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A-06350/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 640611

29.05.18
T. W.
806145

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

05 JUN 2018

THIS DEED OF CONVEYANCE made this 29th day of May two thousand and eighteen BETWEEN

14989

12 MAY 2018

NO. _____
 SOLD TO _____
 OF _____
 RS. _____
 JAYDEEP CHATTERJEE
 16, INDIA EXCHANGE PLACE, KOL-1
 LICENSED STAMP VENDOR
 NO. 351RS2016

B. C. LAHIRI
 Advocate
 ALIPUR JUDGES COURT
 KOLKATA - 71

Anu Kumar Sankh

4258

For AMBEY STRUCTURAL DEVELOPMENT LLP

Anu Kumar Sankh

Partner

4259

RAJMANI DEVELOPERS PVT. LTD.



Kul
Director/Authorised Signatory

4260

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

NEELAMBER HI-RISE PVT. LTD

29 MAY 2018

Rounak Chatterjee
Director/Authorised Signatory

Tanmoy Paul
Freemantle Constructions Pvt. Ltd.

Tanmoy Paul

Director/Authorised Signatory

Surajit Das
S/O N.C. Das
35/D, C.N. Ray Road,
Kolkata - 700029

RAJMANI DEVELOPERS PRIVATE LIMITED, (PAN: AADCR7992N) a company incorporated and registered under the Companies Act 1956, having its registered office at 164/1, Manicktala Main Road, Police Station: Phoolbagan, Post Office: Kankurgachi, Kolkata-700054, West Bengal and hereinafter referred to as "the **VENDOR**" represented by Mr. Ravi Sankar Saha, (PAN: APLPS4447R), son of Late Tara Pada Saha, residing at New Town Metro Plaza, 1405/1406, Rajarhat Main Road, Block - B, Flat No. 401, Police Station - New Town, Post Office - New Town, Kolkata - 700 136 (which expression shall unless excluded by or repugnant to the subject or context deemed to mean and include its successors-in-interest and assigns) of the **ONE PART**

AND

(1) NEELAMBER HI RISE PRIVATE LIMITED [PAN: AACCN6435D], a Private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 1/1A, Mahendra Roy Lane, Block - I, 11th floor, Post Office - Topsia, Police Station - Topsia, Kolkata - 700046, represented by its Director **ROUNAK CHHAJER [INCOME TAX PAN: AGYPC8016E]**, son of Rajkumar Chhajer, working for gain at 83, Topsia Road South, Police Station - Topsia, Post Office - Gobinda Khatick Road, Kolkata - 700 046 and **(2) SHREEMANI CONSTRUCTIONS PVT. LTD. [Income Tax PAN: AALCS4038C]**, a Private Limited Company incorporated under the provisions of the Companies Act, 1956, having its registered office at PS IXL, 3rd floor, Unit No. 305, Post Office - Rajarhat Gopalpur, Police Station - Baguiati, Kolkata - 700 136 represented by its Director **TANMOY PAUL [INCOME TAX PAN: AIAPP0454B]**, son of Late Dulal Chandra Paul, residing at 24/2, Bidhan Sarani, Police Station- Amherst Street, Post Office - Biden Street, Kolkata - 700 006 and hereinafter referred to as "the **CO-OWNERS/CONFIRMING PARTIES**", (which expression shall unless excluded by or repugnant to the subject or context deemed to mean and include its successors-in-interest and assigns) of the **SECOND PART**

AND

AMBEY STRUCTURAL DEVELOPMENT LLP [PAN: ABLFA9189L] (Identification No. AAM2433) (formerly known as **Ambey Structural Development Pvt. Ltd.**) a registered Partnership Firm carrying on business at Newtown Road, Action Area -II, Chakpachuria, near TCS Gitanjali Park, Kolkata - 700156, Police Station - New Town, Post Office - New Town, hereinafter referred to



Additional District Sub-Registrar
Ralerhat, New Town, North 24-PGS

29 MAY 2018

as "the **Purchaser**", represented by its Partner **MR. ARUN KUMAR SANCHETI [INCOME TAX PAN: AKOPS4951L]**, son of Sumermal Sancheti, residing at 26B, Camac Street, Post Office – Shakespeare Sarani, Police Station – Shakespeare Sarani, Kolkata - 700016, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns) of the **THIRD PART**;

