

THIS INDENTURE made this the Uth day of August 2021

BETWEEN ARBINDER SINGH, Son of Late Ajit Singh, Holding

PAN:AEIPS7134K, AADHAAR NO:6239 5590 7893 by faith Sikh,

by nationality-Indian, by occupation Business, and DAVINDER

SINGH, Son of Late Ajit Singh, Holding PAN: ATIPS6649G,

AADHAAR NO: 8128 8233 9349 by faith Sikh, by nationality
Indian, by occupation Business, both residing at Premises

No.60/A, Baidyanath Bagan Area, P. O. Sakchi, P. S. Sakchi,

NO DATE 21 JUN 2021

NAME ADD DEGAS LATE BANGER AM

STAMP VENDOR ASHIM DAS 12/1, Lindray 8th
ADSRO, HASNABAD

BASIRHAT TREASURY 24 PGS(N)

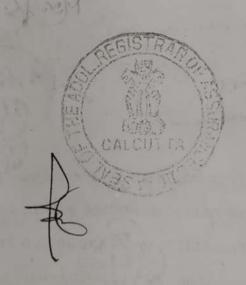
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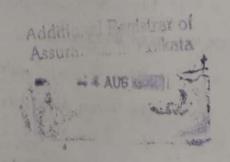
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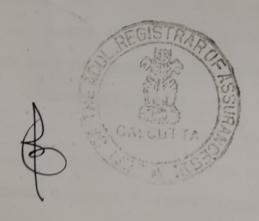




Jamshedpur, Jharkhand-831001, hereinafter jointly called and referred to as the "VENDORS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART:

AND

TEJPAL SINGH, Son of Davinder Singh, Holding PAN:ASWPS1352B, AADHAAR No.4722 4492 9753, by faith Sikh, by nationality-Indian, by occupation Business, residing at House No.71/AG4, Kamal Kunj Gurunanak Nagar, P.O. Sakchi, P.S. Sakchi, Jamshedpur, Jharkhand-Arbinder Singh, JAGBIR SINGH. Son of Holding 831001, PAN:CDJPS5814A, AADHAAR No.4921 3994 5461, by faith Sikh, by nationality-Indian, by occupation Business, residing at Premises No.60/A, P.O. Sakchi, P.S. Sakchi, Jamshedpur, Gurudwara Basti, Sakchi, Jharkhand-831001, JASPAL SINGH, Son of Davinder Singh, Holding PAN:ASWPS0355C, AADHAAR NO.6142 1342 4142, by faith Sikh, by nationality-Indian, by occupation Business, residing at Premises No.60/A, Gurudwara Basti, Sakchi, P.O. Sakchi, P.S. Sakchi, Jamshedpur, Jharkhand-831001, AND AMARJEET SINGH, Son of Arbinder Singh, Holding PAN:CLTPS4201B, AADHAAR NO.7917 6168 4144, by faith Sikh, by nationality-Indian, by occupation Business, residing at FLAT No.AS4 Kamal Kunj, 2nd Floor, 71A, Gurunanak Nagar, Sakchi P.O. Sakchi, P.S. Sakchi, Jamshedpur, Jharkhand-831001, jointly called and referred to as the "PURCHASERS", (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their



Additional Registrar of Assura

respective heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART:**

WHEREAS by virtue of 19 (nineteen) separate Deeds of Conveyance on different dates duly registered in the office of the Additional District Sub-Registrar, Bidhan Nagar (Salt Lake City) and the Additional Registrar of Assurances - II at Kolkata, Sri Nathmal Modi, Smt. Bimla Modi, Sri Ratish Kumar Gupta, Sri Pawan Kumar Gupta, Sri Rajendra Kumar Gupta, Sri Shiva Narayan Gupta, Sri Satyanarayan Gupta, Sri Tripurari Singh and Sri Rajkumar Singh, purchased absolutely and forever ALL THAT piece or parcel of a plot of bastu land containing by estimation an area of 61 (sixty one) Cottahs 2 (two) Chittacks 17 (seventeen) Sq.ft. be the same a little more or less togetherwith existing structures thereon including all rights of common passage in between the Plots being Nos. A, C, D, E, El, E2, F, G, I, J, K, Kl, K2, L, M, O, Ol, Q & R being the parts or portions of Holding No. 956, Calcutta Jessore Road under the Police Station of Lake Town, Kolkata - 700 055 within the limits of South Dum Dum Municipality in Ward No. 20 in the District of North 24-Parganas more particularly mentioned and described in the Schedules thereunder written and clearly delineated with Red border line in the sketch Maps or Plans annexed thereto the said Deeds of Conveyance for the different considerations therein mentioned from the different Vendors namely Smt. Nilima Ganguly, Sri Dilip Kumar Chowdhury, Sri Biswajit Ghosh, Sri Surajit Ghosh, Smt. Sumita Seal, Smt Mita Samajpati, Sri Dilip Kumar Ghosh, Sri Swapan Kumar Ghosh, Smt. Kalpana Bagui, Smt. Alpana Kundu, Smt. Archana Haldar, Sri Sukumar Ghosh, Sri Sachindra Nath Ghosh, Smt. Manjury Ghosh, Sri Ashok Kumar

Ghosh, Sri Kishor Kumar Ghosh, Smt. Dipali Ghosh, Smt. Sikha Ghosh, Smt. Puspa Ghosh, Smt. Kamala Bala Ghosh, Smt. Mira Marick, Smt. Laxmi Ghosh, Smt. Mira Ghosh, Sri Abhijit Ghosh, Smt. Aparna Belel, Smt. Alokananda Poyali, Sri Shyamal Kumar Ghosh, Sri Pitambar Ghosh, Smt. Shefali Ghosh, Smt. Kaberi Deoti, Sri Santi Lal Ghosh, Sri Ranjit Lal Ghosh, Sri Kinkar Lal Ghosh, Smt. Pratima Ghosh, Smt. Purnima Ghosh, Sri Bhudeb Chandra Ghosh, Sri Anirban Ghosh, Smt. Arati Ghosh, Sri Jayanta Ghosh, Sri Sanjib Ghosh, Sri Samiran Ghosh, Sri Ashis Ghosh and Smt. Nilima Ghosh free from all encumbrances whatsoever.

AND WHEREAS by virtue of the said 19 (nineteen) Deeds of Conveyance Sri Nathmal Modi, Smt. Bimla Modi, Sri Ratish Kumar Gupta, Sri Pawan Kumar Gupta, Sri Rajendra Kumar Gupta, Sri Shiva Narayan Gupta, Sri Satyanarayan Gupta, Sri Tripurari Singh and Sri Rajkumar Singh, thus became the absolute Owners and jointly seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of the said plot of bastu land containing by estimation an area of 61 (sixty one) Cottahs 2 (two) Chittacks 17 (seventeen) Sq. ft. be the same a little more or less togetherwith existing structures thereon including common passage in between the said Plot Nos. A, C, D, E, El, E2, F, G, I, J, K, Kl, K2, L, M, O, Ol, Q & R being the parts or portions of Municipal Holding No. 956, Calcutta Jessore Road under the Police Station of Lake Town, Kolkata - 700 055 within the limits of South Dum Dum Municipality in Ward No. 20 in the District of North 24-Parganas.

