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Q-10233/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 306565

16/10/17  
 Q-6/1426797

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.

*[Handwritten Signature]*

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



**SALEDEED**

THIS SALE DEED IS made this 18<sup>th</sup> day of October, Two Thousand and Seventeen

01/25 Oct - 1

77181

Action Vanigya Pvt. Ltd.

NAME \_\_\_\_\_  
 ADD. \_\_\_\_\_  
 5207  
 17 OCT 2017  
 SUPANJAN MUKHERJEE  
 Licensed Stator Vendor  
 28/3, A. S. NEW MARKET, KOLKATA

33/A, Chandernagth  
Chatterjee Street

Fol - 25.

17 OCT 2017



Additional District Sub-Registrar  
Raichhat, New Town, North 24 Parganas

18 OCT 2017

**BETWEEN**

**KAMAL MONDAL (PAN AMBPM0077C)**, son of Sudhangshu Mondal, by faith Hindu, by occupation Business, by Nationality Indian, residing at Village Baligori, Post office Chak Pachuria, P.S. New Town, Pin - 700156, District North 24 Parganas, hereinafter referred to as "**THE VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND ACTION VANIYA PRIVATE LIMITED (PAN: AAICA5032D)**, a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at 33/A, Chandranath Chatterjee Street, Flat No. 1E, Merlin Jasmine, Near Jagu Bazar, P.O.& P.S. Bhawanipur, Kolkata - 700 025, represented by its authorized signatory namely **NABIN GUPTA (PAN : AKJPG5422F)**, son of Ram Chandra Gupta, by faith Hindu, by occupation Service, working for gain 33/A, Chandranath Chatterjee Street, Flat No. 1E, Merlin Jasmine, Near Jagu Bazar, P.O.& P.S. Bhawanipur, Kolkata - 700 025, hereinafter referred to as "**THE PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **SECOND PART**.

**WHEREAS** Akhay Kumar Mondal and Priyonath Mondal were joint owners of all that piece and parcel of land admeasuring 74 Decimals (Sataks) be the same a little more or less lying and situated at Mouza Chakpanchuria, J.L. No. 33, C.S. Dag No. 1923, along with other plots of land, under Khatian No. 283 & 21, P.S. Rajarhat, District 24 Parganas.

**AND WHEREAS** said Akhay Kumar Mondal and Priyonath Mondal Patta and transferred all that piece and parcel of land admeasuring 74 Decimals (Sataks) be the same a little more or less lying and situated at Mouza Chakpanchuria, J.L. No. 33, C.S. Dag No. 1923, along with other plots of land, under Khatian No. 283 & 21, P.S. Rajarhat, District 24 Parganas, unto and in favour of Narendra Nath Mondal and Jitendra Nath Mondal, by a Deed of Patta dated 01.03.1939 and the same was duly registered with the office of the Sub Registrar at Cossipore, Dum Dum and recorded



**BETWEEN**

**KAMAL MONDAL (PAN AMBPM0077C)**, son of Sudhangshu Mondal, by faith Hindu, by occupation Business, by Nationality Indian, residing at Village Baligori, Post office Chak Pachuria, P.S. New Town, Pin - 700156, District North 24 Parganas, hereinafter referred to as "**THE VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND ACTION VANIYA PRIVATE LIMITED (PAN: AAICA5032D)**, a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at 33/A, Chandranath Chatterjee Street, Flat No. 1E, Merlin Jasmine, Near Jagu Bazar, P.O. & P.S. Bhawanipur, Kolkata - 700 025, represented by its authorized signatory namely **NABIN GUPTA (PAN : AKJPG5422F)**, son of Ram Chandra Gupta, by faith Hindu, by occupation Service, working for gain 33/A, Chandranath Chatterjee Street, Flat No. 1E, Merlin Jasmine, Near Jagu Bazar, P.O. & P.S. Bhawanipur, Kolkata - 700 025, hereinafter referred to as "**THE PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **SECOND PART.**

**WHEREAS** Akhay Kumar Mondal and Priyonath Mondal were joint owners of all that piece and parcel of land admeasuring 74 Decimals (Sataks) be the same a little more or less lying and situated at Mouza Chakpanchuria, J.L. No. 33, C.S. Dag No. 1923, along with other plots of land, under Khatian No. 283 & 21, P.S. Rajarhat, District 24 Parganas.