WHEREAS

- L. The Vendor have assured, warranted and represented to the Purchaser as follows:
- A. The Vendor alongwith the said Co-owners collectively became the lawful absolute owners and fully seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** divided and demarcated piece and parcel of Sali Land admeasuring about **27.04 Decimals** be the same a little more or less comprised in R.S/L.R. Dag No. 246, appertaining to Mouza: Chakpachuria, lying and situated at J.L No. 33, Touzi No. 145, Police Station New Town (formely Rajarhat), District 24 Parganas (N) and hereinafter referred to as "**the said Entire Property**", by virtue of a registered Deed of Partition registered with the ADSR Rajarhat in Book No. I, Volume No. 1523-2015, Pages 208843 to 208881, Being No. 152313153 for the year 2015,
- B. The said Entire Property is free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever.
- C. The Vendor is entitled to **ALL THAT** undivided 1/3rd share in the said Entire property. The Vendor is desirous to sell to the Purchaser **ALL THAT** undivided piece and parcel of land measuring 1 decimal out of its undivided 1/3rd share in the said Entire property (hereinafter referred to as "the said Property") being divided and demarcated piece and parcel of Sali Land admeasuring about **27.04 Decimals** be the same a little more or less comprised in R.S/L.R. Dag No. 246, having L.R Khatian No. 2649 appertaining to Mouza: Chakpachuria, lying and situated at J.L No. 33,



Additional District Sub-Registrar
Mejerhat, North 24 Parganas

9 MAY 2018

Touzi No. 145, Police Station New Town (formely Rajarhat), District 24 Parganas (N).

- D. The name of the Vendor herein is duly mutated in the records of rights in respect of the said Entire property.
- E. The Vendor alongwith two Co-owners have been in actual peaceful physical khas possession of the said property and every portion thereof absolutely and has been personally enjoying and using the same without any interruption whatsoever and simultaneously with the execution of these presents the Vendor has handed over to the Purchaser peaceful vacant physical khas possession of the said property in its entirety.
- F. There is no restriction on transfer or any subsisting order, proceeding, declaration or notice affecting the said Property.
- G. No certificate proceeding and/or notice of attachment have been instituted and/or levied and/or served on the Vendor or any of their predecessors-in-title under any law including the Income Tax Act, 1961 and no notice has been served on the Vendor or any of their predecessors in title for the acquisition or requisition of the said Property or any part thereof under any law or Act and/or Rule and there are no orders of any Court of law affecting the said Entire Property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority and there is no notification, declaration or notice affecting the said Property and no portion thereof has been vested, acquired, requisitioned and/or affected under any law.
- H. There is no excess vacant land or any restriction on transfer or any subsisting order affecting the said Property under the Urban Land (Ceiling and Regulation) Act, 1976 and/or any other law and no return has been filed and no notice has been issued and no proceedings have commenced or are pending in respect thereof or thereunder.
- I. No suit or other proceeding is pending in any Court of law affecting the said Property and/or any part thereof and/or the right title and interest of the



Additional District Sub-Registrar
Rajarhat, New Town, North 24-PGS

29 MAY 2018

Vendor or her predecessors-in-title. No injunction or attachment or other order has been passed or is subsisting in relation to the said Property.

- J. No person other than the Vendor has any right, title, interest, claim or demand whatsoever in respect of the said Property. No person or persons whosoever has or have claimed to have any right of preemption over and/or in respect of the said Property or any part thereof. The said Property is not affected by or subject to any personal guarantee for securing any financial accommodation
- K. The Vendor has not in any way dealt with the said Property or any part thereof, whereby the right, title and interest of the Vendor in respect of the said Property or any part thereof is or may be affected in any manner whatsoever.
- L. The Vendor has not entered into any other agreement or arrangement whatsoever regarding the said Property or any portion thereof and have not created any third party rights in respect of the same.
- II. The Vendor have agreed to sell to the Purchaser with the consent and concurrence of the Co-owners and the Purchaser has agreed to purchase the said Property free from all encumbrances, charges, liens, claims, demands, mortgages, leases, trusts, debutter, prohibitions, restrictions, executions, acquisitions, requisitions, attachments, vestings, alignments, easements, injunctions, court orders, liabilities and lis pendens whatsoever at and for a total agreed consideration of **Rs.16,50,000/- [Rupees Sixteen Lacs fifty thousand]**.



