

1459

D- 01436/2020



6/2/20

পশ্চিমবঙ্গ আইন ব্যবস্থা WEST BENGAL

18804/20

AS 828733

The signature sheet / sheets of the instrument / instruments attached with this document/s are the part of this document.

DEED OF CONVEYANCE

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

1 FEB 2020

THIS DEED OF CONVEYANCE made on this the 6th day of February Two Thousand Twenty(2020) **BETWEEN** (1) **SMT. NEERA GARODIA** (PAN No. AGCPGD111C) (Aadhaar No. 499201411970) wife of Sri Brij Mohan Garodia and (2) **SRI BRIJ MOHAN GARODIA** (PAN No. ADDPG2527J) (Aadhaar No. 526307977205) son of Late B.D. Gaudia, both residing at 116, Dr. Meghnad Saha Sarani, Sarat Bose Road, P.O - Kalighat, P.S. - Kalighat, Kolkata - 700029 (Formerly 116, Southern Avenue, Kolkata - 700029). Both by religion Hindu, Nationality Indian, by Occupation No. 1. House Wife and No. 2 Business, hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART** ;

क्रमांक नं. 1367 तारीख 22.05.2019
अधीक्षक नं. Debasish Roy
ठिकाण 1001 Bijoy Gang, Kanchipuram, 524 P.S.
पु.सं. 943501
सं. 1001

अधीक्षक नं. 1001
डॉ. ए. डी. एस. आर. अखिल
तारीख 28 अक्टोबर

Debasish Roy



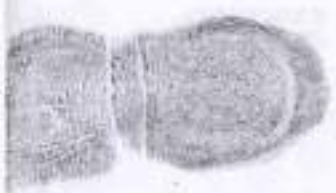
753

Rishi P



754

Adishish Roy



755

Aditya Banta



Additional District Sub-Inspector
Kanchipuram, New Town, North 24.P.S.

06 FEB 2020

A N D

(1) **SRI DEBASHIS ROY** (PAN No. ~~ADPR337911~~) (Aadhaar No.794819964292) son of Late Sural Kumar Roy, residing at Vill. Banepukur, P.O. - Bhangar, P.S. - Kashipur, Pin: 743502, District - South 24 Parganas, (2) **SRI ABHISHEK BANKA** (PAN No. ~~AISP87914J~~) (Aadhaar No.656206167783) (3) **MR. ADITYA BANKA** (PAN No. ~~AJFP0698M~~) (Aadhaar No.188859519507) both sons of Sanjay Kumar Banka and (4) **SRI SWATIE GUPTA** (PAN No. ~~AISP87912Q~~) (Aadhaar No.890188675526) wife of Sandeep Kumar Gupta, all residing at CD 74, Salt Lake City, Sector - 1, P.O. - CC Block, P.S. - Bidhannagar North, Kolkata - 700064, District - North 24 Parganas, West Bengal, all by religion Hindu, Nationality Indian, all by Occupation Business, hereinafter collectively referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the **OTHER PART**;

WHEREAS By Government of West Bengal Housing Department (M.T.P) Branch, Kolkata on No.580/HE, H4/M.T.P.-M-9, 894/P, Dated 27.10.2006, the State of West Bengal has under Section 29(1) of the West Bengal Housing Board Act, 1972 (West Bengal Act XXIII of 1972) transferred a land measuring more or less 54.24 Acres in Manza - Mahishbathan, J.L. No. 18 and Thakdani, J.L. No. 19, both under P.S. Rajarat, District - North 24 Parganas and by direct purchase which is confirmed by West Bengal Housing Infrastructure Development Corporation Limited, a Government Company incorporated under the Companies Act, 1956, (hereinafter referred to as WBHIDCO) vide their Memo No. 2170/HIDCO/Admn 608/2001 Dated 18.05.2006 & 1002/HIDCO/



756

Smatie Gupta



758

Pooja Chandra



759

Pritya L.



757

Identified by Arindam Chakrabarty
S.P. Pannoyan mallick
Garder Lane, New Town, Kolkata

Additional District Sub-Registrar
New Town, North 24 Pgs

6 FEB 2020

Admn/608/2009 Dated 11.08.2006 measuring more or less 10.26 Acres land in the same area, totaling an area of 64.99 Acres of land at Action Area - 1C, new CE-1, within CE Block at Rajarhat New Town, Kolkata and the BOARD is in peaceful possession of the same.

AND WHEREAS The Board with a view to provide developed lands for residential accommodation to the individuals as well as Housing Cooperative Societies as a part of development of a planned town (hereinafter called the New Town, Kolkata) has, inter-alia, carved out plots of varying measurements at CE Block, Land - CE/1 of Eastern Green Project in New Town, Kolkata.

AND WHEREAS In pursuant to the application made by Smt. Neera Gaudia and Sri Brij Mohan Gaudia, for purchase a piece and parcel of land in the said project to erect a building thereon for residential purpose and agreeing to comply with the terms and conditions prescribed by the BOARD for the purchase of plots in the said project.