**AND WHEREAS** said Akhay Kumar Mondal and Priyonath Mondal Patta and transferred all that piece and parcel of land admeasuring 74 Decimals (Sataks) be the same a little more or less lying and situated at Mouza Chakpanchuria, J.L. No. 33, C.S. Dag No. 1923, along with other plots of land, under Khatian No. 283 & 21, P.S. Rajarhat, District 24 Parganas, unto and in favour of Narendra Nath Mondal and Jitendra Nath Mondal, by a Deed of Patta dated 01.03.1939 and the same was duly registered with the office of the Sub Registrar at Cossipore, Dum Dum and recorded

in Book No. I, Volume No. 16, Pages from 150 to 157, Being No. 694 for the year 1939.

**AND WHEREAS** said Narendra Nath Mondal sold, transferred and conveyed all that piece and parcel of land admeasuring 37 Decimals (Sataks) be the same a little more or less out of 74 Decimals (Sataks) lying and situated at Mouza Chakpanchuria, J.L. No. 33, C.S. Dag No. 1923, along with other plots of land, under Khatian No. 283 & 21, P.S. Rajarhat, District 24 Parganas, unto and in favour of Sarat Chandra Mondal, by a Sale Deed dated 15.05.1945 and the same was duly registered and recorded as being no. 1124 for the year 1945.

**AND WHEREAS** said Jitendra Nath Mondal sold, transferred and conveyed all that piece and parcel of land admeasuring 37 Decimals (Sataks) be the same a little more or less out of 74 Decimals (Sataks) lying and situated at Mouza Chakpanchuria, J.L. No. 33, C.S. Dag No. 1923, along with other plots of land, under Khatian No. 283 & 21, P.S. Rajarhat, District 24 Parganas, unto and in favour of Sarat Chandra Mondal, by a Sale Deed dated 06.06.1962 and the same was duly registered and recorded as being no. 4916 for the year 1962.

**AND WHEREAS** said Sarat Chandra Mondal was sole and absolute owner of all that piece and parcel of land admeasuring 74 Decimals (Sataks) be the same a little more or less lying and situated at Mouza Chakpanchuria, J.L. No. 33, C.S. Dag No. 1923, along with other plots of land, under Khatian No. 283 & 21, P.S. Rajarhat, District 24 Parganas, by way of aforesaid two deeds being nos. 1124 & 4916.

**AND WHEREAS** said Sarat Chandra Mondal sold, transferred and conveyed part of land admeasuring 40 decimals, and remained the owner of remaining part of land admeasuring 34 Decimals (Sataks) be the same a little more or less lying and situated at Mouza Chakpanchuria, J.L. No. 33, C.S. Dag No. 1923.

**AND WHEREAS** said Sarat Chandra Mondal died intestate leaving behind his three sons and two daughters namely Buddhiswar Mondal, Gayaram Mondal, Sovaram Mondal, Sumitra Mondal, Asta Mondal alias Asta Bala Mondal, respectively as his legal heirs and successors and thus they became joint owners of the said land admeasuring 34 Decimals (Sataks) each having 6.8 Decimals (Sataks).

**AND WHEREAS** while the said Asta Mondal alias Asta Bala Mondal is in peace full possession over the said plots of land she got her name recorded in the L.R. Settlement and introduce L.R. Khatian in her name vide Khatian No. 2248 and obtained porcha therefrom and thus he had been enjoying the said inheritance land peacefully quietly and without interruption of others by performing all legal formalities

**AND WHEREAS** while the said Sumitra Mondal is in peace full possession over the said plots of land she got her name recorded in the L.R. Settlement and introduce L.R. Khatian in her name vide Khatian No. 2247 and obtained porcha therefrom and thus he had been enjoying the said inheritance land peacefully quietly and without interruption of others by performing all legal formalities

**AND WHEREAS** said Sumitra Mondal died intestate and leaving behind her three sons and four daughters namely Amulya Mondal, Rabin Mondal, Uttam Mondal, Sandhya Rani Mondal, Arati Naskar (Mondal), Bharati Mondal, Sarathi Mondal as her legal heirs and successors and thus they became joint owners of the said land admeasuring 6.8 Decimals (Sataks) each having 0.97 Decimals (Sataks).

