, P.O: Motijheel, Thana:
Dum Dum, . North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

Shri

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

On: 14-03-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 38,174/- (A(1) = Rs 38,160/- .E = Rs 14/-)
and Registration Fees paid by Cash Rs 0/-, by online = Rs 38,174/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/03/2017 1:44PM with Govt. Ref. No: 192016170050075901 on 10-03-2017, Amount Rs: 38,174/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK00CURBP2 on 10-03-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,90,819/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 1,90,719/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 1826, Amount: Rs.100/-, Date of Purchase: 07/03/2017, Vendor name: R Pal
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/03/2017 1:44PM with Govt. Ref. No: 192016170050075901 on 10-03-2017, Amount Rs: 1,90,719/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00CURBP2 on 10-03-2017, Head of Account 0030-02-103-003-
02

Shri

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

05-2017
Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1952)
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23
of Indian Stamp Act 1899.

Dhar

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

Registered in Book - I
Volume number 1523-2017, Page from 104400 to 104428
being No 152303580 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2017.05.08 14:51:00 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 08-05-2017 14:51:00
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

08/05/2017 Query No:-15230000327665 / 2017 Deed No :I- 152303580 / 2017, Document is digitally signed.

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