AND WHEREAS By an Instrument of Conveyance dated 25th day of July, 2008, made between WEST BENGAL HOUSING BOARD, represented by Sri S.B. Bera, the Asstt. Housing Commissioner II, therein called the Vendor/Board of the One Part and Smt. Neera Gaudia and Sri Brij Mohan Gaudia, therein called the Purchasers of the Other Part and registered at Additional Registration of Assurances-II, Kolkata recorded in Book No. 1, CD Volume No. 52 pages from 5244 to 5253, Being No. 06839, for the year 2008, the said WEST BENGAL HOUSING BOARD for the consideration therein mentioned, granted, sold, transferred and conveyed unto the said Smt. Neera Gaudia and Sri Brij Mohan Gaudia, the Vendors herein, ALL THAT piece and parcel of land measuring about



RESTRONED UNIT OF 800-Rushmore
National, Los Angeles, North 24, 25

06 FEB 1960

4.99 Cottains (Approx.) be same or little more or less, being Plot No. CE/1/3/40, in block No. CE, Land - CE/1, Action Area - 1C, situated in the New Town, Police Station Rajarhat District - North 24 Parganas fully described in the **Second Schedule**, written below, absolutely and for ever and subsequently the said Board also handed over the said property in their favour by issuing one Certificate of Possession letter being No.2871/EB.

AND WHEREAS Thereafter the said Smt. Neera Garodia and Sri Brij Mohan Garodia, mutated their names with the records of New Town Kolkata Development Authority, land measuring about 4.99 Cottains (Approx.) be same or little more or less, being Plot No. CE/1/E/10, in Block No. CE, Land - CE/1, Action Area - 1C, situated in the New Town, Police Station Rajarhat, at present New Town, District - North 24-Parganas and the said Authority assessed the same being Assessee No. 01-24-1-00000222-01-000000 and the recording of date 15th day of October, 2012.

AND WHEREAS Thus the said Smt. Neera Garodia and Sri Brij Mohan Garodia became absolute Owners, well seized and possessed of and/or otherwise well and sufficiently entitled to the Second Schedule Property by virtue of purchase an absolute estate in fee simple possession to the said piece and parcel of land measuring 4.99 Cottains (Approx.) be same or little more or less, being Plot No. CE/1/E/10, in Block No. CE, Land - CE/1, Action Area - 1C, situated in the New Town, Police Station Rajarhat, at present New Town, District - North 24-Parganas now within the jurisdiction of New Town Kolkata Development Authority fully described in the Second Schedule hereunder written and hereinafter for the sake of brevity referred to as the "Said Plot".



Judicial District of Southern
New York - North 1st St

18 FEB 2000

AND WHEREAS The Vendors have agreed with the PURCHASERS for absolute sale of **ALL THAT** (piece and parcel) of land measuring about 4.49 Cents (Approx) be same or little more or less, being Plot No. CE/1/P/40, in Block No. CE, Land - CE/1, Action Area - 1C, situated in the New Town, Police Station Rajarhat, at present New Town, District - North 24 Parganas now within the jurisdiction of New Town Kolkata Development Authority and legal incumbence thereon in fee simple in possession, hereinafter referred to as the said plot, more fully and particularly described in **SECOND SCHEDULE**, written below at or for the sum of **Rs.2,20,00,000/ (Rupees Two Crore twenty Lakh) only** free from all encumbrances whatsoever.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in consideration of the purposes for which **SAID PLOT** being **ALL THAT** piece and parcel of land measuring about 4.49 Cents (Approx) be same or little more or less, being Plot No. CE/1/P/40, in Block No. CE, Land - CE, 1, Action Area - 1C, situated in the New Town, Police Station Rajarhat, at present New Town, District - North 24 Parganas now within the jurisdiction of New Town Kolkata Development Authority more fully and particularly described in **SECOND SCHEDULE**, written below and as per 'Annexed Plan' and in consideration of a sum of **Rs.2,20,00,000/ (Rupees Two Crore twenty Lakh) only** of the land price, paid by the PURCHASERS herein the receipt whereof the VENDORS do each of them both hereby admit and acknowledge and in consideration of the PURCHASERS agreeing to observe and perform the terms and conditions mentioned hereinafter and in consideration of the fact that the

PURCHASERS have taken inspection of such land and have satisfied themselves as to the conditions and description actual measurement of such land and also as to the covenants and facilities appertaining to such land as to the nature, scope and extent of benefit or interest provided by the BOARD thereon, the VENDORS doth hereby sell, grant, convey and transfer unto the PURCHASERS such land more fully described and mentioned in the Schedule hereunder written hereinafter referred as the said demised land) TO HAVE AND TO HOLD the said plot, morefully and particularly described in **SECOND SCHEDULE**, written below, hereby granted, transferred and conveyed expressed or otherwise assured or intended to the use of the said PURCHASERS absolutely and for ever.

The PURCHASERS hereby covenants with the VENDORS as follows :-

1. The PURCHASERS shall preserve the boundary pillars provided in the demised land.
2. The PURCHASERS shall use the demised land/said plot exclusively for the purpose of constructing building for the residential purpose at the cost of the PURCHASERS in conformity with the Building Rules applicable in New Town, Kolkata And other Rules and Regulations as prescribed or framed from time to time for the New Town Kolkata.
3. The PURCHASERS shall not make any excavation in the land nor remove any earth/subsoil therefrom in contravention of provisions of any Act and Rule of the land use and management and if made with the prior permission of the Competent Authority.

regard shall be had so that the surrounding plots and common areas possessed by the BOARD/WBHDCO are not disturbed in any way.