AND WHEREAS Bimcon India, a sole Proprietorship firm of Sri Nathmal Modi entered into an Agreement dated 4th April, 2006 with the Vendor Nos. 1 to 9 for development of the said plot of land containing by estimation an area of 61 (sixty one) Cottahs 2 (two) Chittacks 17 (seventeen) Sq. ft. be the same a little more or less under certain terms and conditions as mentioned therein.

with Sri Dilip Kumar Agarwal being the Owner of ALL THAT piece or parcel of a plot of bastu land containing by estimation an area of 1 (one) Cottah 10 (ten) Chittacks 17 (seventeen) Sq. ft. be the same a little more or less under Municipal Holding No. 859/S/3, Calcutta Jessore Road presently part of Holding No. 956, Calcutta Jessore Road, Kolkata - 700 055, on 6th October, 2003 wherein the said Bimcon India being the Developer therein has agreed to allot one Flat measuring more or less 700 Sq.ft. super built up area on the First floor and one Shop Room measuring more or less 700 Sq. ft. super built up area on the Ground floor and also the Developer has agreed to pay the sum of Rs. 1,100/- (Rupees One Thousand One Hundred) only as a forfeiture money unto the said Sri Dilip Kumar Agarwal and under further certain terms and conditions as mentioned therein.

AND WHEREAS the said Bimcon India entered into another Agreement with Sri Srinath Jadav being the Owner of <u>ALL THAT</u> piece or parcel of a plot of bastu land containing by estimation an area of 1 (one) Cottah 10 (ten) Chittacks 16 (sixteen) Sq. ft. be the same a little more or less under Municipal Holding No. 859/S/2, Calcutta Jessore Road presently part of Holding No. 956, Calcutta

Jessore Road, Kolkata - 700 055, on 8th October, 2003 wherein the said Bimcon India being the Developer therein has agreed to allot one Flat measuring more or less 700 Sq. ft. super built up area on the First Floor and two Shop Rooms measuring more or less 300 Sq. ft. super built up area in total on the Ground floor and also the Developer has agreed to pay the sum of Rs. 6,00,000/- (Rupees Six Lac) only unto the said Sri Srinath Jadav and under further certain terms and conditions as mentioned therein.

AND WHEREAS the said Bimcon India entered into another Agreement with the said Sri Dilip Kumar Agarwal also being the Owner of ALL THAT piece or parcel of a plot of bastu land containing by estimation an area of 2 (two) Cottahs 7 (seven) Chittacks 20 (twenty) Sq. ft. be the same a little more or less under a portion of old Municipal Holding No. 169, Calcutta Jessore Road presently part of Holding No. 956, Calcutta Jessore Road, Kolkata - 700 055, on 12th May,2005 wherein the said Bimcon India being the Developer therein has agreed to allot two Flats measuring more or less 2000 Sq. ft. super built up area in total on the Second floor and also the Developer has agreed to pay the sum of Rs. 3,00,000/- (Rupees Three Lac) only unto the said Sri Dilip Kumar Agarwal and under further certain terms and conditions as mentioned therein.

AND WHEREAS the said Bimcon India entered into another Agreement with Sri Bholanath Adhikari being the Owner of ALL THAT piece or parcel of a plot of bastu land containing by estimation an area of 1 (one) Cottah 13 (thirteen) Chittacks 8 (eight) Sq. ft. be the same a little more or less under Municipal Holding No. 859/S/1, Calcutta Jessore Road presently part of Holding No. 956, Calcutta Jessore Road, Kolkata - 700 055, on 28th December, 2003 wherein the said Bimcon India being the Developer therein has agreed to allot

one Flat measuring more or less 700 Sq. ft. super built up area on the Second Floor and one South East Corner Shop Room measuring more or less 200 Sq. ft. super built up area on the Ground Floor and also the Developer has agreed to pay the sum of Rs. 4,00,000/-(Rupees Four Lac) only unto the said Sri Bholanath Adhikari and under further certain terms and conditions as mentioned therein.

AND WHEREAS the said Bimcon India entered into another Agreement with Sri Arup Hazra being the Owner of ALL THAT piece or parcel of a plot of bastu land containing by estimation an area of 5 (five) Cottahs 13 (thirteen) Chittacks 30 (thirty) Sq. ft. be the same a little more or less under Municipal Holding No. 852, Calcutta Jessore Road presently part of Holding No. 956, Calcutta Jessore Road, Kolkata – 700 055, on 26th November, 2004 wherein the said Bimcon India being the Developer therein has agreed to allot the Flats measuring more or less 4208 Sq. ft. super built up area in total and six Garages measuring more or less 1052 Sq. ft. super built up area in total on the Ground Floor and also the Developer has agreed to pay the sum of Rs. 6,00,000/- (Rupees Six Lac) only as a refundable security deposit unto the said Sri Arup Hazra and under further certain terms and conditions as mentioned therein.

AND WHEREAS the said Bimcon India entered into another Agreement with Smt. Indrani Sinha & Smt. Krishna Sinha being the Owners of ALL THAT piece or parcel of a plot of bastu land containing by estimation an area of 3 (three) Cottahs be the same a little more or less under Municipal Holding No. 859/M, Calcutta Jessore Road presently part of Holding No. 956, Calcutta Jessore Road, Kolkata - 700 055, on

9th May, 2004 wherein the said Bimcon India being the Developer therein has agreed to allot two Flats measuring more or less 3000 Sq. ft. super built up area in total on the Second Floor and Third Floor and Three Garages measuring more or less 600 Sq. ft. super built up area in total on the Ground Floor and also the Developer has agreed to pay the sum of Rs.1,00,000/- (Rupees One Lac) only as a refundable security deposit unto the said Smt. Indrani Sinha & Smt. Krishna Sinha and under further certain terms and conditions as mentioned therein.

and whereas the said Bimcon India entered into another Agreement with Smt. Sulata Hazra being the Owner of ALL THAT piece or parcel of a plot of bastu land containing by estimation an area of 4 (four) Cottahs 4 (four) Chittacks be the same a little more or less under Municipal Holding No. 283, Calcutta Jessore Road presently part of Holding No. 956, Calcutta Jessore Road, Kolkata - 700 055, on 26th November, 2004 wherein the said Bimcon India being the Developer therein has agreed to allot the Flats measuring more or less 3084 Sq. ft. super built up area in total on the Second Floor and Four Garages measuring more or less 771 Sq. ft. super built up area in total on the Ground Floor and also the Developer has further agreed to pay the sum of Rs. 4,00,000/- (Rupees Four Lac) only as a refundable security deposit unto the said Smt. Sulata Hazra and under further certain terms and conditions as mentioned therein.

AND WHEREAS the said Bimcon India entered into another Agreement with Sri Dilip Kumar Ghosh & Smt. Ila Ghosh being the Owners of <u>ALL THAT</u> piece or parcel of a plot of bastu land containing by estimation an area of 2 (two) Cottahs be the same a little more or less under Municipal Holding No. 861,

Calcutta Jessore Road presently part of Holding No. 956, Calcutta Jessore Road, Kolkata-700 055, on 18th January, 2004 wherein the said Bimcon India being the Developer therein has agreed to allot one Flat measuring more or less 900 Sq. ft. super built up area on the Second Floor unto the said Sri Dilip Kumar Ghosh & Smt. Ila Ghosh and under further certain terms and conditions as mentioned therein.

