

14076

D. 13639/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1846748/18

E 501270

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

[Handwritten Signature]

Assistant District Sub-Registrar
Muzrai, Howrah, North 24 Parganas

07 DEC 2018

SALE DEED

THIS SALE DEED IS made this *07th* day of *December*, Two Thousand and Eighteen

108550

Action Vanijya Pr 177

- C. N. Chatterjee Str.

5/12/18

NA
 AD
 RP
 33/A
 = 7 DEC 2018
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 2 & 3, K. S. Road, ...

107-700025

- 7 DEC 2018



Additional District Registrar
Burdwan, New Town, Burdwan 741001, West Bengal

07 DEC 2018

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

GRN: 19-201819-031428098-1

Payment Mode

Online Payment

GRN Date: 07/12/2018 10:44:13

Bank : State Bank of India

BRN : IK00V0BIB4

BRN Date: 07/12/2018 10:45:16

DEPOSITOR'S DETAILS

Id No. : 15230001846748/2/2018

(Query No. Query 7<3)

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	15230001846748/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	22963
2	15230001846748/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	11190

Total

34153

In Words : Rupees Thirty Four Thousand One Hundred Fifty Three only



LI of ARATI MONDAL
BY THE PEN OF *Pulak*

BETWEEN

MONDAL

1. SMT. ARATI MONDAL (PAN: CPOPMS045Q) wife of Late Panchanan Mondal, by faith Hindu, by occupation Household, by Nationality Indian, residing at Chakpachuria, Post office Chakpachurla, Police Station New Town, Kolkata 700156,
2. BASANTI MONDAL ALIAS SALIMA PARVEEN (PAN: DTXPP9B63H), wife of Sirajul Islam, by faith Muslim, by occupation Household, by Nationality Indian, residing at Balighori, Chakpachuria, Post office Chakpachuria, Police Station New Town, Kolkata 700059, District North 24 Parganas, **3. SMT. NIRUPAMA MONDAL (PAN: CZHPM2070C)** daughter of Late Panchanan Mondal, by faith Hindu, by occupation Household, by Nationality Indian, residing at Dakshin Naskar Para, Hadia, Hadia Bhangar II, South 24 Paraganas, Post office & Police Station Bhangar, West Bengal, Pin 700150, and also Chakpachurla, P.O.-Chakpachuria, P.S.-New Town, District- North 24 Parganas, Pin-700156 **4. MITA MONDAL ALIAS ANEETA PRAJAPATI (PAN: DSMPP2866Q)** daughter of Late Panchanan Mondal, by faith Hindu, by occupation Household, by Nationality Indian, residing at House no. 34, Ward No. 25, Bajariya Vrindavan, Kaimganj, Farrukhabad, Uttar Pradesh – 207 502, Post office & Police Station Kaimganj, hereinafter referred to as **"OWNERS/VENDORS"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

ACTION VANIYA PRIVATE LIMITED (PAN NO. AAICA5032D) a Private Limited Company incorporated within the meaning and under the provisions of the Companies Act, 1956 and having its Registered Office situated at 33/A, Chandranath Chatterjee Street, JaguBazar, Room No. 1E, P.O. & P.S. - Bhawanipore, Kolkata-700025, represented by its authorized signatory namely **MR. ABHISHEK MUKHERJEE (PAN: CFHPM0334R)**, son of Sri Prabir Kumar Mukherjee, by faith Hindu, residing at 20, Deshbandhu Nagar, Kolkata 700059, Post office Deshbandhu Nagar, Police Station Baguiati, hereinafter referred to as **"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.**

AND

MR. DHANANJAY MONDAL (PAN: BNKPM7621P) son of Sri Sasadhar Mondal, by faith - Hindu, by occupation - Business, residing at Chakpachuria, Post Office Chakpachuria, Police Station New Town, District North 24 Parganas, Kolkata - 700 156, hereinafter referred to and called as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, successors, legal representatives and assigns) of the **THIRD PART**.