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

29 MAY 2018

NOW THIS DEED OF CONVEYANCE WITNESSETH that in consideration of the said sum of **Rs.16,50,000/- [Rupees Sixteen Lacs fifty thousand]** being the total agreed consideration paid by the Purchaser to the Vendor (the receipt whereof the Vendor do hereby by a Memo of Consideration hereunder written admit and acknowledge and of and from the same release and discharge the Purchaser and the said Property hereby sold, transferred and conveyed or intended so to be) the Vendor do hereby with the consent and concurrence of the Co-owners grant, sell, transfer, convey, assign and assure unto and in favour of the Purchaser **ALL THAT** undivided piece and parcel of land measuring 1 (one) decimal out of its undivided 1/3rd share in the said Entire property being divided and demarcated piece and parcel of Sali Land admeasuring about **27.04 Decimals** be the same a little more or less comprised in R.S/L.R. Dag No. 246, having L.R Khatian No. 2649 appertaining to Mouza: Chakpachuria, lying and situated at J.L No. 33, Touzi No. 145, Police Station New Town (formely Rajarhat), District 24 Parganas (N) and also referred to as "**the said Property**", which is morefully detailed and described in the Schedule hereunder and absolutely and forever free from all encumbrances charges liens lispendens claims demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutter, attachments, acquisitions, requisitions, vestings, alignments, executions, prohibitions, restrictions, restrictive covenants, easements, injunctions, court orders, adverse possession, objections and liabilities of any nature whatsoever **OR HOWSOEVER OTHERWISE** the said Property or any part or portion thereof now are or is any time or times heretofore, was or were situated, butted, bounded, called, known, numbered, described, mentioned identified or distinguished TOGETHER WITH all benefits and advantages of ancient and other rights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said Property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of said Property and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor which they have at present and/or which they are entitled to receive in



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pgs

29 MAY 2018

future, whether vested or contingent whether present or future into or upon and in respect of the said Property and/or any and every part thereof herein comprised and hereby granted and transferred AND THAT henceforth the Purchaser shall be entitled to all such rights, title and interest so as to be the absolute lawful owner of the said Property TOGETHER WITH all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concerning the said Property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property hereby granted sold conveyed transferred assigned assured or expressed or intended so to be inclusive of right of free and uninterrupted passage of running water, soil, through the sewers, water courses, drains, cables, pieces, wires, which may at any time hereafter be in under or passing through the said Property with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever without any manner of condition use and other things whatsoever to alter defeat encumber or make void the same and free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupation rights liabilities trusts debutter attachments acquisitions requisitions vestings alignments executions prohibitions restrictions restrictive covenants easements injunctions court orders and lis pendens whatsoever **AND** the Vendor do hereby with the consent and concurrence of the Co-owners covenant with the Purchaser that the Vendor have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said Property hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said Property or any part thereof **AND THAT NOTWITHSTANDING** any act deed matter or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the lawful owners of and well and sufficiently seized and possessed of and entitled to the said Property hereby granted sold conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed matter or thing whatsoever as aforesaid