4. The PURCHASERS shall not alter the location of sewer/water connection lines or any other facilities except prior approval of the Competent Authority/WBHDCO for the sake of greater interest of the project area.
5. The PURCHASERS shall be liable to make all payments towards taxes, fees, rent, rates, any imposition etc. that may be levied by any local authority with effect from date of execution of deed of conveyance.
6. The VENDORS shall remain indemnified against any claims / dues payable by the PURCHASERS to any local authority in future.
7. The PURCHASERS shall not carry on or allow to be carried on in the said land any unlawful, illegal or immoral activities which may be considered offensive or a source of any annoyance, inconvenience or nuisance to the area surrounding the demised land or the neighboring people.
8. The PURCHASERS shall allow any person authorized by the BOARD/WBHDCO to inspect, maintain and construct/reconstruct the sewer lines and water meter, storm-water drains and other utility services or to do any other work in connection therewith within the plot without any obstruction or hindrance by the PURCHASERS.

9. The PURCHASERS shall pay and discharge all existing and future rates, taxes, other impositions, charges and enhancement, if any, of land value on the date of purchase in respect of the said demised land/said plot and structure to be erected thereon which as and when determined by any Competent Authority to be payable by the PURCHASERS thereof to such authority under the provision of law for the time being in force.
10. The PURCHASERS shall pay and continue to pay service charges to the Competent Authority/WBEDCO for providing the services as covenanted herein within the New Town as per the assessment.
11. The PURCHASERS shall keep the Vendors and the BOARD therein indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises as consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any local authority or authority in respect of the same works or of anything done under the authority herein contained.
12. The PURCHASERS is liable to compensate for any damage caused by him to the infrastructure provided by the BOARD/WBEDCO.

THAT THE VENDORS hereby covenants with the PURCHASERS as follows:

1. The PURCHASERS observing, performing, fulfilling and discharging all the responsibilities covenanted herein shall peacefully hold and enjoy the demised land forever without any interruption by the Vendors and therein or any of its agents or representatives whatsoever.
2. The PURCHASERS shall be provided with all facilities in regard to sewer connections, water supply, roads and other amenities as may be available to other similar Purchasers in New Town Kolkata. Facilities of services such as roads, sewer, drainlines and waterlines will be made available at the peripheral roads provided by WBHDCC (where such lines have been taken as per planning abounding the demised premises) from which connection will be taken by the PURCHASERS at their own cost.
3. Such peripheral services are the sole responsibility of the New Town Authority/WBHDCC and the BOARD shall in no way be responsible for their furnishing.
4. The Purchasers shall bear and pay the total Stamp Duty, Registration and other Miscellaneous Charges, if any for Registration payable to Directorate of Registration and Stamp Revenue, Govt. of West Bengal for conveyance of the demised land.

AND the parties hereto agree and declare as follows :-

1. The PURCHASERS shall be entitled to effect mutation of their name as the Owners of the SAID PLOT in the records of the New Town Kolkata Development Authority and other authorities at their own costs and the Vendors agree to give their unopposed consent for the same.

2. The PURCHASERS shall be entitled to let out, lease, sell, mortgage, gift, transfer, development or in any way deal with or dispose of the SAID PLOT, morefully and particularly described in **SECOND SCHEDULE**, written below, subject to the terms and conditions herein contained.

THE FIRST SCHEDULE ABOVE REFERRED TO -

(DESCRIPTION OF THE LAND)

ALL THAT piece and parcel of land measuring 01.00 Acres (more or less) situated in Mouza - Mahishbathan, J.L. No. 18 and Thakdani, J.L. No. 19, P.S. - Rajarhat or present New Town, District - North 24-Parganas, within Action Area 1C now CE-1, within CE Block at Rajarhat New Town, Kolkata under Additional District Sub-Registration Office Rajarhat, New Town in the district of North 24-Parganas.

R.S. Plot No. involved 33(Part), 35(Part), 40(Part), of Mouza Mahishbathan, J.L. No. 18, P.S. Rajarhat or present New Town

And R.S. Plot No. 1(Part), 2(Part), 3(Part), 4(Full), 5(Full), 6(Full), 7(Full), 8(Full), 9(Full), 10(Full), 11(Full), 12(Part), 13(Part), 14(Part), 15(Part), 16(Part), 17(Part), 18(Part), 19(Part), 20(Part), 21(Part), 22(Full), 23(Full), 24(Full), 25(Part), 26(Part), 27(Part), 28(Part), 29(Part), 30(Part), 31(Part), 32(Full), 33(Full), 34(Full), 35(Part), 36(Part), 37(Part), 38(Part), 39(Part), 40(Part), 41(Part), 42(Full), 43(Full), 44(Full), 45(Full), 46(Full), 47(Full), 48(Part), 49(Part), 50(Part), 51(Part), 52(Full), 53(Full), 54(Full), 55(Full), 56(Full), 57(Full), 58(Part), 59(Full), 60(Full), 61(Part), 62(Full), 63(Part), 64(Part), 65(Full), 66(Full), 67(Part), 68(Part), 69(Part), 70(Part), 71(Part), 72(Part), 73(Part), 74(Part), 75(Part), 76(Part), 77(Part), 78(Part), 79(Part), 80(Part), 81(Part), 82(Part), 83(Part), 84(Part), 85(Part), 86(Part), 87(Full), 88(Full), 89(Part), 90(Full), 91(Full), 92(Part), 93(Part), 94(Part), 95(Part), 96(Part), 97(Part), 98(Part), 99(Part), 100(Part), 101(Part), 102(Part), 103(Part), 104(Part), 105(Part), 106(Full), 107(Part), 108(Part), 109(Part), 110(Part), 111(Part), 112(Part), 113(Part), 114(Part), 115(Part), 116(Part), 117(Part), 118(Part), 119(Part), 120(Part), 121(Part), 122(Part), 123(Part), 124(Part), 125(Part), 126(Part), 127(Part), 128(Part), 129(Part), 130(Part), 131(Full), 132(Full), 133(Part), 134(Part), 135(Part), 136(Full), 137(Part), 142(Part), 143(Part), 144(Part), 145(Part), 146(Full), 147(Part), 148(Full), 149(Full), 150(Full), 151(Full), 152(Full), 153(Full), 154(Full), 155(Full), 156(Full), 157(Full), 158(Part), 164(Part), 165(Part), 166(Part), 167(Part), 170(Part), 171(Part), 172(Part), 173(Part), 174(Part), 175(Full), 176(Part), 177(Part), 280(Part), 729(Part), at Mouza, Tankdari, J.L. No. 19, P.S. Rajahat at present New Town.