**AND WHEREAS** said Amulya Mondal died intestate leaving behind his wife, two sons and only daughter namely Malati Mondal, Paritosh Mondal, Monotosh Mondal and Tapashi Mondal as his legal heirs and successors and thus they became joint owners of the said land admeasuring 0.97 Decimals (Sataks) each having 0.24 Decimals (Sataks).

**AND WHEREAS** Rabin Mondal alias Rabindranath Mondal, Uttam Mondal, Sandhya Rani Mondal, Arati Naskar (Mondal), Bharati Mondal, Sarathi Mondal, Malati Mondal, Paritosh Mondal, Monotosh Mondal and Asta Mondal alias Asta Bala Mondal were owners of all that piece and parcel of land admeasuring 13.36 Decimals (Sataks) be the same a little more or less out of 74 decimals (sataks) lying and situated at Mouza Chakpanchuria, J.L. No. 33, C.S. Dag No. 1923 corresponding to R.S. & L.R. Dag No. 1952, along with other plots of land, under R.S. Khatian No. 349 & 21, L.R. Khatian No. 2247 & 2248, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, by way of inheritance.



**AND WHEREAS** by a Sale Deed dated 08.05.2009 which was duly registered with the office of the District Sub Registrar-II, Barasat and recorded in Book No. I, CD Volume No. 2, Pages 3257 to 3292, being no. 00553 for the year 2011 said Rabin Mondal alias Rabindranath Mondal, Uttam Mondal, Sandhya Rani Mondal, Arati Naskar (Mondal), Bharati Mondal, Sarathi Mondal, Malati Mondal, Paritosh Mondal, Monotosh Mondal sold, transferred and conveyed all that piece and parcel of land admeasuring 7.14 Decimals (Sataks) be the same a little more or less out of 74 decimals (Sataks) lying and situated at Mouza Chakpanchuria, J.L. No. 33, R.S. & L.R. Dag No. 1952, under R.S. Khatian No. 349 & 21, L.R. Khatian No. 2247, along with other plots land, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, unto and in favour of Kamal Mondal, son of Sudhangshu Mondal.

**AND WHEREAS** by a Sale Deed dated 12.08.2009 which was duly registered with the office of the District Sub Registrar-II, Barasat and recorded in Book No. I, CD Volume No. 1, Pages 2452 to 2463, being no. 00164 for the year 2011 said Asta Mondal alias Asta Bala Mondal sold, transferred and conveyed all that piece and parcel of land admeasuring 7.40 Decimals (Sataks) be the same a little more or less out of 74 decimals (Sataks) lying and situated at Mouza Chakpanchuria, J.L. No. 33, R.S. & L.R. Dag No. 1952, under R.S. Khatian No. 349 & 21, L.R. Khatian No. 2248, along with other plots land, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, unto and in favour of Kamal Mondal, son of Sudhangshu Mondal.

**AND WHEREAS** be it noted that as per aforesaid two Sale Deeds it is found that the land measuring an area of 14.54 Decimals (Satak) out of 74 Decimals (Sataks) of Chakpanchuria, J.L. No. 33, R.S. & L.R. Dag No. 1952, under R.S. Khatian No. 349 & 21, L.R. Khatian No. 2247 & 2248, but actually as per share it is detected the land measuring an area of 13.36 Decimals (Sataks) out of 74 Decimals (Satak) of Mouza Chakpanchuria, J.L. No. 33, R.S. & L.R. Dag No. 1952, under R.S. Khatian No. 349 & 21, L.R. Khatian No. 2248.

**AND WHEREAS** said Kamal Mondal sold, transferred and conveyed part of land admeasuring 11.60 decimals and remained the owner of remaining part of land admeasuring 1.76 Decimals (Sataks) be the same a little more or less lying and

situated at Mouza Chakpanchuria, J.L. No. 33, R.S. Khatian No. 349 & 21, L.R. Khatian No. 2247 & 2248.

**AND WHEREAS** in the manner aforesaid the Vendor herein is the Owner of **All** That piece and parcel of land admeasuring 1.76 Decimals (Sataks) be the same a little more or less out of 74 decimals lying and situated at Mouza Chakpanchuria, J.L. No. 33, R.S. & L.R. Dag No. 1952, under R.S. Khatian No. 349 & 21, L.R. Khatian No. 2247 & 2248, classified as Bastu land, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, hereinafter referred to **SCHEDULE** property and is in the peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

**AND WHEREAS** since then the Vendor herein have been in exclusive khas, physical possession and enjoyed the said property without any hindrance or interference by any body and paying Govt. rent for their aforesaid property.