WHEREAS in the Records of Right prepared under the West Bengal one Arati Mondal has been recorded as Holding of R.S.& L.R. Dag nos. 1954, 1956, 1957 & 1959, under Khatian No. 2815, Mouza Chakpachuria, J.L. No. 33, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, whereas R.S. Dag no. 1954 has been shown as undivided 57 share i.e., 0.0741 Decimals (Sataks) out of 13 Decimals (Sataks) of Sali land and R.S Dag no. 1956 has been shown as undivided 57 share i.e., 0.0228 Decimals (Sataks) out of 4 Decimals (Sataks) of sali land and R.S Dag no. 1957 has been shown as undivided 57 share i.e., 0.0342 Decimals (Sataks) out of 6 Decimals (Sataks) of sali land and R.S Dag no. 1959 has been shown as undivided 57 share i.e., 0.0399 Decimals (Sataks) out of 7 Decimals (Sataks) of sali land.

AND WHEREAS in the Records of Right prepared under the West Bengal one Basanti Mondal has been recorded as Holding of R.S.& L.R. Dag nos. 1954, 1956, 1957 & 1959, under Khatian No. 2814, Mouza Chakpachuria, J.L. No. 33, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, whereas R.S. Dag no. 1954 has been shown as undivided 57 share i.e., 0.0741 Decimals (Sataks) out of 13 Decimals (Sataks) of Sali land and R.S Dag no. 1956 has been shown as undivided 57 share i.e., 0.0228 Decimals (Sataks) out of 4 Decimals (Sataks) of sali land and R.S Dag no. 1957 has been shown as undivided 57 share i.e., 0.0342 Decimals (Sataks) out of 6 Decimals (Sataks) of sali land and R.S Dag no. 1959 has been shown as undivided 57 share i.e., 0.0399 Decimals (Sataks) out of 7 Decimals (Sataks) of sali land.

AND WHEREAS in the Records of Right prepared under the West Bengal one Nirupama Mondal has been recorded as Holding of R.S.& L.R. Dag nos. 1954, 1956, 1957 & 1959, under Khatian No. 2816, Mouza Chakpanchuria, J.L. No. 33, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, whereas R.S. Dag no. 1954 has been shown as undivided 56 share i.e., 0.0728 Decimals (Sataks) out of 13 Decimals (Sataks) of Sali land and R.S Dag no. 1956 has been shown as undivided 57 share i.e., 0.0228 Decimals (Sataks) out of 4 Decimals (Sataks) of sali land and R.S Dag no. 1957 has been shown as undivided 56 share i.e., 0.0336 Decimals (Sataks) out of 6 Decimals (Sataks) of sali land and R.S Dag no. 1959 has been shown as undivided 57 share i.e., 0.0399 Decimals (Sataks) out of 7 Decimals (Sataks) of sali land.

AND WHEREAS in the Records of Right prepared under the West Bengal one Mila Mondal has been recorded as Holding of R.S.& L.R. Dag nos. 1954, 1956, 1957 & 1959, under Khatian No. 2817, Mouza Chakpanchuria, J.L. No. 33, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, whereas R.S. Dag no. 1954 has been shown as undivided 57 share i.e., 0.0741 Decimals (Sataks) out of 13 Decimals (Sataks) of Sali land and R.S Dag no. 1956 has been shown as undivided 56 share i.e., 0.0224 Decimals (Sataks) out of 4 Decimals (Sataks) of sali land and R.S Dag no. 1957 has been shown as undivided 57 share i.e., 0.0342 Decimals (Sataks) out of 6 Decimals (Sataks) of sali land and R.S Dag no. 1959 has been shown as undivided 56 share i.e., 0.0392 Decimals (Sataks) out of 7 Decimals (Sataks) of sali land.

AND WHEREAS in the manner aforesaid the Vendors herein is the Owners of **ALL THAT** piece and demarcated parcel of land admeasuring 0.681 Decimals (Sataks) be the same a little more or less out of 30 Decimals (Sataks) lying and situated at Mouza Chakpachuria, J.L. No. 33, R.S. no. 252, Touzi no. 145, R.S. & L.R. Dag No. 1954, 1956, 1957 & 1959, under L.R. Khatian nos. 2815, 2814, 2816, 2817, classified as Sali 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 Vendors herein have been in exclusive khas, physical possession and enjoyed the said property without any hindrance or interference by anybody and paying Govt. rent for their aforesaid property.