AND WHEREAS by virtue of the above mentioned Development Agreements the said Bimcon India was sufficiently entitled to develop the above mentioned plots of land along with the common passage thereof containing by estimation an area of 4 (four) Bighas 13 (thirteen) Cottahs 7 (seven) Chittacks 43 (forty three) Sq. ft. be the same a little more or less morefully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and for the sake of brevity hereinafter called and referred to as the "SAID PROPERTY".

AND WHEREAS Subsequently Bimcon Construction (India) Pvt. Ltd., herein after called and referred as the **Developer**, had taken over the Project at the said Holding No. 956, Calcutta Jessore Road, Kolkata - 700 055 from the said Bimcon India with all right, title, interest and liability of the said Project at the said Holding No. 956, Calcutta Jessore Road, Kolkata - 700 055 known as **GOKUL DHAM**

AND WHEREAS after execution of the Development Agreement Sri Nathmal Modi, Smt. Bimla Modi, Sri Ratish Kumar Gupta, Sri Pawan Kumar Gupta, Sri Rajendra Kumar Gupta, Sri Shiva Narayan Gupta, Sri Satyanarayan Gupta, Sri Tripurari Singh and Sri Rajkumar Singh, decided that for the convenience of the sale of the constructed area and collection thereof should be made from

one point and accordingly empowered the Developer herein to sell the entire constructed area and receive all the sale proceeds and thereafter the Developer will pay the said Sri Nathmal Modi, Smt. Bimla Modi, Sri Ratish Kumar Gupta, Sri Pawan Kumar Gupta, Sri Rajendra Kumar Gupta, Sri Shiva Narayan Gupta, Sri Satyanarayan Gupta, Sri Tripurari Singh and Sri Rajkumar Singh, their respective shares from time to time.

AND WHEREAS by virtue of the above mentioned acts, deeds and things the Developer—alone have sole and exclusive right to sell the Flat/Unit/Car Parking Space and other Covered Space in the said Buildings comprising of Block Nos. A, B, C, D, E, F, G, H & I to be constructed by the Developer on the said Property and to enter into Agreement(s) with the intending Purchaser) of the Flat/Unit/Car Parking Space and other Covered Space of the said Buildings together with undivided variable impartible indivisible proportionate share or interest in the land and to receive the sale price in respect thereof.

AND WHEREAS in accordance with the Building Plan being No. 280 dated 13th March, 2007 duly sanctioned from the South Dum Dum Municipality the was constructing the said Buildings comprising of Block Nos. A, B, C, D, E, F, G, H & I which are nearing completion and commonly the said entire Project known as "GOKUL DHAM" lying situate at and being Municipal Holding No. 956, Calcutta Jessore Road, Kolkata - 700 055 under the Police Station of Lake Town within the limits of South Dum Dum Municipality in the District of North 24 Parganas.

AND WHEREAS during the continuation and/or tenure of the said Development Agreement dated 18th January, 2004 the said Dilip Kumar Ghosh died intestate on 19.01.2011 leaving behind him his surviving wife Smt. Ila Ghosh and two daughters namely Smt. Riya Dhar (Ghosh) and Miss. Rakhi Ghosh as his only heiresses and upon the demise of said Dilip Kumar Ghosh his said heiresses jointly inherited the said Property left by him to the extent of undivided equal share each in accordance with the Hindu Succession Act. 1956.

AND WHEREAS to avoid complication and to pay due respect to the sentiment of the said Dilip Kumar Ghosh his said heiresses the said Smt. Ila Ghosh, Smt. Riya Dhar (Ghosh) and Miss. Rakhi Ghosh by virtue of a Deed of Confirmation and Agreement for Sale dated 17.08.2011 duly confirmed in to-to all terms and conditions without any alteration and modification and reserving the right of Owner's Allocation and the Developer's Allocation as mentioned therein the said Development Agreement dated 18th January, 2004.

and BIMCON CONSTRUCTION (INDIA) PVT. LTD. as Developer jointly sold, conveyed and transferred absolutely and forever the ALL THAT piece or parcel of one self contained residential Flat being No.1CI having a super built up area of 1425 Sq.ft. more or less on the First Floor of the building being Block No.H and One Covered Car Parking Space measuring more or less 120 Sq.ft. Super built up area on ground floor together with undivided impartible proportionate share or interest in the land or ground particularly mentioned in the FIRST

amenities and facilities appended thereto the said Project known as GOKUL DHAM lying situate at and being Municipal Holding No.956, Calcutta Jessore Road, Kolkata-700055 under the Police Station of Lake Town within the limits of South Dum Dum Municipality in Ward No. 20, Additional District Sub-Registration Office at Bidhannagar (Salt Lake City) in the District of North 24- Parganas for sake of brevity hereinafter called and referred as the SAID FLAT particularly mentioned in the SECOND SCHEDULE hereinafter written, to ARBINDER SINGH, Son of Late Ajit Singh and DAVINDER SINGH, Son of Late Ajit Singh, by executing a Registered Deed of conveyance on 21st March,2013, at the Office of A.D.S.R. Bidhannagar (Salt Lake), recorded in Book No.I, CD Volume No.2, Pages from 5409 to 5434, Being No.00876 for the year 2013.

AND WHEREAS by virtue of the above mentioned act, deeds and things ARBINDER SINGH and DAVINDER SINGH became the absolute Owners of the SAID FLAT.

AND WHEREAS Vendors offered to sale the SAID FLAT for a total consideration of Rs.80,00,000/= (Rupees Eighty Lakhs) only free from all encumbrances and charges and Purchasers herein agreed to purchase the SAID FLAT for a total consideration of Rs.80,00,000/= (Rupees Eighty Lakhs) only.

NOW THIS INDENTURE WITNESSETH as follows :-

1. In consideration of the said Agreement and in consideration of Rs.80,00,000/= (Rupees Eighty Lakhs) only being the full amount of the consideration money paid by the Purchasers to the Vendors (the receipt whereof the Vendors doth hereby and also by the receipt hereunder written admit and acknowledge to have been received) the Vendors herein do and doth hereby sell transfer convey assure and assigns unto and in favour of the Purchasers herein ALL THAT piece or parcel of one self contained residential Flat being No.1CI having a super built up area of 1425 Sq.ft. more or less on the First Floor of the building being Block No.H and One Covered Car Parking Space measuring more or less 120 Sq.ft. Super built up area together with undivided impartible proportionate share or interest in the land or ground including all common service areas, amenities and facilities appended thereto the said Project known as GOKUL DHAM lying situate at and being Municipal Holding No.956, Calcutta Jessore Road, Kolkata-700055 under the Police Station of Lake Town within the limits of South Dum Dum Municipality in Ward No. 20, Additional District Sub-Registration Office at Bidhannagar (Salt Lake City) in the District of North 24- Parganas, particularly mentioned and described in the SECOND SCHEDULE hereunder written and hereinafter referred to as the SAID FLAT (hereinafter referred to as the said UNDIVIDED SHARE), AND ALSO right title and interest into or upon ALL THAT piece or parcel of one self contained residential Flat being No.1CI having a super built up area of 1425 Sq.ft. more or less on the First Floor of the building being Block No.H and One Covered Car Parking Space measuring more or less 120 Sq.ft. Super built up area together with undivided impartible proportionate share or interest in the land or ground including all common service areas, amenities and facilities appended thereto the said Project known as GOKUL DHAM lying situate at and being Municipal Holding No.956, Calcutta Jessore Road, Kolkata-700055 under the Police Station of