**AND WHEREAS** the entire schedule land is in the khas possession of the Vendor and no portion in any manner whatsoever is under and "BHAGCHASE".

**AND WHEREAS** the total area of schedule land never exceeds the maximum ceiling permitted under the Estate Acquisition Act.

**AND WHEREAS** there is no proceeding pending or even been initiated in connection the levy under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta.

**AND WHEREAS** the land was never subject any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969).



**AND WHEREAS** the schedule land is not affected in case of transfer of land by a member of the scheduled Tribes permission of the Revenue Officer (chapter 11A of the W.B. Land Reforms Act, 1955).

**AND WHEREAS** the Vendor have not received any notice of acquisition or requisition of the Property described in the schedule below.

**AND WHEREAS** no notice issued under the Public Demand and Recovery Act nor has been served on the Vendor nor any such notice has been published.

**AND WHEREAS** after being satisfied with the right, title of the property under reference not to raise any question, the Owner/Vendor herein have agreed to sell and the Purchaser have agreed to purchase of **ALL THAT** piece and parcel of land admeasuring 1.76 Decimals (Sataks) be the same a little more or less out of 74 decimals lying and situated at Mouza Chakpanchuria, J.L. No. 33, R.S. & L.R. Dag No. 1952, under R.S. Khatian No. 349 & 21, L.R. Khatian Nos. 2247 & 2248, classified as Bastu land, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, being the **SCHEDULE** property hereunder written at or for a total consideration of Rs. 14,50,000/- (Rupees Fourteen Lac Fifty Thousand) only, the said Schedule property is free from all encumbrances, attachments, liens and lispensens whatsoever on the terms and conditions mentioned hereinafter.

**NOW THIS INDENTURE WITNESSETH** that in consideration of the sum of Rs. 14,50,000/- (Rupees Fourteen Lac Fifty Thousand) only paid by the Purchaser herein to the Owner/Vendor herein at or before the execution these presents, the receipt whereof the Owner/Vendor herein and each of them doth hereby admit and acknowledge by the instant paragraph and also by a memorandum of consideration hereunder written and/or given and of and from the same and every part thereof acquit, release, exonerate discharge the Purchaser, its successors, successors-in-interest and assigns the said properties do hereby grant, transfer, convey, assign and assure forever to the Purchaser, its successors, successors-in-interest and assigns free from all encumbrances, charges, liens, lispensenses, demands, claims,

attachments, hindrances, debts and adverse claims whatsoever **ALL THAT the SCHEDULED properties OR HOWSOEVER OTHERWISE** the said properties and lands and any part thereof now are or is or at any time heretofore were situated **butted bounded called, known, numbered, described or distinguished TOGETHER WITH** all the yards, areas, house, out house, drains, water courses, ways, paths, passages, rights, lights, advantages, easements, privileges, emoluments appendages and appurtenances **WHATSOEVER** to the said properties and land or any part thereof belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong to or be appurtenances thereto and all the estates, interests, claims and demands whatsoever of the Vendor at law and in equity into, upon, over and concerning the said properties or any part thereof **AND ALL** the reversion or reversions, remainder or remainders, issues and profits there-from hereby granted or expressed or intended so to be unto and to the use of the Purchaser, its successors, successors-in-interest and assigns absolutely forever **TOGETHER WITH ALL** the writings whatsoever exclusively relating to or concerning the said properties hereby granted, conveyed, transferred, alienated, granted and handed over which now are or hereinafter shall or may be in the custody, power, control, possession of the Vendor or any other person and persons from whom he may procure the same without any action or suit and **TO HAVE AND TO HOLD** the said properties and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, attachments, liens, lispendens, debts, attachments, hindrances and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owner/Vendor or their ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owner/Vendor are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be unto and to the Purchaser absolutely and for ever free from all encumbrances charges attachments liens lispendens and adverse claim **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Vendor or are ancestors or predecessors in title made, done or executed or knowingly suffered to the contrary and the Vendor are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and