AND WHEREAS the entire schedule land is in the khas possession of the Vendors 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 Vendors 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 Vendors nor any such notice has been published.

AND WHEREAS it is also stated that the Confirming Party has facilitated the sale from the Owner/Vendors to the Purchaser in respect of the Schedule Property and accordingly the Purchaser has paid an amount of Rs. 20,000/- (Rupees Twenty Thousand) only to the Confirming Party as consideration for the facilitation and accordingly the Confirming Party herein to join this deed of Conveyance so as to ensure that no future dispute, ambiguity shall arise and if the same thus arise the Confirming Party shall remain responsible for the same.

AND WHEREAS after being satisfied with the right, title of the property under reference not to raise any question, the Owners/Vendors herein have agreed to sell and the Purchaser have agreed to purchase of **ALL THAT** piece and parcel of land admeasuring 0.681 Decimals (Sataks) be the same a little more or less out of 30 Decimals (Sataks) lying and situated at Mouza Chakpachuria, J.L. No. 33, R.S. no. 252, Touzi no. 145, R.S. & L.R. Dag No. 1954, 1956, 1957 & 1959, under L.R. Khatian nos. 2815, 2814, 2816, 2817, classified as Sali 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. 5, 58, 850/- (Rupees Five Lakhs Fifty Eight Thousand Eight Hundred Fifty) 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. 5, 58, 850/- (Rupees Five Lakhs Fifty Eight Thousand Eight Hundred Fifty) only** paid by the Purchaser herein to the Owners/Vendors herein at or before the execution these presents, the receipt whereof the Owners/Vendors 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, lispensens, 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 Vendors 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 Vendors 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 Owners/Vendors or their ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owners/Vendors 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 forever free from all encumbrances charges attachments liens lispendens and adverse claim **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Vendors or are ancestors or predecessors in title made, done or executed or knowingly suffered to the contrary and the Vendors 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 Owners/Vendors 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 Owners/Vendors or any person or persons lawfully and equitably claim under or in trust for the Owners/Vendors 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 Owners/Vendors, their ancestors or predecessors-in-title **AND FURTHER** the Owners/Vendors 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 Owners/Vendors 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 Owners/Vendors shall take all reasonable steps and execute and register all relevant documents relating to the said properties hereby conveyed **AND FURTHER** the Vendors in consideration of the Purchaser having purchased the said property on the assurance and guarantee of the Vendors as to protection and indemnity against any possible claim by any persons if he is discovered to be still alive or became the Owners of the schedule property, the Vendors 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 THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER as follows:

1. That the Vendors 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 Vendors herein.

4. That Vendors 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 Vendors 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.

NOTE:

1. Singular shall include plural and vice-versa.
2. Masculine gender shall include feminine and neuter gender and vice-versa.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land admeasuring 0.681 Decimals (Sataks) be the same a little more or less out of 30 Decimals (Sataks) lying and situated at Mouza Chakpachuria, J.L. No. 33, R.S. no. 252, Touzi no. 145, R.S. & L.R. Dag No. 1954, 1956, 1957 & 1959, under L.R. Khatian nos. 2815, 2814, 2816, 2817, classified as Sall land, under Patharghata Gram Panchayet, P.S. Rajarhat, District North 24-Parganas.

[The land measuring an area of 0.2951 Decimals (Sataks) out of 13 Decimals (Sataks) in R.S. & L.R. Dag No. 1954,

The land measuring an area of 0.0908 Decimals (Sataks) out of 4 Decimals (Sataks) in R.S. & L.R. Dag No. 1956,

The land measuring an area of 0.1362 Decimals (Sataks) out of 6 Decimals (Sataks) in R.S. & L.R. Dag No. 1957 and

The land measuring an area of 0.1589 Decimals (Sataks) out of 7 Decimals (Sataks) in R.S. & L.R. Dag No. 1959].