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs

29 MAY 2018

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the right, title or interest of the Vendor or the Co-owners in respect of the said Property which the Vendor do hereby profess to transfer subsists **AND THAT** the Vendor now with the consent and concurrence of the Co-owners has in themselves good right and full and absolute power and indefeasible title to grant sell convey transfer and assure and assign the said Property hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser **AND THAT** the Vendor have with the consent and concurrence of the Co-owners duly made over physical possession of the said Property to the Purchaser herein with full right to get their names mutated in the records of rights as the owners thereof and the Purchaser have accepted the same **AND THAT** the Purchaser shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the same without any lawful interruption claim or demand whatsoever from or by the Vendor or the Co-owners or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of the predecessors in title of the Vendor relating to said Property **AND THAT** notwithstanding anything to the contrary contained elsewhere, it is expressly made clear that all the right title interest ownership and possession of the Vendor (with the consent and concurrence of the Co-owners) in the said Property shall stand transferred absolutely by virtue of this Deed in favour of the Purchaser herein **AND** the Vendor hereby with the consent and concurrence of the Co-owners declare and confirm that simultaneously with the execution of these presents the Vendor herein and/or any of their heirs, successors, executors, administrators and/or legal representatives shall not have any right title interest entitlement claim demand or connection whatsoever in respect of the said Property in any manner whatsoever **AND THAT** none of the Vendor or the Confirming Party and/or anybody claiming from under or interest from them shall at any time claim any right, title or interest in the said Property and/or challenge or question the absolute ownership of the Purchaser and/or the Purchaser successors-in-interest or assigns in any manner whatsoever **AND THAT** the Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licenses occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements injunctions court orders and lis pendens whatsoever suffered or made



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

29 MAY 2018

or liabilities created in respect of the said Property and/or the Vendor right title and interest to receive any share or interest in the said Property and/or good and marketable title not being transferred for any reasons whatsoever by the Vendor or by any person or persons lawfully or equitably claiming from under or in trust for the Vendor and/or any of the predecessors in title of the Vendor in respect of the said Property **AND THAT** no part of the land comprised in the said Property is or can be deemed to be excess vacant land and/or be affected in any manner under the Urban Land (Ceiling and Regulation) Act, 1976 **AND** the said Property is not affected by any notice or order of attachment including under any certificate case or proceedings started under the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever **AND THAT** there is no certificate case or proceeding instituted or pending against the Vendor and/or concerning the said Property in any manner whatsoever for realisation of the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act, 1961 or any other Act for the time being in force **AND THAT** no notice has been served on the Vendor or on their predecessors in title or any of them for the acquisition of the said Property or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the Vendor have no knowledge of issue of any such notice or notices under the above Acts and/or Rules for the time being in force affecting the said Property or any part thereof **AND THAT** no suit and/or proceeding and/or court order is subsisting affecting the said Property and/or any part thereof nor the said Property and/or any part thereof has been or is lying attached under any writ of attachment of any Court or Revenue Authority **AND THAT** the Vendor do hereby indemnify the Purchaser of from and against all actions suits proceedings claims losses damages costs charges expenses liabilities demands and consequences whatsoever that the Purchaser may suffer and/or incur and/or be liable for or put to in the event of there being any defect in title in respect of the said Property or any portion thereof and/or by reason of any of the declarations representations agreements and assurances made or given by the Vendor herein being found to be incorrect and/or in case of any act omission, breach; violation or default by the Vendor with respect to the said Property **AND THAT** the Schedule and Plan annexed hereto shall form and constitute an integral part of this Deed and while making any interpretation of the meaning of this Deed the same shall be read and taken into consideration **AND FURTHER THAT** the Vendor or the Co-owners and



Additional District Sub-Registrar
Raichhet, New Town, North 24-Pgs

29 MAY 2018

all persons having or lawfully or equitably claiming any right title interest or whatsoever in the said Property or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request of the Purchaser make do acknowledge and execute all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Property.

SCHEDULE

"the said Property"

ALL THAT undivided piece and parcel of land measuring **1 decimal** out of $1/3^{\text{rd}}$ share in the Sali Land admeasuring about **27.04 Decimals** be the same a little more or less comprised in R.S/L.R. Dag No. 246, having L.R Khatian No. 2649 appertaining to Mouza: Chakpachuria, lying and situated at J.L No. 33, Touzi No. 145, Police Station New Town (formely Rajarhat), District 24 Parganas (N) and which is butted and bounded in the manner following:

On the North by :	236 (P), 247 (P);
On the East by :	245 (P), 243 (P)
On the West by :	238 (P), 239 (P)
On the South by :	242 (P)