conveyed or intended so to be for a perfect and indefeasible estate of inheritance without any condition, use, trust or other thing whatsoever to alter encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Owner/Vendor has good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the said properties hereby granted and expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser, its successors, successors-in-interest and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said properties in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owner/Vendor or any person or persons lawfully and equitably claim under or in trust for the Owner/Vendor or are ancestors or predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the Owner/Vendor, their ancestors or predecessors-in-title **AND FURTHER** the Owner/Vendor covenant with the Purchaser, its successors, successors-in-interest and assigns that the said properties or any part thereof have not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Metropolitan Development Authority or any Improvement Trust **AND** the Owner/Vendor and all persons under them shall and will from time and at all times hereafter at the request and costs of the Purchaser, its successors, successors-in-interest and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said properties unto and to the use of the Purchaser, its successors, successors-in-interest and assigns at all reasonable times upon prior notice and at the costs of the Purchaser and persons claiming under them and the Owner/Vendor shall take all reasonable steps and execute and register all relevant documents relating to the said properties hereby conveyed **AND FURTHER** the Vendor in consideration of the Purchaser having purchased the said property on the assurance and guarantee of the Vendor as to protection and indemnity against any possible claim by any persons if he is discovered to be still alive or became the Owner of the schedule property, the Vendor do hereby and hereunder agree to indemnify and at all times keep



Indemnified the Purchaser and its successors-in-interest, executor, administrators and representatives and also estate against all such possible claims or demands made or any actions and proceedings, if any commenced by any persons claiming through or under them in respect of the said schedule property and also against all costs, charges and expenses for defending any such claim, action or proceedings and that That the entire right, title and interest of the Vendor herein whatever remaining in respect of the land measuring an area of 14.54 Decimals (Satak) out of 74 Decimals (Sataks) of Chakpanchuria, J.L. No. 33, R.S. & L.R. Dag No. 1952, under R.S. Khatian No. 349 & 21, L.R. Khatian No. 2247 & 2248, and as per share measuring an area of 13.36 Decimals (Sataks) out of 74 Decimal (Satak) of Mouza Chakpanchuria, J.L. No. 33, R.S. & L.R. Dag No. 1952, under R.S. Khatian No. 349 & 21, L.R. Khatian No. 2248 shall stand transferred unto and in favour of the Purchaser herein by the instant Deed of Conveyance in favour of the Purchaser herein and accordingly the Vendor shall cease to have any right, title or interest and /or residuary right and/or reversionary right in respect thereof.

**AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:


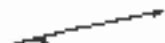


1. That the Vendor have in themselves good right, full power and absolute authority to convey the said properties unto and to the use and benefit of the Purchaser herein in the manner aforesaid.
2. That the Purchaser for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said properties for their own use and benefits.
3. That the Purchaser shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendor herein.

4. That Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances for the better and more perfectly and absolutely granting the said properties and every part thereof hereby conveyed unto and to the use and benefit of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required.

5. The Vendor do hereby certify that the said properties, under **SCHEDULE** is not a Government land and nor vested, requisitioned and acquired by any authority whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land admeasuring 1.76 Decimals (Sataks) be the same a little more or less out of 74 decimals lying and situated at Mouza Chakpanchuria, J.L. No. 33, R.S. & L.R. Dag No. 1952, under R.S. Khatian Nos. 349 & 21, L.R. Khatian Nos. 2247 & 2248, classified as Bastu land, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, Pin-700156 Which is butted and bounded as follows:-

ON THE NORTH	:	By land of Tarama Apartments Pvt. Ltd.	
ON THE SOUTH	:	By land of Nothem Kargo	
ON THE EAST	:	By land of Nothem Kargo and Tarama Apartments Pvt. Ltd.	
ON THE WEST	:	By Road	

**IN WITNESS WHEREOF** the parties have subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the Vendor in the presence of

**WITNESSES:**

- 1. MANOJ BERA  
Sahagachhi P.S. Newtown  
K.P. - 159
- 2. Sombhu Saha  
K.K. Ramdas Rd.  
K.P. - 49



*Kamal Mondal*

**VENDOR**

**SIGNED, SEALED AND DELIVERED**

by the Purchaser in the presence of

**WITNESSES:**

- 1. MANOJ BERA
- 2. Sombhu Saha



**Action Vantya Pvt. Ltd**

*[Signature]*

*Authorized Signatory*

**PURCHASER**

Read over and explained in Bengali  
by me to the Executant.