Which is butted and bounded as follows:-

L.R. ~~Dag~~ ^{Map} Nos:- 1954, 1956, 1957 & 1959

ON THE NORTH	: By Dag No. 1952
ON THE SOUTH	: By Dag No. 1953
ON THE EAST	: By Dag No. 1960
ON THE WEST	: By Dag No. 1954

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 Vendors in the presence of

WITNESSES:

- 1. Pankaj Khatiwala
G/C-12 Dashbandhu Nagar
Narayan Palla west
PO Pataliputra Nagar PS Baidyabati
Dis. North 26 Paschim Pin-700101
- 2. M. Das
10, Old post Office st
KOL - 1.

1.  LTI OF ARATI MANDAL
BY THE PEN OF Pankaj Khatiwala

2. Salima Parveen

3. Ananta Prataap Iyer

4.  LTI OF ANANTA PRATAPATI
BY THE PEN OF Pankaj Khatiwala

VENDORS

SIGNED, SEALED AND DELIVERED

by the Purchaser in the presence of

WITNESSES:

- 1. Pankaj Khatiwala
- 2. M. Das

Action Vajriya Pvt. Ltd.

 (ABHISHEK MUKHERJEE)
(ABHISHEK MUKHERJEE)

PURCHASER

SIGNED, SEALED AND DELIVERED

by the Confirming Party in the presence of

WITNESSES:

- 1. Pankaj Khatiwala
- 2. M. Das

Dhananjay Mandal

CONFIRMING PARTY

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

Drafted by me

Blabon Bose
Advocate

High court, Kolkata

WG/604/2018

RECEIPT

Received a sum of **Rs. 5, 58, 850/- (Rupees Five Lakhs Fifty Eight Thousand Eight Hundred Fifty) 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
06/12/2018	082818	KOTAK MAHINDRA BANK	1,34,713/-
06/12/2018	082819	KOTAK MAHINDRA BANK	1,34,713/-
06/12/2018	082820	KOTAK MAHINDRA BANK	1,34,712/-
06/12/2018	082821	KOTAK MAHINDRA BANK	1,34,712/-
Total			5,38,850/-

(Rupees Five Lakhs Thirty Eight Thousand Eight Hundred Fifty) only

MEMORANDUM OF CONSIDERATION FOR CONFIRMING PARTY


Date	By Cheque No./Cash	Bank	Amount
06/12/2018	000100	KOTAK MAHINDRA BANK	20,000/-
TOTAL			20,000/-

(Rupees Twenty Thousand Only)

Witnesses :-

1. *Pooja Kishor*

2. *M. Dora*

1.  LTI of ARATI MONDAL
By The pen of.

2. *Salima Parveen*

3. *Signature of Vendor*












































4.

VENDORS
LTI of ANEETA PRAJAPATI
By the pen of *Signature*

5. *Dhananjay Mousal*

CONFIRMING PARTY

SPECIMEN FORM FOR TEN FINGERS PRINT

	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">A (ABHISHEK MUKHERJEE)</p>						<p align="center">Little Ring Middle Fore Thumb (Left Hand)</p>						<p align="center">Thumb Fore Middle Ring Little (Right Hand)</p>
	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">LTI OF ARATI MONDAL BY the Pen of Rakhi</p>						<p align="center">Little Ring Middle Fore Thumb (Left Hand)</p>						<p align="center">Thumb Fore Middle Ring Little (Right Hand)</p>
	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Salima Parveen</p>						<p align="center">Little Ring Middle Fore Thumb (Left Hand)</p>						<p align="center">Thumb Fore Middle Ring Little (Right Hand)</p>
	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Anurag Singh</p>						<p align="center">Little Ring Middle Fore Thumb (Left Hand)</p>						<p align="center">Thumb Fore Middle Ring Little (Right Hand)</p>

SPECIMEN FORM FOR TEN FINGERPRINTS



*LTI of Aharu
Prinje patil by
Aharu
The pen of Aharu*



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Dhanraj Mandal



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)



Action Vanija Pvt. Ltd.