Additional District Sub-Registrar
New Town, North 24-Pgs
29 MAY 2018

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

<p>EXECUTED AND DELIVERED by the VENDOR at Kolkata in the presence of</p> <p>1 <i>Biswajit Bhunia</i></p> <p>2 <i>[Signature]</i></p>	<p>RAJMANI DEVELOPERS PVT. LTD.</p> <p><i>[Signature]</i> Director, Authorised Signatory</p>
<p>EXECUTED AND DELIVERED by the CONFIRMING PARTY at Kolkata in the presence of</p> <p>1 <i>Susajit Das.</i> <i>35/D, C.W. Ray Road, Kat. 37</i></p> <p>2 <i>[Signature]</i></p> <p><i>SK. Manuwar A.L.</i></p>	<p>NEELAMBER HI-RISE PVT. LTD</p> <p><i>[Signature]</i> Director/ Authorised Signatory</p> <p>Shreemani Constructions Pvt. Ltd.</p> <p><i>Tanmoy Paul</i> Director/Authorised Signatory</p>
<p>EXECUTED AND DELIVERED by the PURCHASER at Kolkata in the presence of</p> <p>1 <i>Biswajit Bhunia</i> <i>244/3 East Kuffa Lane Road,</i> <i>Hyanganagar</i></p> <p>2 <i>[Signature]</i></p>	<p>For AMBEY STRUCTURAL DEVELOPMENT LLP</p> <p><i>[Signature]</i> Partner</p>

DRAFTED BY

MD Manir uz Jaman.

MD. MANIR UZ JAMAN
Licence No. DW-1-33.
Residence: Mahammadpur
Office: Block-AC, New Town
Tank No.1, Kolkata-700156
Mobile : 9830538095/8420729961
E-mail : manicircle2@gmail.com



Additional District Sub-Registrar
Balerhat, New Town, North 24-Pgs

29 MAY 2018

RECEIVED of and from the within named Purchaser the within mentioned Total Consideration amounting to **Rs.16,50,000/- [Rupees Sixteen Lacs fifty thousand]** only towards absolute sale and transfer of the said Property in the manner following:-

Sl.	Date	Cheque/DD No. .	Bank	Amount [Rs.]
1	28.05.2018	073951	IDBI bank	16,50,000.00
TOTAL				16,50,000.00

Rupees Sixteen Lacs fifty thousand

RAJMANI DEVELOPERS PVT. LTD.

[Signature]
Director, Authorised Signatory

[VENDOR]

VENDOR

1. Brajrajit Brajraj
2. ~~MA~~ T3.14/ BF Raal.
Kalk at. 27.





Additional District Sub-Registrar
Belahat, New Town, North 24-Pgs

29 MAY 2018

FORM FOR PHOTOGRAPHS & FINGER PRINTS



Ankur Sanch



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND

Little

Ring

Middle

Fore

Thumb

LEFT HAND

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RIGHT HAND



Additional District Sub-Registrar
Balerhat, New Town, North 24-Pgs

29 MAY 2018



Shreemani Constructions Pvt. Ltd,
Tanmoy Paul
Director/Authorised Signatory





सत्यमेव जयते



आधार

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

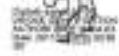
Enrolment No.: 2189/69351/53491

To
Tanmoy Paul
S/O Dulal Chandra Paul
24/2
Bidhan Sarani
Near Sree Mani Market
Beadon Street
Kolkata West Bengal - 700006
9830708005

Download Date: 24/09/2017

Generation Date: 28/07/2017

Validly unknown



आपका आधार क्रमांक / Your Aadhaar No. :

5530 5998 9625

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Tanmoy Paul
Date of Birth/DOB: 02/04/1972
Male/ MALE

5530 5998 9625

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पट्टनान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Dulal Chandra Paul, 24/2,
Bidhan Sarani, Near Sree Mani
Market, Beadon Street, Kolkata,
West Bengal - 700006



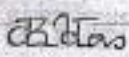
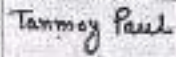
5530 5998 9625

सत्य

Tanmoy Paul

सत्यमेव जयते



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER		
AIAPP0454B		
	नाम / NAME	TANMOY PAUL
	पिता का नाम / FATHER'S NAME	DULAL CHANDRA PAUL
	जन्म तिथि / DATE OF BIRTH	02-04-1972
हस्ताक्षर / SIGNATURE		
	आयकर अधीक्षक, पी.टी.-111 COMMISSIONER OF INCOME-TAX, W.B. - II	

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर अधीक्षक (पद्धति एवं तकनीकी),
पी-7,
चौरंगी चौराहा,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :-
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Tanmoy Paul



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJMANI DEVELOPERS PRIVATE
LIMITED



06/09/2007

Permanent Account Number

AADCR7992N

37102800

RAJMANI DEVELOPERS PVT. LTD.