Drafted by me

Satabdi Bosa.

Advocate

High Court, Calcutta.

WB/448 OK 2010.



**RECEIPT**

Received a sum of Rs. 14,50,000/- (Rupees Fourteen Lac Fifty Thousand) only being the full and final consideration hereof from the within-named Purchaser/s on the date, month and year first above written in the manner as per the memorandum hereunder:

**MEMORANDUM OF CONSIDERATION**

Date	By Pay Order No./Cash	Bank	Amount
5/10/2016	500009	Kotak Lakshmi	2,75,000
6/03/2017	000021	- do -	1,25,000
6/03/2017	000022	- do -	2,00,000
6/03/2017	000024	- do -	2,50,000
13/01/2017	NEFT	ICICI	1,40,000
18/10/2017	Bank 000080	Kotak Lakshmi	30,000
18/10/2017	<b>Total</b>		<b>Rs. 14,50,000.00</b>

(Rupees Fourteen Lac Fifty Thousand) only

Witnesses :-

1. MANOJ BISLA

2. Sankha Sankha

Karnal Mondal

VENDOR

**SPECIMEN FORM FOR TEN FINGERS PRINT**



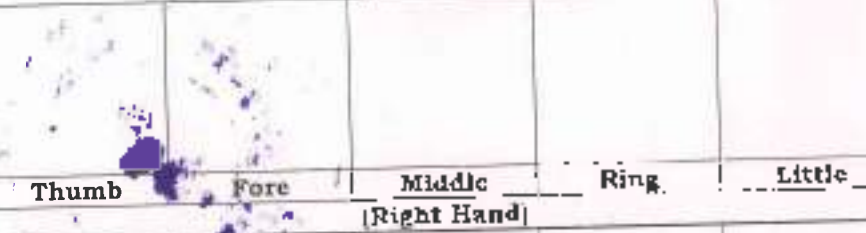
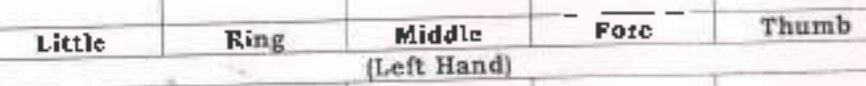
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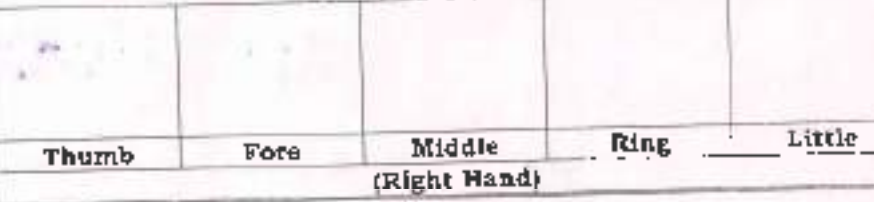
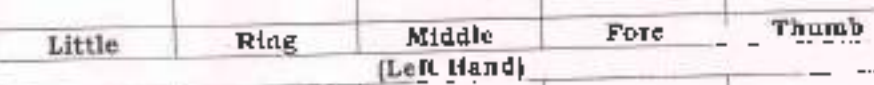
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PHOTO



PHOTO



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ACTION VANIJYA PRIVATE  
LIMITED



20/03/2010

Permanent Account Number

AAICA5032D

14020104



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NABIN GUPTA

RAM CHANDRA GUPTA

05/11/1987

Permanent Account Number

AKJPG5422F

Signature

*Nabin Gupta*



24082006



सत्यमेव जयते

भारत सरकार

GOVERNMENT OF INDIA



नवीन गुप्त

NABIN GUPTA

जन्मतिथि/ DOB: 05/11/1987

पुरुष / MALE



8923 9558 6301

आधार - साधारण मानुषेर अधिकार



**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**ठिकाना:**

आटघड़ा बाউतला, पो:  
हातियाड़ा, हातियारा, उत्तर २४  
परगना,  
पश्चिम बंगाल - 700157

**Address**

ATGHARA JHAUTALA,  
PO- HATIYARA,  
Hatiara, North 24  
Parganas,  
West Bengal - 700157



1947  
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

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

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KAMAL MONDAL

SUDHAGSHU MONDAL

2301N974

Panthers Account Number

AMBPM0077C

Signature



*If you find this card is lost/ found, kindly inform / return to*

Income Tax PAN Services (ICUTPS)

Plot No. A-2/100 II, CBD Belapur,

New Mumbai - 400 614.