(ABHISHEK MUKHERJEE)
Director/Authorized Signatory





WIFF

ENVIRONMENTAL

WORLDWIDE

AGENCY

MEMBER

IDENTITY

UPOID50456



WORLDWIDE

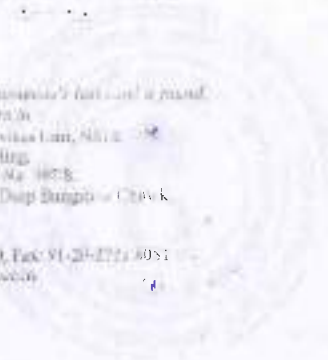
AGENCY



Worldwide Environmental Agency
141 Survey St. 4th Fl.
Mondak, New Delhi - 110028
India
Tel: +91-11-261721000, Fax: +91-11-261721001
Email: urids@wiff.org

If this card is lost / misplaced / torn and a refund
please inform / return to
Director, WIFF Services Unit, 141 Survey St.
4th Floor, Mondak Building,
Mondak Colony, Near Deep Durgam - Chok, New
Delhi - 110028.

Tel: +91-11-261721000, Fax: +91-11-261721001
Email: urids@wiff.org



ARATI MONDOL W/O LATE PANCHANAN MONDOL

DTXPP9863H

2

9748001299

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DTXPP9863H

नाम / Name
SALIMA PARVEEN

पिता का नाम / Father's Name
SHAJIL ISLAM

जन्म की तिथि / (Date of Birth)
02/06/1985

हस्ताक्षर
एन्टर / Signature





यह कार्ड के खोने/पाने या कृपया सुरक्षित रखें/वापस:-
 अपना पता बदलें, पर एन डी एस
 1 की कॉपी, भेजें एन डी एस,
 प्लॉट नं. 341, सर्वे नं. 937/8,
 मॉडल कॉलोनी, नैप टाउन पोस्ट के पास,
 पुणे - 411 016.

If this card is lost / someone's lost card is found,
 please inform / return to:
 Income Tax PAN Services Unit, NSDL
 5th Floor, Maxima Building,
 Plot No. 341, Survey No. 937/8,
 Model Colony, Near Deep Bunglow Chowk
 Pune - 411 016.
 Tel: 91-20-2721 8800 Fax: 91-20-2721 4101
 e-mail: info@nsdl.com

BASANTI MONDAL ALIAS SALIMP PARVEEN

D/O LAST PANCHANAL MONDAL

Document

3

आयकर विभाग
INCOME TAX DEPARTMENT
NIRUPAMA MONDAL
PANCHANAN MONDAL
01/01/1988
 Permanent Account Number
CZHPM2070C
 Signature

भारत सरकार
GOVT. OF INDIA





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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :
 आयकर सेवा सेवा यूनिट, UTILISE,
 प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
 नवी मुंबई - 400 614.

NIRUPAMA MONDAL D/O 4532 PANCHANAN MONDAL

DOUGLAS

भारत सरकार
GOVT OF INDIA



CONF 28660

आरक्षण संख्या
PANCHAM NANDAL

दिनांक
10/10/1989



MITA MONDAL ALIAS ANITA PRADIPATI
D/O LATE PANCHAM MONDAL

৯৯
৯৯

১৯৭৯
Government of India



১৯৭৯
১৯৭৯
১৯৭৯



4679 8033 2476

আমার নাম আমার পরিচয়

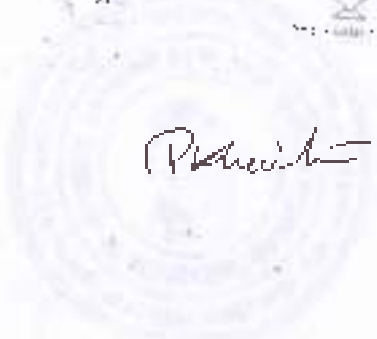
Pranay Khit

Group for Justice Authority of India

ঠিকানা:
১৯/১১, বেলুচি স্ট্রীট, কলকাতা,
৭০০০১২, পশ্চিম বঙ্গ, ভারত।
১৯/১১, বেলুচি স্ট্রীট, কলকাতা,
৭০০০১২, পশ্চিম বঙ্গ, ভারত।

Address:
B/O Deekhi Nandan Krutika,
GD-12 anjali apartment,
Deshbandhunagar, Newyork,
Capital of India, Newyork,
Newyork 10001, Newyork,
Newyork, Newyork.