Sal

Director, Authorised Signatory



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RABI SANKAR SAHA
TARA PADA SAHA

18/09/1964
 Permanent Account Number
APLPS4447R


 Signature





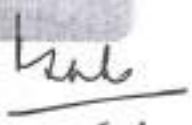


01103016

इस कार्ड के लौटने / इसे लौटवाना सुनिश्चित करें / लौटाने
 आयकर विभाग सेवा इकाई, वृत्त एक डी ब्लॉक
 सिविल बार्डिंग, अवरकाट रोड,
 बंगलूर टेलिफोन एक्सचेंज के परिसर,
 बंगलूर, पुणे - 411 045.

If this card is lost / someone's lost card is found,
 please inform / return to:
 Income Tax PAN Services Unit, NSDL,
 3rd Floor, Sapphire Chambers,
 Near Barsei Telephone Exchange,
 Barsei, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: trinfo@nsdl.co.in







भारत सरकार
GOVERNMENT OF INDIA



রবি সঙ্কর সাহা
RABI SANKAR SAHA
কন্ডাক্তরিখ/ DOB: 18/09/1964
পুরুষ / MALE



2877 0135 3223

আধার - সাধারণ মানুষের অধিকার



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
1405/1406, রাজারহাট মেইন
রোড, ব্লক-বি, ফ্লট নং-401,
আটঘারা, নিউ টাউন মেট্রো
প্লাজা, রাজারহাট, উত্তর ২৪
পর্গানা,
পশ্চিমবঙ্গ - 700136

Address
1405/1406, RAJARHAT MAIN
ROAD, BLOCK-B, FLAT
NO.401, ATGHARA, NEW
TOWN METRO PLAZA,
Rajarhat, North 24 Parganas,
West Bengal - 700136



1947
1800 301 1947

help@uidai.gov.in

www.uidai.gov.in

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

Sub



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARUN KUMAR SANCHETI
SUMERMALL SANCHETI

24/11/1969
Permanent Account Number

AKOPS4951L

Arun Kumar Sancheti
Signature



PHOTOGRAPH

Arun Kumar Sancheti

AKOPS4951L





भारत सरकार
GOVERNMENT OF INDIA



अरुण कुमार संचेती
ARUN KUMAR SANCHETI
पिता : सुनेरमाल संचेती
Father : SUMERMALL SANCHETI
जन्म वर्ष / Year of Birth : 1969
पुरुष / Male



8381 5626 1141

आधार - साधारण मानुषेअर अधिकार

Arun k Sancheti





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
26 বি, কামাক স্ট্রিট, পার্ক স্ট্রিট,
কলকাতা, পশ্চিমবঙ্গ, 700016

Address:
26 B, CAMAC STREET,
Park Street H.O, Park Street,
Kolkata, West Bengal,
700016

1947
1800 180 1247

help@uidai.gov.in

www.uidai.gov.in

PO. Box No.1947,
Bangalore-560 001

A. K. Saha



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NEELAMBER HI-RISE PRIVATE
LIMITED



06/09/2007

Permanent Account Number

AACCN6435D

27/12/2007





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ROUNAK CHHAJER

RAJ KUMAR CHHAJER

26/10/1985

Permanent Account Number

AGYPC8016E



000000016


Signature





Handwritten signature or mark.