आयकर सेवानुसार सेवा केंद्र (ICUTPS)

आयकर सेवा केंद्र, ICUTPS

प्लॉट नं. 2, बंगला 100, सी.बी.डी. बेलपुर,

नवी मुंबई - 400 614.





ভারতের নির্বাচন কমিশন  
 भारत का चयन आयोग  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

YMM1796561



নিবাস : মনোজ বিধান  
 Locality Name : Manoj Bidhan  
 পোস্ট : গোপাল বিধান  
 Father's Name : Gopal Biswas  
 লিঙ্গ : পুং  
 জন্ম তারিখ : 30/12/1997  
 Date of Birth : 30/12/1997

YMM1796561

প্ৰাৰ্থনা

৩৯৬, নতুন পল্লী ব্লক স্টে, নবীন গৌরামঙ্গা নাগর  
 পূর্ব মেদিনীপুর জেলা, পূর্ববঙ্গ ৭৫১০০১

Address:

396, NATUN PALLY BLK STE,  
 JATRAMANGI GOHRAMANGA NAGAR, NEW  
 TOWN, NORTH 24 PARGANAS-751009

Date: 26/12/2021

115, কলকাতা নির্বাচন কমিশন, পূর্ব মেদিনীপুর জেলা  
 অতিরিক্ত সচিব কার্যালয়  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 115-Kolkata New Town Constituency

নিম্নে পরিষ্কার করে লিখুন এবং নির্বাচন কমিশন থেকে প্রাপ্ত নতুন কার্ড  
 প্রাপ্ত হলে সঠিক পরিচয়পত্র হিসেবে ব্যবহার করুন।  
 In case of change in address (change the Card No.  
 by the entry form) including your name in the  
 call of the changed address and to obtain the card  
 with your name

24/0001

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

GRN: 19-201718-009278090-1  
GRN Date: 17/10/2017 18:32:25  
BRN: IK00IHFHN0  
Payment Mode: Online Payment  
Bank: State Bank of India  
BRN Date: 17/10/2017 18:34:19

DEPOSITOR'S DETAILS

Id No. : 15230001426797/1/2017  
(Duty No. / Query Year)

Name : Anil Kumar Chowdhary  
Contact No. : 03322430723 Mobile No. : +91 9831089412  
E-mail : chowdharyanil01@gmail.com  
Address : 10 Old Post Office Street Kolkata 700001  
Applicant Name : Org ACTION VANIJYA PRIVATE LIMITED  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15230001426797/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	72020
2	15230001426797/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	14514

**Total**

86534

In Words : Rupees Eighty Six Thousand Five Hundred Thirty Four only

### Major Information of the Deed




Deed No :	I-1523-10233/2017	Date of Registration	18/10/2017
Query No / Year	1523-0001426797/2017	Office where deed is registered	
Query Date	17/10/2017 4:39:57 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	ACTION VANIJYA PRIVATE LIMITED 33/A C. CHATTERJEE STREET, NEAR JAGU BAZAR, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700125, Mobile No. 9831089412, Status Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 14,50,000/-		Rs. 14,50,000/-	
Stamp duty Paid (SD)		Registration Fee Paid	
Rs. 72,520/- (Article 23)		Rs. 14,314/- (Article: 1) &	
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	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L	IK-1952	LR-2247	Dasu	Dasu	1.76 Dec	14,50,000/-	14,50,000/-	Property is on Road Adjacent to Metal Road.
<b>Grand Total :</b>					1.76 Dec	14,50,000/-	14,50,000/-	

#### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr KAMAL MONDAL</b> (Presentant) Son of Mr. SUDHANGSHU MONDAL Executed by: Self, Date of Execution: 18/10/2017 Admitted by: Self, Date of Admission: 18/10/2017, Place: Office	 <small>18/10/2017</small>	 <small>LT1 18/10/2017</small>	 <small>18/10/2017</small>
VI. PAGE - BAI (GURI, P.O:- CHAK PACHURJA, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste, Hindu, Occupation: Business, Citizen of India, PAN No.: AMBPM0077C, Status: Individual, Executed by: Self, Date of Execution: 18/10/2017, Admitted by: Self, Date of Admission: 18/10/2017, Place: Office				