THE SECOND SCHEDULE ABOVE REFERRED TO :

(SAID PLOT)

ALL THAT piece and parcel of land measuring about 4.49 Cenths (Approx) be state or title more or less, being Plot No. CE/1/B/40, in Street No. 6222, in Block No. CE, Land - CE/1, Action Area - 1C, situated

in the New Town, Police Station Rajarhat at present New Town, District - North 24-Parganas within the jurisdiction of New Town Kolkata Development Authority under Additional District Sub Registration Office Rajarhat, New Town and the SAID PLOT is delineated in the map or plan annexed hereto and thereon bordered in RED.

The said property is butted and bounded as follows :

ON THE NORTH : Plot - CE/1/B/39

ON THE SOUTH : Plot No. CE/1/B/41

ON THE WEST : Plot - CE/1/B/35

ON THE EAST : 12M. Wide Road.



IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hand the day month and year first above written.

SIGNED, SEALED AND DELIVERED by

the VENDORS at Kolkata

in the presence of :

Deera Dasgupta

WITNESSES -

1. Anindam Chakraborty

[Signature]

2. Ananta Ghosh
16, Southern Avenue
Kolkata : 700029.

SIGNATURE OF THE VENDORS

SIGNED, SEALED AND DELIVERED by
the PURCHASERS at Kolkata

in the presence of :

1. Anindam Chakraborty

[Signature]
Ananta Ghosh
Aditya Banka
Smriti Gupta

2. Ananta Ghosh
16, Southern Avenue, Kol-29.

SIGNATURE OF THE PURCHASERS

DRAFT PREPARED BY ME: -

[Signature]
MD. MANIR UZ JAMAN

Licence No. DW-1 - 33.

Present Residence :

SHUKHOBISITI Complex

SPARSH Block, Action Area-III

New Town, Kolkata - 700156

Mobile: 9820538095/8420729061

E-mail : manicircle2@gmail.com

RECEIVED of and from within named PURCHASERS the within mentioned sum of Rs.2,20,00,000/ (Rupees Two Crore twenty Lakh) only in full payment of the consideration money as per Memo below :

MEMO OF CONSIDERATION

Date	Cheque/D.D.	Bank	Amount(Rs.)
18.12.2019	001980	KOTAK	2,47,500
18.12.2019	001979	KOTAK	2,47,500
06.02.2020	936997	KOTAK	54,45,000
06.02.2020	054851	KOTAK	34,65,000
06.02.2020	054852	KOTAK	9,90,000
06.02.2020	054849	KOTAK	4,95,000
06.02.2020	936998	KOTAK	59,40,000
06.02.2020	054850	KOTAK	4,95,000
06.02.2020	054847	KOTAK	9,90,000
06.02.2020	054848	KOTAK	34,65,000
		TDS	2,20,000
		TOTAL	2,20,00,000

(Rupees Two Crore twenty Lakh) only

Aravind Chandra

WITNESSES:

1. *Anindam Chakraborty*

Aravind Chandra

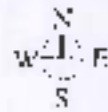
SIGNATURE OF THE VENDORS

2. *Adarsh Garodia*
116, Santham Avenue,
Kolkata - 700021

SITE PLAN OF PLOT CE/1/B/40 OF EASTERN GREENS PROJECT OF WEST BENGAL HOUSING BOARD IN BLOCK CE, LAND CE/1 IN ACTION AREA 1C AT NEW TOWN, RAJARHAT.

AREA OF LAND : 4.49 KATTAH OR 300.64 Sq.M. (APPROX)

CE/1/B/36	CE/1/B/39	12 M. WIDE ROAD
CE/1/B/35	CE/1/B/40	
CE/1/B/34	CE/1/B/41	



Debarshi M
Amisha Banta
Aditya Banta
Smriti Gupta

ALL DIMENSION ARE IN MM.