4679 8033 2476



Pranay Khit

Major Information of the Deed



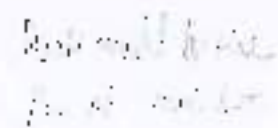
Deed No :	I-1523-13639/2018	Date of Registration	07/12/2018
Query No / Year	1523-0001846748/2018	Office where deed is registered	
Query Date:	06/12/2018 6:20:28 PM	A D S R RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	ACTION VANUJA PRIVATE LIMITED 33/A, CHANDRANATH CHATTERJEE STREET, JAGUBABU BAZAR, Thana : Bhowanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700025 Mobile No. : 8017862060, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property Agreement (No of Agreement : 2), [4311] Other than Immovable Property, Receipt (Rs 5,58,850/-)		
Set Forth value	Market Value		
Rs. 5,58,850/-	Rs. 5,58,850/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 27,953/- (Article:23)	Rs. 11,190/ (Article A(1), E B)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-1954	LR-2815	Bastu	Shali	0.2951 Dec	2,33,619/-	2,33,619/-	
L2	LR-1956	LR-2814	Bastu	Shali	0.0909 Dec	72,652/-	72,652/-	
L3	LR-1957	LR-2816	Bastu	Shali	0.1362 Dec	1,08,978/-	1,08,978/-	Adjacent to Metal Road
L4	LR-1959	LR-2817	Bastu	Shali	0.1589 Dec	1,43,601/-	1,43,601/-	Adjacent to Metal Road
		TOTAL :			.681Dec	5,58,850 /-	5,58,850 /-	
		Grand Total :			.681Dec	5,58,850 /-	5,58,850 /-	



Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger print	Signature
	Smt ARATI MONDAL Wite of Late PANCHANAN MONDAL Executed by: Self, Date of Execution: 07/12/2018 , Admitted by: Self, Date of Admission: 07/12/2018, Place : Office	 <small>07/12/2018</small>	 <small>LT1 07/12/2018</small>	 <small>07/12/2018</small>

CHAKPACHURIA, P.O:- CHAKPACHURIA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CPOPM5045Q, Status :Individual, Executed by: Self, Date of Execution: 07/12/2018
 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	SALIMA PARVEEN, (Alias: BASANTI MONDAL) Wife of SIRAJUL ISLAM Executed by: Self, Date of Execution: 07/12/2018 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office			<i>Salima Parveen</i>
		07/12/2018	LII 07/12/2018	07/12/2018

BALIGHORI, P.O:- CHAKPACHURIA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: DTXPP9863H, Status Individual, Executed by: Self, Date of Execution: 07/12/2018
 , Admitted by Self, Date of Admission: 07/12/2018 ,Place : Office

3	Name	Photo	Fingerprint	Signature
	Smt NIRUPAMA MONDAL Daughter of Late PANCHANAN MONDAL Executed by: Self, Date of Execution: 07/12/2018 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office			<i>Smt Nirupama Mondal</i>
		07/12/2018	LTI 07/12/2018	07/12/2018

CHAKPACHURIA, P.O:- CHAKPACHURIA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CZHPM2070C, Status :Individual, Executed by: Self, Date of Execution: 07/12/2018
 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office

4	Name	Photo	Fingerprint	Signature
	ANEETA PRAJAPATI, (Alias: MITA MONDAL) Daughter of Late PANCHANAN MONDAL Executed by: Self, Date of Execution: 07/12/2018 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office			<i>Aneeta Prajapati</i> <i>at the present address:</i>
		07/12/2018	LTI 07/12/2018	07/12/2018

34, VRINDAVAN, P.O - KAIMGANJ AND PS AI SO, P S:- KHAIRGARH, District:-Firozabad, Uttar Pradesh, India, PIN - 207502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DSMPP2866Q, Status :Individual, Executed by: Self, Date of Execution: 07/12/2018
 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office