Lake Town within the limits of South Dum Dum Municipality in Ward No. 20, Additional District Sub-Registration Office at Bidhannagar (Salt Lake City) in the District of North 24- Parganas AND also proportionate share in the common parts or portions AND THE Vendors doth hereby release, relinquish and disclaim all their right title and interest into or upon the SAID FLAT TO HAVE AND TO HOLD of the SAID FLAT unto the Purchasers herein absolutely and forever free from all encumbrances trusts liens, lispendens, attachments trust whatsoever subject nevertheless to the easements quasi-easements and other stipulations or provisions in connection with the beneficial use and enjoyment of the SAID FLAT belonging to and held by the Purchasers, subject to payment of maintenance charges as particularly described in the FOURTH SCHEDULE hereinafter mentioned, subject to terms, conditions, enjoyment, benefits mentioned in the Deed of conveyance in the Office of A.D.S.R. Bidhannagar (Salt Lake) on 21st March,2013 vide Deed No.00876 the year 2013 by virtue of which the Vendors herein purchased the said Flat.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

a) The interest which the Vendors do hereby profess to transfer subsists and that the Vendors have good right full power and absolute authority and indefeasible title to grant convey transfer assign and assure of the SAID FLAT and the undivided share hereby granted conveyed transferred assured and assigned unto and in favour of the Purchasers herein the manner as aforesaid.

- b) It shall be lawful for the Purchasers from time to time and at all material times hereafter to enter into hold and enjoy the SAID FLAT and to receive the rents issues and profits thereof and the right to transfer/sale the SAID FLAT without any interruption hindrance claim and/or demand or disturbance hereafter from and by the Vendors or any person or persons claiming from under or in trust for them.
 - c) The SAID FLAT and the undivided share in Land are free and discharged from and against all manners of encumbrances whatsoever.
 - d) The Vendors shall pay all the out going like Municipal Tax etc. upto the date of signing of this present.
 - e) The Vendors shall from time to time and at all materials times hereafter upon every reasonable request and at cost of the Purchasers make do acknowledge execute and perform all such further and other lawful reasonable acts deeds matters conveyances things whatsoever for better and more perfectly assuring the SAID UNIT and the undivided share unto and to the Purchasers herein in the manner as aforesaid as shall or may be reasonably required.
 - f) That the Vendors further covenants with the Purchasers to save harmless, indemnify and keep indemnified the Purchasers from or against all encumbrances charges and equities whatsoever.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of a plot of bastu land containing by estimation an area of 4 (four) Bighas 13 (thirteen) Cottahs 7 (seven) Chittacks 43 (forty-three) Sq.ft. be the same a little more or less togetherwith the buildings comprising of Block Nos. A, B, C, D, E, F, G, H & I being the Project commonly known as "GOKUL DHAM" which is nearing completion lying situate at and being Municipal Holding No. 956, Calcutta Jessore Road, Kolkata - 700 055 in Mouza -Satgachi, J.L. No. 20, R.S. No. 154, Touzi Nos. 169 & 169/2 comprised of C.S. Dag Nos. 469, 469/529, 475, 484, 485, 487, 488, 489, 490, 488/490, 515 & 529 appertaining to C. S. Khatian Nos. 190, 201-Kha, 406, 406-Ka, 406/11, 406/411, 407, 407A, 409, 410, 411, 411/406 & 472 corresponding to R. S. Dag Nos. 488, 1906, 1914,1928 & 1930 appertaining to R. S. Khatian Nos. 406/11, 409, 772, 1081 & 1387 under the Police Station of Lake Town within the limits of South Dum Dum Municipality in Ward No. 20, Additional District Sub-Registration Office at Bidhannagar (Salt Lake City) in the District of North 24-Parganas and butted and bounded in the manner follows:

ON THE NORTH

Partly by Plot No. U, partly by Sarada Pally, partly by Naskar Bagan and partly by Premises No. 862, Calcutta Jessore Road;

ON THE SOUTH

By Calcutta Jessore Road

ON THE EAST

By Premises No. 862, Calcutta Jessore Road;

ON THE WEST

Partly by Premises No. 932A/51, Calcutta

Jessore Road, partly by Bediapara

and partly by Sarada Pally.

THE SECOND SCHEDULE ABOVE REFERRED TO SAID FLAT

ALL THAT piece or parcel of one residential Flat being No.1CI having a super built up area of 1425 Sq.ft. more or less on the First Floor of the building being Block No.H along with One Covered Car Parking Space having a super built up area of 120 Sq.ft. more or less on the Ground Floor together with undivided impartible proportionate share or interest in the land or ground including all other common service areas, amenities and facilities appended thereto excepting any right, title and interest in any manner whatsoever in over and upon the Roof of any Building within the Project known as GOKUL DHAM lying situate at and being Municipal Holding No.956, Calcutta Jessore Road, Kolkata-700055 under the Police Station of Lake Town within the limits of South Dum Dum Municipality in Ward No.20, in the District of North-24 Parganas, particularly mentioned in the FIRST SCHEDULE herein above written. The said Flat is more clearly delineated with RED Border line in the Sketch MAP or PLAN annexed hereto. TOGETHER WITH all right, title and interest easement, quasi easements, benefits, restriction, obligation etc. as mentioned in the Deed of Conveyance dated 21st March,2013 at the Office of A.D.S.R. Bidhannagar (Salt Lake) vide Deed No.00876 for the year 2013.

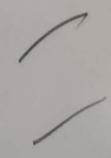
THE THIRD SCHEDULE ABOVE REFERRED TO [COMMON PARTS AND/OR PORTIONS]

- i. Staircase.
- ii. Lobbies on the Ground floor and each floor.
- Electric wiring, Installation of Meters, Fittings and Fixtures for lightening the Staircase, Lobby etc.

- iv. Overhead Water Tank in particular Block in which the Unit is sold to the Purchasers and from which water is supplied to the Unit of the Purchasers with its delivery pipe connected with the said Unit.
- v. Underground Water reservoir from which water is supplied to the Overhead Water Tank and from which is delivered in the Unit.
- vi. Entrance to the said Building from the common passage and driveways on the Ground floor of the said Property being Premises/Holding No. 956, Calcutta Jessore Road under the Police Station of Lake Town, Kolkata 700 055.
- vii. Installations comprised and fitted for common use in the said Building.
- viii. Master/ Disc Antenna for television and other facilities like Cable T.V. on the roof with which the Unit Holder(s) of the said Unit is connected together with its accessories.
- ix. Rooms of Darwan/ Caretaker or Installation of Electric Meters, Electrical Switches and plugs.
- x. Deep tubewell.
- xi. Driveways and internal paths.
- xii. Drains and sewers from the Building to the Municipal drains.
- xiii. Generator and Room if any for installation of the same.
- xiv. Water Pump with Motor and Underground water reservoir in the Premises with water distribution pipes to the overhead water tank of the respective Buildings and room provided for water pump with motor.
- xv. Boundary walls and Main Gates to the Housing Complex.
- xvi. Machineries, Plans and Equipments for the common use of all the Unit Holders.
- xvii. Lift, all apparatus and installations in the said building for common use.
- Note: The Unit Holder(s) of the said Building will not have any right, title and interest in the staircase, lobbies or other facilities which are available in the other Building.