Neena Gargia

VENDOR SIGNATURE

PURCHASER'S SIGNATURE

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CEMENT,
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1903

N.B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Chhanki</i>	LH					
	RH					

ATTESTED :- *Chhanki*

 <i>Aswathide Sanku</i>	LH					
	RH					

ATTESTED :- *Aswathide Sanku*

 <i>Aditya Barika</i>	LH					
	RH					

ATTESTED :- *Aditya Barika*

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Smriti Gupta</i>	LH					
	RH					

ATTESTED :- *Smriti Gupta*

 <i>Beera Gaudia</i>	LH					
	RH					

ATTESTED :- *Beera Gaudia*

 <i>Anil Kumar</i>	LH					
	RH					


ATTESTED :- *Anil Kumar*

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SALLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.D. -

LH BOX - SMALL TO THUMB PRINTS
RH. BOX - THUMB TO SMALL PRINTS

	LH					
	RH.					

Identified by Anindam Chakraborty

ATTESTED :-

PHOTO	LH					
	RH.					

ATTESTED :-

PHOTO	LH					
	RH.					

ATTESTED :-



Additional District Judge
Morristown, New Jersey, North 24-70

6 6558700



भारत सरकार
GOVERNMENT OF INDIA



श्री. नीरा
Neera Garodia
एन सी आर डीए 15/07/1964
द. मुंबई
4992 0141 1970



आरी आरआर. आरी सीआरए



भारतीय वित्तीय पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

सदरनाम :-
वित्तीय मामलों में श्री. बी. नरेश्वर
श्री. बी. विष्णुवर्धन साहू
कोलकाता, कोलकाता, सरत सेका
रोड, कोलकाता
पिन कोड - 700029

Address:
WG: B.N. Garodia, 115,
de nagore saka saree,
Kohala, Kolkata, Sarat Seke
Road, Kolkata,
West Bengal-700029

4992 0141 1970


1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025

Neera Garodia

for Registration Purpose



NET ID NO. / PERMANENT ACCOUNT NUMBER
AGCPGD111C



THE APPLICANT'S NAME
NEFSA GARDIA

THE APPLICANT'S FATHER'S NAME
HIRAAL SENSARIA

THE APPLICANT'S DATE OF BIRTH
15-07-1954

PRINT SIGNATURE
Nefsa Gardia

Stalin
COMMISSIONER OF INCOME TAX AND CUSTOMS
MUMBAI

Nefsa Gardia

For Registration Purpose





MINISTRY OF SOCIAL JUSTICE AND EMPLOYMENT ASSURANCE



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
 ভারত সরকার
 Unique Identification Authority of India
 Government of India
 Unique ID/Enrollment No.: 5017/01242/21202

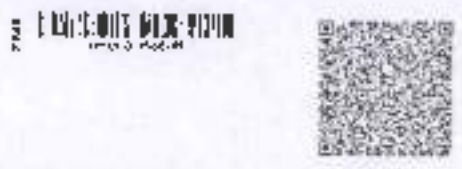
ওয়েব

- অর্থ প্রমাণে প্রমাণ, নথীভুক্ত প্রমাণ দেয়।
- পরিচয় প্রমাণ অস্বাভাবিক পরিস্থিতিতে পুরানো প্রমাণ দেয়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

প্ৰাধিকার
 ১০
 কুমার গার্ডেন
 B-1, Kirti Nagar Colony
 Ansari Road, Phase II, 110 048, New Delhi
 India
 Sector 16, Road, Kirti Nagar
 West Bengal 700029
 ৯১২৪২০১২০২



আপনার আধার সংখ্যা/ Your Aadhaar No. :
5263 0797 7205
 আধার - সাধারণ মানুষের অধিকার

• আধার সারা দেশে প্রযোজ্য।
 • আধার পরিচয় প্রমাণের ও অন্যান্য পরিচয় প্রমাণের প্রমাণ দেয়।
 • Aadhaar is valid throughout the country.
 • Aadhaar will be helpful in availing Government and Non Government services in future.

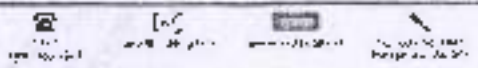
ভারত সরকার
 GOVERNMENT OF INDIA
 কুমার গার্ডেন
 B-1, Kirti Nagar Colony
 Ansari Road, Phase II, 110 048, New Delhi
 India
 ৯১২৪২০১২০২



5263 0797 7205

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 কুমার গার্ডেন
 B-1, Kirti Nagar Colony
 Ansari Road, Phase II, 110 048, New Delhi
 India
 Address
 B-1 Kirti Nagar Colony,
 Ansari Road, Phase II,
 110 048, New Delhi,
 India
 ৯১২৪২০১২০২



For Registration further e-
 Signature

PERMANENT ACCOUNT NUMBER
ADDPG2527J



BRJ MOHAN GARODIA

MANE DHAR GARODIA

DATE OF BIRTH
20-07-1946

COMMISSIONER OF INCOME-TAX, 4-B - 2

For registration purposes
Prifer

આ કાર્ડ કે જો / વિષે કોઈ પણ પ્રકારે કોઈ પણ
 કાર્ય કરવામાં આવે / કરવામાં આવે તે
 અસરકારક રહેશે.
 4-B,
 ડાઉનટાઉન સ્ક્વેર,
 કલકત્તા - 700 029.
 If any alteration is found shortly before the
 issuing authority:
 Assistant Commissioner of Income Tax,
 4-B,
 Down Town Square,
 Calcutta - 700 029.