SI No	Name	Photo	Fingerprint	Signature
5	Mr DHANANJAY MONDAL Son of Mr SASADHAR MONDAL Executed by: Self, Date of Execution: 07/12/2018 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office	 <small>07/12/2018</small>	 <small>L1 07/12/2018</small>	 <small>07/12/2018</small>
CHAKPACHURJA, P.O:- CHAKPACHURTA, 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.:: BNKPM7621P, Status :Confirming Party, Executed by: Self, Date of Execution: 07/12/2018 , Admitted by: Self, Date of Admission: 07/12/2018 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ACTION VANIJYA PRIVATE LIMITED 33/A, CHANDRA NATH CHATTERJEE STREET, JAGUBABU BAZ. 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 :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ABHISHEK MUKHERJEE (Presentant) Son of Mr PRABIR KUMAR MUKHERJEE Date of Execution - 07/12/2018, , Admitted by: Self, Date of Admission: 07/12/2018, Place of Admission of Execution: Office	 <small>Dec 7 2018 3:00PM</small>	 <small>L1 07/12/2018</small>	 <small>07/12/2018</small>
20.DESHBANDHU NAGAR. P.O:- DESHBANDHU NAGAR. P.S.- Baguiati. District -North 24-Parganas, West Bengal India. PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CFHFM0334R Status : Representative. Representative of ACTION VANIJYA PRIVATE LIMITED (as AUTHORIZED SIGNATORY)				

Identifier Details :

Name & address
Mr PANKAJ KHAITAN Son of Mr DEOK NANDAN KHAITAN GC-12.DESHBANDHU NAGAR,NARAYAN TALA, P.O - PRAFULLA NAGAR, P.S:- Baguiati District.-North 24-Parganas, West Bengal, India PIN - 700101, Sex: Male, By Caste: Hindu, Occupation: Service Citizen of: India, Identifier Of Smt ARATI MONDAL, SALIMA PARVEEN, Smt NIRUPAMA MONDAL ANEETA PRAJAPATI, Mr DHANANJAY MONDAL, Mr ABHISHEK MUKHERJEE

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt ARATI MONDAL	ACTION VANIJYA PRIVATE LIMITED-0.073775 Dec
2	SALIMA PARVEEN	ACTION VANIJYA PRIVATE LIMITED-0.073775 Dec
3	Smt NIRUPAMA MONDAL	ACTION VANIJYA PRIVATE LIMITED-0.073775 Dec
4	ANEETA PRAJAPATI	ACTION VANIJYA PRIVATE LIMITED-0.073775 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt ARATI MONDAL	ACTION VANIJYA PRIVATE LIMITED-0.0227 Dec
2	SALIMA PARVEEN	ACTION VANIJYA PRIVATE LIMITED-0.0227 Dec
3	Smt NIRUPAMA MONDAL	ACTION VANIJYA PRIVATE LIMITED-0.0227 Dec
4	ANEETA PRAJAPATI	ACTION VANIJYA PRIVATE LIMITED-0.0227 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt ARATI MONDAL	ACTION VANIJYA PRIVATE LIMITED-0.03405 Dec
2	SALIMA PARVEEN	ACTION VANIJYA PRIVATE LIMITED-0.03405 Dec
3	Smt NIRUPAMA MONDAL	ACTION VANIJYA PRIVATE LIMITED-0.03405 Dec
4	ANEETA PRAJAPATI	ACTION VANIJYA PRIVATE LIMITED-0.03405 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt ARATI MONDAL	ACTION VANIJYA PRIVATE LIMITED-0.039725 Dec
2	SALIMA PARVEEN	ACTION VANIJYA PRIVATE LIMITED-0.039725 Dec
3	Smt NIRUPAMA MONDAL	ACTION VANIJYA PRIVATE LIMITED-0.039725 Dec
4	ANEETA PRAJAPATI	ACTION VANIJYA PRIVATE LIMITED-0.039725 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1954(Corresponding RS Plot No:- 1954), LR Khatian No.- 2815	Owner: আরতী মন্ডল, Guardian: স্ত্রী শঙ্কর. Address: নিজ . Classification: শালি.	Smt ARATI MONDAL

L2	LR Plot No - 1956(Corresponding RS Plot No- 1956), LR Khalian No- 2814	Owner বাসন্তী মন্ডল, Gurdian মৃত পঞ্চাল, Address:বিজ , Classification:শালি,	SALIMA PARVEEN
L3	LR Plot No:- 1957(Corresponding RS Plot No- 1957), LR Khalian No:- 2816	Owner:নিরুপমা মন্ডল, Gurdian:মৃত পঞ্চাল, Address:বিজ . Classification:শালি,	Smt NIRUPAMA MONDAL
L4	LR Plot No 1959(Corresponding RS Plot No- 1959) LR Khalian No:- 2817	Owner:মিতা মন্ডল, Gurdian:মৃত পঞ্চাল, Address:বিজ . Classification শালি, Area.0.01 Acre,	ANEETA PRAJAPATI

Endorsement For Deed Number : I - 152313638 / 2018

On 07-12-2018

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.