THE FOURTH SCHEDULE ABOVE REFERRED TO (COMMON AND GENERAL EXPENSES)

- General: All costs and expenses for maintaining, repairing, redecoration and doing all acts, deeds and things which are necessary for maintaining and beautifying the whole Complex and the said Buildings. The expenses for maintaining the gutters and water pipes, drains and electric wires for the Complex and the said Buildings and used and enjoyed by the Purchasers in common with other Purchaser(s)/Occupier(s) and in common with other Occupier(s) of the whole Complex and all expenses for maintaining the said Buildings, Main Entrance, Landing, Staircases of the Buildings and Boundary walls of the Main Complex and the costs of cleaning and lightening the whole Complex as well as the said Buildings and keeping the said back and front space of the Complex and the buildings.
 - ii) **Association**: All costs and expenses for establishment and incorporation and registration of the Association for the whole Complex. Proportionate expenses for the Association will be paid by the Purchasers including the cost of its formation, establishment and registration.
 - Operational: The expenses for day to day maintenance of the whole Complex and such expenses to be incurred by the Association will be borne by the Unit Holders proportionately including the salary of the staffs of the Association.
 - iv) Reserves: Creation of funds, replacement, renovation and/or other periodic expenses.



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

SIGNED AND DELIVERED by the **VENDORS** at Kolkata in the presence of:

1) Tapan chakubarty 12/1, Lindsay Street Kol-87

2) Siften Sur street wol-87

SIGNED AND DELIVERED by the **PURCHASERS** at Kolkata in the presence of:

1) Tapan chakraborty

2) Sipten Sus

ARBINDER SINGH

DAVINDER SINGH

TEJPAL SINGH

JACBIR SINGH

JASPAL SINGH

AMARJEET SINGH

Drafted by me

DEBABRATA BANERJEE ADVOCATE

W.B./1167/1981

12/1, Lindsay Street, Kolkata-700087

Received from the Purchasers the within mentioned sum of Rs.80,00,000/= (Rupees Eighty Lakhs) only as per memo below:

MEMO OF CONSIDERATION

cl No	Received from	Received by	Amount	Cheque Number	Cheque Date	Mode
		Davinder Singh	20,00,000.00	24791	25.11.2020	Cheque Payment
2		Davinder Singh	10,00,000.00	IT00BVLEH2	25.11.2020	Online Transfer
3	Jaspal Singh	Davinder Singh			26.11.2020	Online Transfer
		Arbinder Singh		78354	25.11.2020	Cheque Payment
4	Jagbir Singh				25.11.2020	Online Transfer
5		Arbinder Singh			26.11.2020	Online Transfer
6	Amarjeet Singh	jeet Singh Arbinder Singh 10,00,0	10,00,000.00	HOOBVOXII		

1) Tapan chakarborty

ARBINDER SINGH

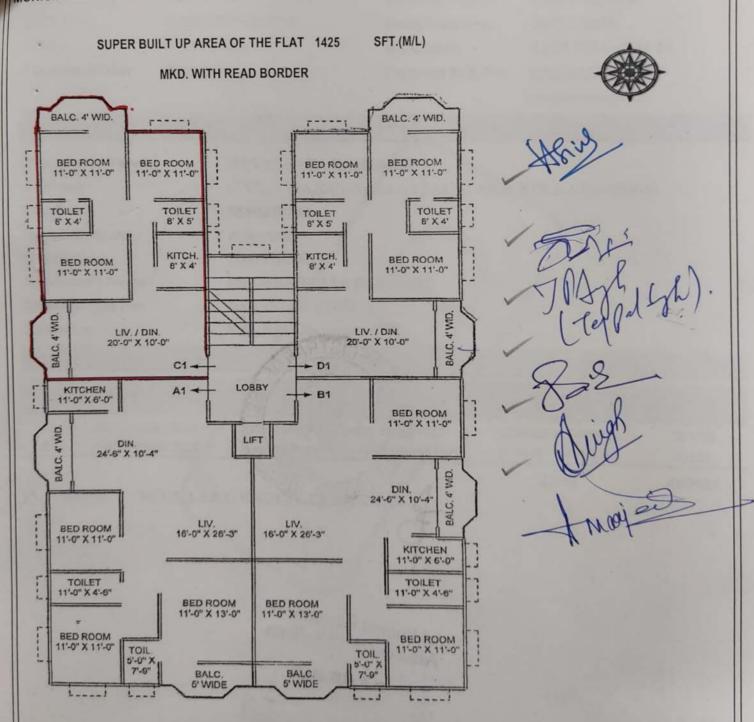
2) Lipten Lan

DAVINDER SINGH

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	Page No.				
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OF THE 152 FLOOR OF THE BUILDING BEING
OF THE HOUSING COMPLEX KNOWN AS "GOKUL DHAM" LYING SITUATE AT AND BEING
PAL HOUSING NO. 956, CALCUTTA JESSORE ROAD, KOLKATA – 700 055 IN MOUZA – SATGACHI, J.L.
20 COMPRISED OF R.S. DAG NOS. 488,1906,1914,1928 & 1930 APPERTAINING TO R.S. KHATIAN NOS.406/11,
09,772,1081 & 1387 UNDER THE POLICE STATION OF LAKE TOWN WITHIN THE LIMITS OF SOUTH DUM DUM
MUNICIPALITY IN WARD NO. 20 IN THE DISTRICT OF NORTH 24 PARGANAS.



TYPICAL FLOOR PLAN

Govt. of West Bengal Directorate of Registration & Stamp Revenue GRIPS eChallan

N Details

GRN:

192021220042781161

GRN Date:

03/08/2021 00:20:41

BRN:

1516780623

Payment Status:

Successful

Payment Mode:

Online Payment

Bank/Gateway:

HDFC Bank

BRN Date:

03/08/2021 00:08:16

Payment Ref. No:

2001310200/1/2021

[Query No/*/Query Year]

Depositor Details

Depositor's Name:

DEBABRATA BANERJEE

Address:

C VII/8, MAHAVIR VIKAS SALT LAKE, KOLKATA-700106

Mobile:

9830058708

Depositor Status:

Advocate

Query No:

2001310200

Applicant's Name:

Mr DEBABRATA BANERJEE

Identification No:

2001310200/1/2021

Remarks:

Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001310200/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	320050
2	2001310200/1/2021	Property Registration-Registration Fees	0030-03-104-001-16	80035
			Total	400085

IN WORDS: FOUR LAKH EIGHTY FIVE ONLY.

अगयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA



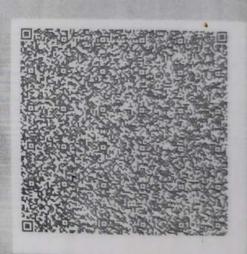
स्थायी लेखा संख्या कार्ड Permanent Account Number Card

AEIPS7134K

নান / Name ARBINDER SINGH

पिता का नाम / Father's Name AJIT SINGH

बन्म की तारीख / ste of Birth 6/1960 हस्ताक्षर / Signature



24032019





भारत सरकार Government of India



अरबिन्दर सिंह Arbinder Singh जन्म तिथि/DOB: 30/06/1960 पुरुष/ MALE



6239 5590 7893

VID: 9156 0722 6547 0026

मेरा आधार, मेरी पहचान



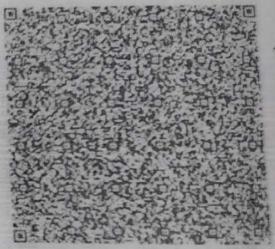
Unique Identification Authority of India

पता:

S/O अजीत सिंह, मकान संख्या-६०/ए, देधनाध बगान गरिया, साकची, पो- साकची, पीछ गुरुद्वारा, जमग्रेदपुर, पुर्वी सिंहमून, डारखाड - 831001

Address:

S/O Ailt Singh, House No-60/A, Baidyanath Bagan Area, Sakchi, Po-Sakchi, Behind Gurudwara, JAMSHEDPUR, Purbi Singhbhum, Jharkhand - 831001



6239 5590 7893

VID: 9156 0722 6547 0026





PRESENTED ANGULA CRESC ETA



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अगयकर विभाग INCOMETAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

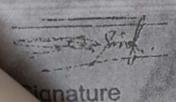
DAVINDER SINGH

AJIT SINGH

18/10/1957

Permanent Account Number

ATIPS6649G









भारत सरकार Government of India



दवीन्दर सिंह Davinder Singh जन्म तिथि/DOB: 18/10/1957 पुरुष/ MALE

-SAM

8128 8233 9349

VID: 9186 9218 0089 5977

मेरा आधार, मेरी पहचान



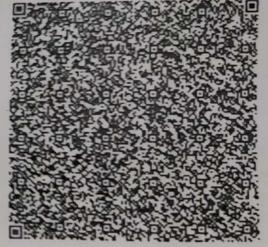
भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

वताः 5/0 अजित सिंह, मकान न०-६०/ए, गुरुद्वारा बस्ती, साकची, पो- साकची, जमशेदपुर, पूर्वी सिंहभूम, झारखण्ड - 831001

Address:

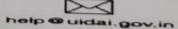
S/O Ajit Singh, H N0-60/A, GURUDWARA BASTI, SAKCHI, PO- SAKCHI, JAMSHEDPUR, Purbi Singhbhum, Jharkhand - 831001

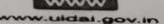


8128 8233 9349

VID: 9186 9218 0089 5977









भारत सरकार Government of India



तेजपाल सिंह Tejpal Singh जन्म तिथि/DOB: 26/01/1982 पुरुष/ MALE



4722 4492 9753



मेरा आधार, मेरी पहचान

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ASWPS1352B



नाम /NAME
TEJPAL SINGH

पिता का नाम /FATHER'S NAME

DAVINDER SINGH

जन्म तिथि /DATE OF BIRTH

26-01-1982

हस्ताक्षर /SIGNATURE



Bhagat

आयकर आयुक्त, रांची COMMISSIONER OF INCOME TAX, RANCHI

आयकर विभाग INCOME TAX DEPARTMENT

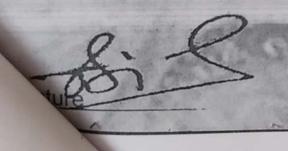


भारत सरकार GOVT. OF INDIA

JAGBIR SINGH ARBINDER SINGH 22/06/1990

Permanent Account Number

CDJPS5814A









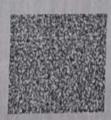


भारतीय विशिष्ट पहचान पाधिकरण Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0815/60010/62582

जगबीर सिंह Jagbir Singh S/O Arbinder Singh House No-60/A Gurudwara Basti sakchi Po-Sakchi Jamshedpur Purbi Singhbhum Jharkhand - 831001 9234203366

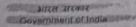




आपका आधार क्रमांक / Your Aadhaar No. : 4921 3994 5461 VID: 9109 7543 8121 4999

मेरा आधार, मेरी पहचान









Jagbir Singh 中间相/DOB: 22/07/1990 YES! MALE

4921 3994 5461 VID: 9109 7543 8121 4999 मेरा आधार, मेरी पहचान







सूचना

- आवार प्रहवान का प्रभाण है, नागरिकता का नहीं।
- सुरिवात QA कोड / ऑफलाइन XML / ऑनलाइन ऑधेंटिकेशन शे पहचान प्रमाणित करें।
- यह एक इलेक्ट्रोंनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Addhaar is a proof of identity, not of citizenship.
- w Verify Identity using Secure QR Code/ Offline XML/ Online Authortication.
- This is electronically generated letter.
 - आधार देश भर में मान्य है।
 - आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
 - आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
 - m आधार को अपने रमार्ट फोन पर रखें, mAadhaar App के साथ।
 - Aadhaar is valid throughout the country.
 - Aadhaar helps you avail various Government and non-Government services easily.
 - Keep your mobile number & email ID updated in Aadhaar.
 - Carry Aadhaar in your smart phone use mAadhaar App.



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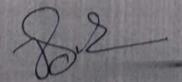
पता: 5/0 अरक्षित्वर शिह, प्रकान मठ-६०/१, गुरुवारा बस्ती शाक्ष्मी, पो-माक्षमी, जमकोपपुर, पूर्वी सिंहभुम, झारक्षम्ब - 831001

Address: S/O Arbinder Singh, House No-60/A, Gurudwara Basti sakchi, Po-Sakchi, Jamshedpur, Purbi Singhbhum, Jharkhand - 831001



4921 3994 5461 VID: 9109 7543 8121 4999

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भारत सरकार Government of India

जसपाल सिंह Jaspal Singh जन्म तिथि/ DOB: 19/12/1983 पुरुष / MALE





6142 1342 4142

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

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पताः

S/O देवन्द्रर सिंह, मकान न० ६०/ए, गुरुद्वारा बस्ती, साकची, पो- साकची, जमशेदपुर, पूर्वी सिंहभूम, झारखण्ड - 831001

Address:

S/O Davinder Singh, H NO. 60/A, GURUDWARA BASTI, SAKCHI, PO- SAKCHI, JAMSHEDPUR, Purbi Singhbhum, Jharkhand - 831001

6142 1342 4142





help@uidai.gov.in



www.uidai.gov.in

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ASWPS0355C

नाम /NAME JASPAL SINGH

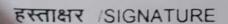
पिता का नाम /FATHER'S NAME DAVINDER SINGH