Registration compulsory

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

Permanent Account Number Card
AOPPR3859H

BEHARU ROY

BEHARU ROY / Father's Name
BEHARU KUMAR ROY

1001/1879



Beharu Roy

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTITSL,
Plot No. 3, Sector 31, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खोया/प्राप्त हुआ तो कृपया सूचित करें/वापस करें।
आयकर सेवा केंद्र, UTTITSL,
प्लॉट नं. 3, सेक्टर 31, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

registration paper only



भारत सरकार
GOVERNMENT OF INDIA



দেবশীষ রায়
Debashis Roy
জন্ম তারিখ/DOB: 10/01/1979
পুল / MALE
7948 1996 4292



অফিস অধিকার, আশাধ পরিচয়

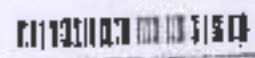
Debashis



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
এম/ও: সুনী কুমার রায়, বিজয়গঞ্জ
পার, পানপুকুর, দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - ৭৪৩৫০২

Address
S/O: Sunil Kumar Roy,
Bijayganj Para,
Panapukur, South 24
Parganas,
West Bengal - 743502



1987
1987
1987
1987

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AISPB7912Q

RTN / Name:
SWATIC DUPTA

RTN के RTN / Owner's Name
SANJAY KUMAR BANNA

कार्ड की तारीख / Date of Issue
12/10/1963


Swatic Gupta
RTN की Signatory



Swatic Gupta

इस कार्ड को खोने / खोने पर कृपया सूचित करें / If lost,
अधिकार विभाग को सूचित करें, पता: पृष्ठ 411 016
5 मीडियम, लोदी रोड, नई दिल्ली-110 002/8
मिडिल कोलोन, नैर डीप बंगलॉव चौक
पृष्ठ-411 016

If this card is lost / someone's lost card is found,
please inform / report to:
Income Tax PAN Services Unit NSDL,
5th Floor, Maxima Sterling,
Plot No. 341, Survey No. 9778,
Model Colony, Near Deep Banglow Chowk,
Pune - 411 016.

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

Swatic Gupta



भारत सरकार
GOVERNMENT OF INDIA



Swati Gupta
Date of Birth: 08/10/1983
Gender: FEMALE



8961 8567 5520

MEERA AADHAAR, MERI PEHCHAN

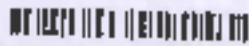
Swati - Gupta



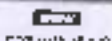
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
W/O Sandeep Kumar Gupta, CB-74,
SALT LAKE CITY, SECTOR-1,
Bidhannagar(M), North 24 Parganas,
West Bengal - 700064

आधार संख्या: 8961 8567 5520



50
पहचान प्रमाण



एन.ए.ए.ए.ए.ए.
National Address Register

Swati Gupta



भारत सरकार
GOVERNMENT OF INDIA



Aditya Banka
Date of Birth: 08/05/1986
Mob: 98441



3858 5951 9567

MEERA AADHAAR, MERI PEHCHAN

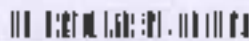
Aditya Banka



राष्ट्रीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
H/O Sanjay Kumar Banka, LB-74, SALT
LAKH CITY, SECTOR-1,
Bidhanagar(M), North 24 Parganas,
West Bengal 700064

Generation Date: 07/01/17



संयुक्त परिवार

www.uidai.gov.in

20 अक्षरों में
Bharat-10000

Aditya Banka

आयकर विभाग		भारत सरकार
INCOME TAX DEPARTMENT		GOVT. OF INDIA
ADITYA BANKA		
SANJAY KUMAR BANKA		
06/06/1986		
Permanent Account Number		
AJTPB0688M		
<i>Sanjay Banka</i>		
Signature		

Aditya Banka

Income Tax PAN Service Unit, UTIIS
 Plot No. 3, Sector 11, CBD Delpur,
 New Mumbai - 400 434
 022-2664 4000/0222 6666 6666
 0222 6666 6666
 0222 6666 6666

Aditya Banka

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ABHISHEK BANKA
SANJAY KUMAR BARKA
05/01/1985

Permanent Account Number
AISP67914J

Abhishek
Signature



Abhishek Barka

Abhishek Barka

If you find this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTISL
Plot No. 3, Sector 11, CHB Bologan,
New Mumbai - 400 054.

यदि आप इस कार्ड को खोया / पाया, कृपया सूचित करें/ वापस करें।
आयकर सेवा सेवा यूनिट, (UTISL)
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बोलगान,
नई मुंबई - 400 054.


 भारत सरकार
 GOVERNMENT OF INDIA



 Ashish Barik
 Date of Birth/DOB: 05/11/1985
 Male/ MALE



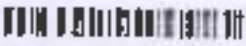
6562 0616 7783

MEERAADHAAR, MERIPEHCHAN

Ashish Barik


 भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
 S/O Sanjay Kumar Barik, CB-74, Salt
 LAKE CITY, SECTOR-I,
 P. Dramaagar (H), North 24 Parganas,
 West Bengal - 700164



1987
 www.uidai.gov.in
 P.O. Box No. 7947
 Bangalore-560 075

Registration Purposes only

भारत सरकार
GOVERNMENT OF INDIA

आरंभक चरित्र
ARNDAM CHAKRABORTY
पंजीकृत / DOB: 25/11/1973
लिंग / GENDER: MALE



7384 6647 0253

आमारा आधर, आमारा पहचान

भारत सरकार
GOVERNMENT OF INDIA

भारतीय स्थितिपत्रपत्राधिकरण
INDIAN SIGNATURE AUTHORITY OF INDIA

पता:	Address:
1. श्री. रामचंद्र शर्मा शर्मा एम. जयपुर, जयपुर, पिन को - 302012	ए. रामचंद्र शर्मा गार्डन लाने, बेलघाटा, कोलकाता, पिन कोलकाता - 700010

7384 6647 0253

MERA AADHAAR, MERI PEHCHAN

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

GRN: 19-201920-017415470-1

Payment Mode Online Payment

GRN Date: 06/02/2020 15:19:43

Bank: HDFC Bank

BRN: 1017038811

BRN Date: 06/02/2020 15:20:56

DEPOSITOR'S DETAILS

Id No.: 15230000158041/3/2020

(Query No./Case No.)