सर्वोच्च सरकार

Government of India



Rounak Chhajjar

Father : Raj Kumar Chhajjar

DOB : 26/10/1985

Male



6469 2229 9086

मेरा आधार, मेरी पहचान

Rounak Chhajjar





কলিকট বিদ্যুৎ বিতরণ কর্তৃপক্ষ
Calicut Distribution Authority of India

Address:

S/O Raj Kumar Chhajer, Flat-4A 4th Floor, 4, New Tangra
Road, Gobinda Khelick Road, Kolkata, Gobinda Khelick
Road, West Bengal, 700048

6469 2229 9086



1847



help@caldi.gov.in



www.caldi.gov.in

Raj Kumar Chhajer



FORM FOR PHOTOGRAPHS & FINGER PRINTS

Roni Sarker
Saha



Roni



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND



Norman Chhajer



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND

Tannoy Paul



Tannoy Paul



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND



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

29 MAY 2018

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

GRN: 19-201819-024277800-1 Payment Mode Online Payment
GRN Date: 28/05/2018 15:54:44 Bank : Syndicate Bank
BRN : GRIPS280518I0087 BRN Date: 28/05/2018 15:55:29

DEPOSITOR'S DETAILS

Id No. : 15230000806145/2/2018
[Query No./Query Year]
Name : AMBEY STRUCTURAL DEVELOPMENT LLP
Contact No. : Mobile No. : +91 9331032223
E-mail : consultantsraj@yahoo.in
Address : NEW TOWN ROADACTION AREA ICHAKPACHURIAKOL156
Applicant Name : Mr MD MANIR UZ JAMAN
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230000806145/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	82420
2	15230000806145/2/2018	Property Registration- Registration Fee	0030-03-104-001-16	16514
3	15230000806145/2/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	40

In Words : Rupees Ninety Eight Thousand Nine Hundred Seventy Four only
Total 98974



Major Information of the Deed

Deed No :	I-1523-06350/2018	Date of Registration	05/06/2018
Query No / Year	1523-0000806145/2018	Office where deed is registered	
Query Date	23/05/2018 11:09:12 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MD MANIR UZ JAMAN BLOCK - C/201, FLAT NO- 202, 2ND FLOOR, SHAPOORJI HOUSING COMPLEX, SUKHOBRIHTI, AA-III, NEW TOWN, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700156, Mobile No. : 9830538095, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 16,50,000/-	Rs. 16,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 82,520/- (Article:23)	Rs. 16,514/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-246	LR-2649	Bastu	Shali	1 Dec	16,50,000/-	16,50,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					1Dec	16,50,000 /-	16,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAJMANI DEVELOPERS PRIVATE LIMITED 164/1, MANICKTALA ROAD, P.O:- KANKURGACHI, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054 , PAN No.:: AADCR7992N, Status :Organization, Executed by: Representative, Executed by: Representative
2	NEELAMBER HI RISE PRIVATE LIMITED 1/A, MAHENDRA ROY LANE, BLOCK - I, 11TH FLOOR, P.O:- GOBINDA KHATICK, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.:: AACCN6435D, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
3	SHREEMANI CONSTRUCTIONS PRIVATE LIMITED PS IXL, 3RD FLOOR, UNIT NO. 305, P.O:- RAJARHAT GOPALPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No.:: AALCS4038C, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1523-06350/2018-05/06/2018



Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AMBEY STRUCTURAL DEVELOPMENT LLP NEW TOWN ROAD, AA -II, CHAKPANCHURIA, P.O:- NEW TOWN, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 , PAN No.:: ABLFA9189L, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr RAVI SANKAR SAHA Son of Mr TARA PADA SAHA NEW TOWN METRO PLAZA, 1405/1406, RAJARHAT MAIN RD, P.O:- RAJARHAT GOPALPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: APLPS4447R Status : Representative, Representative of : RAJMANI DEVELOPERS PRIVATE LIMITED (as AUTHORIZED SIGNATORY)
2	Mr ARUN KUMAR SANCHETI (Presentant) Son of SUMERMAL SANCHETI 26B,, Camac Street, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKOPS4951L Status : Representative, Representative of : AMBEY STRUCTURAL DEVELOPMENT LLP (as PARTNER)
3	ROUNAK CHHAJER Son of RAJKUMAR CHHAJER 83, TOPSIA ROAD SOUTH, P.O:- GOBINDA KHATICK, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGYPC8016E Status : Representative, Representative of : NEELAMBER HI RISE PRIVATE LIMITED
4	TANMOY PAUL Son of DULAL CHANDRA PAUL 24/2, BIDHAN SARANI, P.O:- BIDEN STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIAPP0454B Status : Representative, Representative of : SHREEMANI CONSTRUCTIONS PRIVATE LIMITED