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

Presented for registration at 14:52 hrs on 07-12-2018 at the Office of the A.D.S.R. RAJARHAT by Mr ABHISHEK MUKHERJEE .

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 5.58,850/-

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

Execution is admitted on 07/12/2018 by 1. Smt ARATI MONDAL Wife of Late PANCHANAN MONDAL, CHAKPACHURIA, P.O: CHAKPACHURIA, Thana: New Town, . North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife, 2. SALIMA PARVEEN, Alias BASANTI MONDAL, Wife of SIRAJUL ISLAM, BALIGHORI, P.O: CHAKPACHURIA, Thana: New Town, . North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Muslim, by Profession House wife, 3. Smt NIRUPAMA MONDAL, Daughter of Late PANCHANAN MONDAL, CHAKPACHURIA, P.O: CHAKPACHURIA, Thana: New Town, . North 24-Parganas WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife, 4. ANEETA PRAJAPATI, Alias MITA MONDAL, Daughter of Late PANCHANAN MONDAL, 34, VRINDAVAN, P.O: KAIMGANJ AND PS ALSO Thana KHAIARGARH, Firozabad, UTTAR PRADESH, India, PIN - 207502, by caste Hindu, by Profession House wife, 5. Mr DHANANJAY MONDAL, Son of Mr SASADHAR MONDAL, CHAKPACHURIA, P.O. CHAKPACHURIA, Thana, New Town, . North 24-Parganas, WEST BENGAL, India, P.N - 700156, by caste Hindu, by Profession Business

Identified by Mr PANKAJ KHAITAN, . Son of Mr DEEK NANDAN KHAITAN, GC-12,DESHBANDHU NAGAR,NARAYAN TALA, P.O. PRAFULLA NAGAR, Thana: Baguati, . North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Service

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

Execution is admitted on 07-12-2018 by Mr ABHISHEK MUKHERJEE, AUTHORIZED SIGNATORY, ACTION VANIJYA PRIVATE LIMITED 33/A, CHANDRA NATH CHATTERJEE STREET, JAGUBABU BAZ, P.O.: BHAWANIPORF, P.S.: Bhawanipore, District:South 24 Parganas, West Bengal, India, PIN - 730025

Identified by Mr PANKAJ KHAITAN, . Son of Mr DEEK NANDAN KHAITAN, GC-12,DESHBANDHU NAGAR,NARAYAN TALA, P.O. PRAFULLA NAGAR, Thana, Baguati, . North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,190/- (A(1) = Rs 5,588/- B = Rs 5,588/- F = Rs 14/-) and Registration Fees paid by Cash Rs 0/- by online = Rs 11,190/-

Description of Online Payment Using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2018 10:45AM with Govt. Ref. No: 192018190314280381 on 07-12-2018, Amount Rs 11,190/-

Bank: State Bank of India (SBIN0000001), Ref. No. IK00V08154 on 07-12-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 27,963/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 22,963/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 108550, Amount: Rs.5,000/-, Date of Purchase: 07/12/2018, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 07/12/2018 10:45AM with Govt. Ref. No. 192018190314280981 on 07-12-2018, Amount Rs: 22,963/-.

Bank: State Bank of India (SBIN0000001), Ref. No IK00VOBIB4 on 07-12-2018, Head of Account 0030-02-103-003-02

Sanjoy Basak
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 1523-2018, Page from 452370 to 452400

being No 152313639 for the year 2018.



Digitally signed by Sanjoy Basak
Date: 2018.12.14 17:05:44 +05.30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 14-12-2018 5:05:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)