Name: DEBASHIS ROY

Contact No.: 9874019307

Mobile No.: +91 9874019307

E-mail: sun.construction.08@gmail.com

Address: CN 10 MERLIN MATRIX SEC V SALT LAKE

Applicant Name: Mr MD MANIR UZ JAMAN

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	15230000158041/3/2020	Property Registration- Stamp duty	0330-C2-103-009-12	1507583
2	15230000158041/3/2020	Property Registration- Registration Fees	0030-03-104-001-15	225004

Total

1831854

In Words: Rupees Eighteen Lakh Thirty One Thousand Eight Hundred Fifty Four only

Major Information of the Deed

Deed No :	I-1523-01436/2020	Date of Registration	11/02/2020
Query No / Year	1523-0000188041/2020	Office where deed is registered	
Query Date	03/02/2020 2:52:44 PM	A O S R RAJARNAT, District North 24-Parganas	
Applicant Name, Address & Other Details	MR MANIR UZ JAMAN SR SHUKHOBISHTI, AA-III NEW TOWN Thana New Town, District North 24-Parganas WEST BENGAL PIN - 700156, Mouza No 9530536095, Status Deed Water		
Transaction	Additional Transaction		
[D101] Sale, Sale Document	4305' Other than Immovable Property, Declaration (No of Declaration : 2)		
Set Forth value	Market Value		
Rs 22098999/-	Rs 22898999/-		
Stamp Duty Paid/50%	Registration Fee Paid		
Rs 1607909/- Article 23	Rs 2290111/- Article 23 F		
Remarks	Received Rs 500/- F FTY only ; from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District North 24 Parganas P S - Rajarnat Mouza Hiccoi Block C E : J/ No 9 Pin Code 700156

Sl. No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-40		Bastu	Shan	4.49 Katha	220,00,000/-	228,98,999/-	Width of Approach Road 40 Ft Adjacent to Metrol Road
Grand Total :					7.4085Dec	220,00,000 J-	228,98,999 J-	

Seller Details .

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt NEERA GARODIA Wife of late BRIJ MOHAN GARODIA 116 DR. MEGHNAO SAINA SARANI, SANAT BOSE ROAD P O KALIGHAT P S, Kalighat, District-South 24-Parganas, West Bengal, India PIN - 700029, Sex Female, By Caste Hindu, Occupation House wife, Citizen of India, PAN No : AGCPGD111G, Aadhaar No 49xxxxxx1970, Status Individual, Executed by Self, Date of Execution 06/02/2020 Admitted by Self, Date of Admission 06/02/2020, Place Pvt. Residence, executed by Self, Date of Execution 06/02/2020 Admitted by Self, Date of Admission 06/02/2020, Place Pvt. Residence</p>
2	<p>Shri BRIJ MOHAN GARODIA Son of late B D GARODIA 116 DR. MEGHNAO SAINA SARANI, SANAT BOSE ROAD P O - KALIGHAT, P S - Kalighat, District-South 24-Parganas, West Bengal, India PIN - 700029, Block Main, By Caste Hindu, Occupation dweller, Citizen of India, PAN No : AODPC22270, Aadhaar No 62xxxxxx7205, Status Individual, Executed by Self, Date of Execution 06/02/2020 Admitted by Self, Date of Admission 06/02/2020, Place Pvt. Residence, executed by Self, Date of Execution 06/02/2020 Admitted by Self, Date of Admission 06/02/2020, Place Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri DEBASHIS ROY (Presentant) Soni of Late SUNIL KUMAR ROY VILL - PANAPUKUR, P.O. BHANGAR P.S. Kashpur District -South 24-Parganas West Bengal, India. PIN - 743502 Sex Male, By Caste Hindu Occupation Business Citizen of India. PAN No. ADMFR3869H, Aadhaar No. 79xxxxxxx4252, Status Individual. Executed by Self. Date of Execution 06/02/2020 Admitted by Self. Date of Admission 06/02/2020, Place - Pvt. Residence
2	Shri ABHISHEK BANKA Soni of SANJAY KUMAR BANKA CB 74 SALT LAKE CITY SECTOR - I P.O. CC BLOCK P.S. -North Bidhanagar District -North 24-Parganas West Bengal, India. PIN - 700064 Sex Male By Caste Hindu Occupation Business Citizen of India. PAN No. AISP17914J Aadhaar No. Not Provided by UDAI Status Individual, Executed by Self. Date of Execution 06/02/2020 Admitted by Self. Date of Admission 06/02/2020, Place - Pvt. Residence
3	Mr ADITYA BANKA Soni of SANJAY KUMAR BANKA CB 74 SALT LAKE CITY SECTOR - I P.O. CC BLOCK P.S. -North Bidhanagar District -North 24-Parganas West Bengal, India. PIN - 700064 Sex Male By Caste Hindu Occupation Business Citizen of India. PAN No. A LTP90995M, Aadhaar No. 38xxxxxxx9567 Status Individual, Executed by Self. Date of Execution 06/02/2020 Admitted by Self. Date of Admission 06/02/2020, Place - Pvt. Residence
4	Smt SWATI GUPTA Wife of SANDEEP KUMAR GUPTA CB-74 SALT LAKE CITY SECTOR - I P.O. CC BLOCK, P.S. -North Bidhanagar District -North 24-Parganas West Bengal, India. PIN - 700064 Sex Female By Caste Hindu, Occupation Business Citizen of India. PAN No. A SP67912Q Aadhaar No. 69xxxxxxx5620, Status Individual, Executed by Self. Date of Execution 06/02/2020 Admitted by Self. Date of Admission 06/02/2020, Place - Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
ARINDAM CHAKRABORTY Soni of Arindam CHAKRABORTY 57, KAKA KUMAR MALLICK GARDEN LANE, P.O. BELURGHATA P.S. - Belurghata District -South 24 Parganas, West Bengal, India. PIN - 700010			
Identifier of Smt NEERA GARDIA, Smt BRU MOHAN GARDIA, Smt DEBASHIS ROY, Smt ABHISHEK BANKA, Mr ADITYA BANKA, Smt SWATI GUPTA			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Smt NEERA GARDIA	Smt DEBASHIS ROY-0 926063 Dec. Smt ABHISHEK BANKA-0 926063 Dec. Mr ADITYA BANKA-0 926063 Dec. Smt SWATI GUPTA-0 926063 Dec.
2	Smt BRU MOHAN GARDIA	Smt DEBASHIS ROY-0 926063 Dec. Smt ABHISHEK BANKA-0 926063 Dec. Mr ADITYA BANKA-0 926063 Dec. Smt SWATI GUPTA-0 926063 Dec.