Identifier Details :

Name & address	
Md MANIR UZ JAMAN Son of Md NURUL ALAM MAHAMMADPUR, P.O:- KADAMPUKUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Deed Writer, Citizen of: India, , Identifier Of Mr RAVI SANKAR SAHA, Mr ARUN KUMAR SANCHETI, ROUNAK CHHAJER, TANMOY PAUL	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	RAJMANI DEVELOPERS PRIVATE LIMITED	AMBEY STRUCTURAL DEVELOPMENT LLP-1 Dec

Major Information of the Deed :- I-1523-06350/2018-05/06/2018



Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 246(Corresponding RS Plot No:- 246), LR Khatian No:- 2649	Owner:রাজমণি ডেভলপার্স প্রা.লি., Address:9/1 নোয়ার রওডন স্ট্রীট কলিকাতা-20 বালিগঞ্জ থানা, Classification:শালি, Area:0.02000000 Acre,

Endorsement For Deed Number : I - 152306350 / 2018

On 29-05-2018

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

Presented for registration at 19:00 hrs on 29-05-2018, at the Private residence by Mr. ARUN KUMAR SANCHETI ,

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 16,50,000/-

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

Execution is admitted on 29-05-2018 by Mr RAVI SANKAR SAHA, AUTHORIZED SIGNATORY, RAJMANI DEVELOPERS PRIVATE LIMITED, 164/1, MANICKTALA ROAD, P.O:- KANKURGACHI, P.S:- Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN - 700054

Indetified by Md MANIR UZ JAMAN, , Son of Md NURUL ALAM, MAHAMMADPUR, P.O: KADAMPUKUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Deed Writer

Execution is admitted on 29-05-2018 by Mr ARUN KUMAR SANCHETI, PARTNER, AMBEY STRUCTURAL DEVELOPMENT LLP, NEW TOWN ROAD, AA -II, CHAKPANCHURIA, P.O:- NEW TOWN, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700156

Indetified by Md MANIR UZ JAMAN, , Son of Md NURUL ALAM, MAHAMMADPUR, P.O: KADAMPUKUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Deed Writer

Execution is admitted on 29-05-2018 by ROUNAK CHHAJER, DIRECTOR, NEELAMBER HI RISE PRIVATE LIMITED (Private Limited Company), 1/A, MAHENDRA ROY LANE, BLOCK - I, 11TH FLOOR, P.O:- GOBINDA KHATICK, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Indetified by Md MANIR UZ JAMAN, , Son of Md NURUL ALAM, MAHAMMADPUR, P.O: KADAMPUKUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Deed Writer

Execution is admitted on 29-05-2018 by TANMOY PAUL, DIRECTOR, SHREEMANI CONSTRUCTIONS PRIVATE LIMITED (Private Limited Company), PS IXL, 3RD FLOOR, UNIT NO. 305, P.O:- RAJARHAT GOPALPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136

Indetified by Md MANIR UZ JAMAN, , Son of Md NURUL ALAM, MAHAMMADPUR, P.O: KADAMPUKUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Deed Writer

Debasish Dhar

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

Major Information of the Deed :- I-1523-06350/2018-05/06/2018



On 30-05-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,514/- (A(1) = Rs 16,500/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 16,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/05/2018 3:55PM with Govt. Ref. No: 192018190242778001 on 28-05-2018, Amount Rs: 16,514/-, Bank: Syndicate Bank (SYN0009595), Ref. No. GRIPS280518I0087 on 28-05-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 82,520/- and Stamp Duty paid by by online = Rs 82,420/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/05/2018 3:55PM with Govt. Ref. No: 192018190242778001 on 28-05-2018, Amount Rs: 82,420/-, Bank: Syndicate Bank (SYN0009595), Ref. No. GRIPS280518I0087 on 28-05-2018, Head of Account 0030-02-103-003-02



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

On 05-06-2018

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 82,520/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 14989, Amount: Rs.100/-, Date of Purchase: 12/05/2018, Vendor name: J Chatterjee



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

Major Information of the Deed :- I-1523-06350/2018-05/06/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 215520 to 215554

being No 152306350 for the year 2018.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.06.08 12:21:57 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 08-06-2018 12:20:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