जन्म तिथि /DATE OF BIRTH

19-12-1983

आयकर आयुक्त, रांची COMMISSIONER OF INCOME TAX, RANCHI











भारत सरकार Government of India



अमरजीत सिंह Amarjeet Singh जन्म तिथि/DOB: 10/03/1992 पुरुष/ MALE

7917 6168 4144

VID: 9103 2940 7483 1827

मेरा आधार, मेरी पहचान



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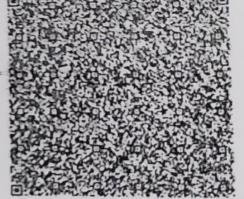
आरतीय विशिष्ट पहचान प्रांधकरण

Unique Identification Authority of India

पताः S/O अरंबिन्दर सिंह, पलैट न०-एएस४,कमल कुञ्ज २ न्ड फलार, ७१ए, गुरुनानक नगर,साकची, पो- साकची, जममेदपुर, पूर्वी सिंहभूम, झारखण्ड - 831001

Address:

S/O Arbinder Singh, FLAT NO-AS4, KAMAL KUNJ 2ND FLOOR, 71A, GURUNANAK NAGAR, SAKCHI, PO- SAKCHI, JAMSHEDPUR, Purbi Singhbhum, Jharkhand - 831001



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COME TAX DEPARTMENT

AMARJEET SINGH

ARBINDER SINGH

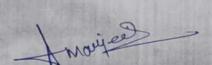
10/03/1992

Permanent Account Number

CLTPS4201B

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Signature





भारत सरकार GOVT. OF INDIA





30042013



INDIAN UNION DRIVING LICENCE JHARKHAND STATE

Name AMARJEET SINGH

S/D/W of ARBINDER SINGH

ID Mark 1 ID Mark 2



DL No. JH05 20101097646

Issue Dt. 22-May-2010

Validity (T)

Validity (NT) 21-May-2030

DOB 10-Mar-1992 Blood group B+

Address KAMAL KUNJ FLAT NO-AS4 2ND FLOOR 71A GURUNANAK NAGAR BIHIND GURUDWARA SAKCHI JSR JAMSHEDPUR (NAC + OG), PURBI

SINGHBHUM,JH 831001

Haz. Valid Till Hill. Valid Till Inv. Crg. No

Badge No Purpose

Class

LMV

MCWG

Endorse No 11-05 /DRP/0002062/2018 Endorse Auth

Issuing Authority DTO JAMSHEDPUR

Issued On

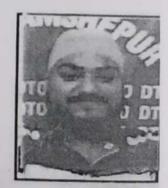
22-May-2010

22-Way-2010

Sign Of Card Amoyees

Sign Of Issuing Authority Was asw

D01694694R





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COME TAX DEPARTMENT

AMARJEET SINGH

ARBINDER SINGH

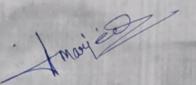
10/03/1992

Permanent Account Number

CLTPS4201B

Amayers

Signature





भारत सरकार GOVT. OF INDIA



30042013



INDIAN UNION DRIVING LICENCE JHARKHAND STATE

Name AMARJEET SINGH SIDING ARBINDER SINGH

ID Mark 1 ID Mark 2



DL No. JH05 20101097646

Issue Dt. 22-May-2010

Validity (T)

Validity (NT) 21-May-2030

JH05

DOB 10-Mar-1992 Blood group B+

Address

KAMAL KUNJ FLAT NO-AS4 2ND FLOOR 71A GURUNANAK NAGAR BIHIND GURUDWARA SAKCHI JSR JAMSHEDPUR (NAC + OG), PURBI

SINGHBHUM, JH 831001

Haz, Valid Till Hill, Valid Till

Inv. Crg. No

Badge No

Class

LMV

MCWG

Endorse No JH05 /ORP/0002062/2018 Endorse Auth

Purpose
Issuing Authority DTO JAMSHEDPUR

Issued On

22-May-2010

22-May-2010

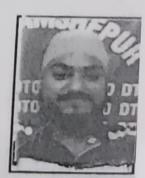
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Card Amoyees

Sign Of Issuing Authority

LAGAGN

D01694694R





20219458 / 9110075046

DATED THIS

DAY OF

BETWEEN

ARBINDER SINGH DAVINDER SINGH

VENDORS

AND

TEJPAL SINGH

JAGBIR SINGH

JASPAL SINGH

AMARJEET SINGH

PURCHASERS

Debabrata Banerjee
Advocate
12/1, Lindsay Street,
Ground & 2nd Floor,
Frond Building
Kolkata -700087.
Ph. No.2252-3241/2633

Major Information of the Deed

Deed No:	I-1903-06332/2021	Date of Registration	04/08/2021			
Query No / Year	1903-2001310200/2021	Office where deed is re	egistered			
Query Date	29/07/2021 9:14:57 PM	1903-2001310200/2021				
Applicant Name, Address & Other Details	DEBABRATA BANERJEE Thana: New Market, District: Kolkata,:Advocate	Kolkata, WEST BENGAL, Mobile No. : 9836849123, Status				
Transaction		Additional Transaction				
[0101] Sale, Sale Documen	t	[4308] Other than Immo Agreement [No of Agree				
Set Forth value	A CONTRACTOR OF THE PARTY OF TH	Market Value				
Rs. 80,00,000/-		Rs. 80,00,000/-				
Stampduty Paid(SD)		Registration Fee Paid	TO SHE WAS A STATE OF THE SHE			
Rs. 3,20,150/- (Article:23)		Rs. 80,098/- (Article:A(1), E)			
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)					

Apartment Details:

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Ward No: 020, Road: Jessore Road, Pin Code: 700055

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	Mouza: Satgachhi	LR - 488, 1906, 1914, 1928, 1930	LR - 406/11 , 409, 772, 1081, 1387	Super Built- up Area: 1425	75,00,000 /-		Flat No: 1cl, Floor No: 1, Apartment Type: Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 7 Year, Block or Building Name/Number: H, Property is on Road, Other Amenities: Lift Facility, New Flat, Status of Completion: Completed
A2	Mouza: Satgachhi	LR - 488, 1906, 1914, 1928, 1930	LR - 406/11 , 409, 772, 1081, 1387	Area of Covered Garage: 135	5,00,000/-	5,00,000/-	, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 7 Year ,Property is on Road, New Flat ,Status of Completion : Completed

Seller Details:

Name, Address, Photo, Finger print and Signature No Name Photo **Finger Print** Signature Mr ARBINDER SINGH Son of Late Ajit Singh Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Office 04/08/2021 04/08/2021 LTI 04/08/2021

City:-, P.O:- Sakchi, P.S:-SAKCHI, District:-Purbi Singhbhum, Jharkhand, India, PIN:- 831001 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx4K, Aadhaar No: 62xxxxxxxx7893, Status:Individual, Executed by: Self, Date of Execution: 04/08/2021, Admitted by: Self, Date of Admission: 04/08/2021, Place: Office

2	Name	Photo	Finger Print	Signature
	Mr DAVINDER SINGH Son of Late Ajit Singh Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Office	(A)		A Dens
		04/08/2021	LTI 04/08/2021	04/08/2021

60/A, Baidyanath Bagan Area, City:-, P.O:- Sakchi, P.S:-SAKCHI, District:-Purbi Singhbhum, Jharkhand, India, PIN:- 831001 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx9G, Aadhaar No: 81xxxxxxxx9349, Status: Individual, Executed by: Self, Date of Execution: 04/08/2021