Endorsement For Deed Number . I - 152301436 / 2020

On 06-02-2020

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

Presented for registration at 09:20 hrs. on 06-02-2020, at the Private residence, by Smt. DEBASHIS ROY, one of the Owners.

Certificate of Market Value(WB PWTI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,28,99,999/-

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

Execution is admitted on 06/02/2020 by 1. Smt VEERA CAROL A. Wife of Smt BRIJ MOHAN CAROLIA, 116 DR MECHNAD SAHA SARANI, SARAT HOSE ROAD, P.O. KALIGHAT, Thana, Kalghat, South 24-Parganas, WEST BENGAL, India PIN - 700029, by caste Hindu, by Profession House wife. 2. Smt BRIJ MOHAN CAROL A. Son of Late J. J. BANERJEA, 116 DR. MECHNAD SAHA SARANI, SARAT BOSE ROAD, P.O. KALIGHAT, Thana, Kalghat, South 24 Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business. 3. Smt DEBASHIS ROY, Son of Late GUNA KUMAR ROY, VI. 1, HANAPUKUR, P.O. BHANGAR, Thana, Kashipur, South 24 Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Business. 4. Smt APHISHIK BANKA, Son of SANJAY KUMAR BANKA, CB 74, SALT LAKE CITY, SECTOR - 1, P.O. CD BLOCK, Thana, North Bhatnagar, North 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business. 5. Mr ADITYA BANKA, Son of SANJAY KUMAR BANKA, CB 74, SALT LAKE CITY, SECTOR - 1, P.O. CD BLOCK, Thana, North Bhatnagar, North 24 Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business. 6. Smt SIYATEE GUPTA, Wife of SANDEEP KUMAR GUPTA, CB 74, SALT LAKE CITY, SECTOR - 1, P.O. CD BLOCK, Thana, North Bhatnagar, North 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business.

Indefeed by MR NADAY CHAKRABORTY, Son of LAKH CHAKRABORTY, SF, RAM MOHAN, MALICK GARDEN LANE, P.O. BELACHATA, Thana, Seagrama, South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Others.

Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 11-02-2020

Certificate of Admissibility(Rule 41,W.B. Registration Rules 1962)

Admissibility under rule 41 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A. Article number - 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,28,000/-; Aditya - Rs 2,08,990/-; S - Rs 10,010/- and Registration Fees paid by Cash Rs 10,010/- on 06/02/2020.

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB - Online on 05/02/2020, 3:20PM with Govt. Ref. No. 101019100174154761 on 06/02/2020. Amount Rs 2,08,000/- Bank - HDFC Bank; a/c:0900000514, Ref. No. 101008811 on 06/02/2020. Head of Account:0900-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,02,950/- and Stamp Duty paid by Stamp Rs 100/- by online - Rs 15,07,650/-

Description of Stamp

1 Stamp Type Unassessed Serial no 1367 Amount Rs 100/- Date of Purchase 26/05/2015, Vendor name M Mondal
Description of Online Payment Using Government Receipt Portal System (GRPS), Finance Department Govt of WB
Online on 26-02-2020 11:30PM with Govt Ref No 15271905014714701 on 06-07-2020 Amount Rs 16,02,950/-
Bank HDFC Bank, HD: 00000141 Ref No 1011005611 on 26-02-2020 Head of Account 0030-09-103-003-02



Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.O.S.R. RAJARHAT

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 71191 to 71229

being No 152301436 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.02.14 13:02:30 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/02/14 01:02:30 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