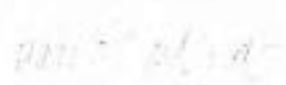
#### Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>ACTION VANIJYA PRIVATE LIMITED</b> 33/A C. CHATTERJEE STREET, NEAR JAGU BAZAR, P.O - BHAWANIPORE, P.S - Bhawanipore, District: South 24-Parganas, West Bengal, India, PIN - 700025, PAN No: AAICA5032D, Status: Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr NABIN GUPTA</b> Son of Mr RAM CHANDRA GUPTA Date of Execution : 18/10/2017 . Admitted by Self, Date of Admission : 18/10/2017. Place of Admission or Execution : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
		Oct - 18 2017 12:09w	LT1 18/10/2017	18/10/2017
23/A, C. CHATTERJEE STREET, NEAR JAGU BAZAR, P.O - BHAWANIPORE, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste Hindu, Occupation: Service, Citizen of: India, PAN No. : AKJPG5422F Status ; Representative, Representative of : ACTION VANIJYA PRIVATE LIMITED (as AUTHORISED SIGNATORY)				

**Identifier Details :**

Name & address	
Mr MANOJ BISWAS Son of Mr GOPAL BISWAS 294 NATUN PALLY R.R SITE, JATRAGACHI P.O- GOURANGA NAGAR, P.S.- New Town, District: North 24-Parganas, West Bengal India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business Citizen of India, Identifier Of Mr KAMAL MONDAL, Mr NABIN GUPTA	18/10/2017
	

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	Mr KAMAL MONDAL	ACTION VANIJYA PRIVATE LIMITED: 1.76 Dec

**Endorsement For Deed Number : I - 152310233 / 2017**

On 18-10-2017

**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 : 25 of Indian Stamp Act 1899

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

Presented for registration at 14:02 hrs on 18-10-2017 at the Office of the A.D S R RAJARHAT by Mr KAMAL MONDAL, Executant





**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of this deed has been assessed at Rs. 14,50,000/-

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

Execution is admitted on 16/10/2017 by Mr KAMAL MONDAL, Son of Mr SUDHANGSHU MONDAL, VILLAGE - BALIGORI, P.O. CHAK PACHURIA, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business

Indetified by Mr MANOJ BISWAS, ., Son of Mr GOPAL BISWAS, 294, NATUN PALY R.R, SITE, JATRAGACHI, P.O: GOURANGA NAGAR, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu by profession Business

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

Execution is admitted on 18-10-2017 by Mr NABIN GUPTA - AUTHORIZED SIGNATORY, ACTION VANIJYA PRIVATE LIMITED (Private Limited Company) 33/A C. CHATTERJEE STREET, NEAR JAGU BAZAR, P.O:- BHAWANIPORE P.S - Bhawanipore, District -South 24-Parganas West Bengal, India PIN - 700025

Indetified by Mr MANOJ BISWAS, ., Son of Mr GOPAL BISWAS, 294, NATUN PALY R.R, SITE, JATRAGACHI, P.O: GOURANGA NAGAR Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs. 14,514/- ( A(1) = Rs. 14,500/- E = Rs. 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs. 14,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2017 6:34PM with Govt. Ref. No: 192017180092780901 on 17-10-2017, Amount Rs: 14,514/-, Bank: State Bank of India ( SBIN0000001), Ref. No: IK00IHFFHNO on 17-10-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 72,520/- and Stamp Duty paid by Stamp Rs. 500/-, by online = Rs. 72,020/-

**Description of Stamp**

1 Stamp Type: Impressed Serial no 7781, Amount Rs 500/-, Date of Purchase: 17/10/2017 vendor name: S. MURHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2017 6:34PM with Govt. Ref. No: 192017180092780901 on 17-10-2017, Amount Rs: 72,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No: IK00IHFFHNO on 17-10-2017, Head of Account 0030-02-104-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 302651 to 302671

being No 152310233 for the year 2017.



Digitally signed by DEBASISH DHAR  
Date: 2017.10.30 16:44:30 +05:30  
Reason: Digital Signing of Deed.



(Debasish Dhar) 30-10-2017 16:44:24  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)