Admitted by: Self, Date of Admission: 04/08/2021 ,Place: Office

uyer Details:

0	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
	Mr TEJPAL SINGH Son of Mr Davinder Singh Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place: Office			SADE.
ı		04/08/2021	LTI 04/08/2021	04/08/2021

Son of Mr Davinder Singh Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: ASxxxxxx2B, Aadhaar No: 47xxxxxxxx9753, Status: Individual, Executed by: Self, Date of Execution: 04/08/2021

Admitted by: Self, Date of Admission: 04/08/2021 ,Place: Office

Name
Photo
Finger Print
Signature

Mr JAGBIR SINGH
Son of Mr Arbinder Singh
Executed by: Self, Date of
Execution: 04/08/2021
, Admitted by: Self, Date of
Admission: 04/08/2021 ,Place:
Office

04/08/2021

O4/08/2021

O4/08/2021

Son of Mr Arbinder Singh Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: CDxxxxxx4A, Aadhaar No: 49xxxxxxxx5461, Status: Individual, Executed by: Self, Date of

Execution: 04/08/2021

, Admitted by: Self, Date of Admission: 04/08/2021 ,Place: Office

3	Name	Photo	Finger Print	Signature	
	Mr JASPAL SINGH Son of Mr Davinder Singh Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place: Office			Doigh	
		04/08/2021	LTI 04/08/2021	04/08/2021	

Son of Mr Davinder Singh Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: ASxxxxxx5C, Aadhaar No: 61xxxxxxxx4142, Status: Individual, Executed by: Self, Date of

Execution: 04/08/2021

, Admitted by: Self, Date of Admission: 04/08/2021 ,Place: Office

Mr AMARJEET SINGH
(Presentant)
Son of Mr Arbinder Singh
Executed by: Self, Date of
Execution: 04/08/2021
, Admitted by: Self, Date of
Admission: 04/08/2021 ,Place:
Office

O4/08/2021

O4/08/2021

O4/08/2021

Signature

Signature

Son of Mr Arbinder Singh Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: CLxxxxxx1B, Aadhaar No: 79xxxxxxxx4144, Status: Individual, Executed by: Self, Date of

Execution: 04/08/2021

, Admitted by: Self, Date of Admission: 04/08/2021 ,Place: Office

dentifier Details:

lame	Photo	Finger Print	Signature
In TAPAN CHAKRABORTY ion of Late RABINDRA NATH :HAKRABORTY A, GOPAL BOSE LANE, City:-, P.O:- INTHI, P.S:-Sinthi, District:-North 24- larganas, West Bengal, India, PIN:- 00050			Tapan chakscatosity
	04/08/2021	04/08/2021	04/08/2021

dentifier Of Mr ARBINDER SINGH, Mr DAVINDER SINGH, Mr TEJPAL SINGH, Mr JAGBIR SINGH, Mr JASPAL SINGH, Mr AMARJEET SINGH

From	To. with area (Name-Area)
Mr ARBINDER SINGH	Mr TEJPAL SINGH-178.125000 Sq Ft,Mr JAGBIR SINGH-178.125000 Sq Ft,Mr JASPAL SINGH-178.125000 Sq Ft,Mr AMARJEET SINGH-178.125000 Sq Ft
Mr DAVINDER SINGH	Mr TEJPAL SINGH-178.125000 Sq Ft,Mr JAGBIR SINGH-178.125000 Sq Ft,Mr JASPAL SINGH-178.125000 Sq Ft,Mr AMARJEET SINGH-178.125000 Sq Ft
fer of property for A2	
From	To. with area (Name-Area)
Mr ARBINDER SINGH	Mr TEJPAL SINGH-16.875000 Sq Ft,Mr JAGBIR SINGH-16.875000 Sq Ft,Mr JASPAL SINGH-16.875000 Sq Ft,Mr AMARJEET SINGH-16.875000 Sq Ft
Mr DAVINDER SINGH	Mr TEJPAL SINGH-16.875000 Sq Ft,Mr JAGBIR SINGH-16.875000 Sq Ft,Mr JASPAL SINGH-16.875000 Sq Ft,Mr AMARJEET SINGH-16.875000 Sq Ft

n 04-08-2021

ertificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

dmissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 findian Stamp Act 1899.

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

resented for registration at 12:29 hrs on 04-08-2021, at the Office of the A.R.A. - III KOLKATA by Mr AMARJEET INGH, one of the Claimants.

ertificate of Market Value(WB PUVI rules of 2001)

certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 0,00,000/-

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

Execution is admitted on 04/08/2021 by 1. Mr ARBINDER SINGH, Son of Late Ajit Singh, P.O. Sakchi, Thana: SAKCHI, , Purbi Singhbhum, JHARKHAND, India, PIN - 831001, by caste Sikh, by Profession Business, 2. Mr DAVINDER SINGH, Son of Late Ajit Singh, 60/A, Baidyanath Bagan Area, P.O. Sakchi, Thana: SAKCHI, , Purbi Singhbhum, JHARKHAND, India, PIN - 831001, by caste Sikh, by Profession Business, 3. Mr TEJPAL SINGH, Son of Mr Davinder Singh, 71/AG4, Kamal Kunj Gurunanak Nagar, P.O. Sakchi, Thana: SAKCHI, , Purbi Singhbhum, JHARKHAND, India, PIN - 831001, by caste Sikh, by Profession Business, 4. Mr JAGBIR SINGH, Son of Mr Arbinder Singh, 60/A, Gurudwara Basti, Sakchi, P.O. Sakchi, Thana: SAKCHI, , Purbi Singhbhum, JHARKHAND, India, PIN - 831001, by caste Sikh, by Profession Business, 5. Mr JASPAL SINGH, Son of Mr Davinder Singh, 60/A, Gurudwara Sasti, Sakchi, P.O. Sakchi, Thana: SAKCHI, , Purbi Singhbhum, JHARKHAND, India, PIN - 831001, by caste Sikh, by Profession Business, 6. Mr AMARJEET SINGH, Son of Mr Arbinder Singh, AS4 Kamal Kunj, 2nd Floor, 71A, Surunanak Nagar, Sakchi, P.O. Sakchi, Thana: SAKCHI, , Purbi Singhbhum, JHARKHAND, India, PIN - 831001, by faste Sikh, by Profession Business

ndetified by Mr TAPAN CHAKRABORTY, , , Son of Late RABINDRA NATH CHAKRABORTY, 6A, GOPAL BOSE ANE, P.O: SINTHI, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by rofession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,098/- (A(1) = Rs 80,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 63/-, by online = Rs 80,035/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/08/2021 12:23AM with Govt. Ref. No: 192021220042781161 on 03-08-2021, Amount Rs: 80,035/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1516780623 on 03-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,20,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 3,20,050/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15406, Amount: Rs.100/-, Date of Purchase: 21/06/2021, Vendor name: Ashim Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/08/2021 12:23AM with Govt. Ref. No: 192021220042781161 on 03-08-2021, Amount Rs: 3,20,050/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1516780623 on 03-08-2021, Head of Account 0030-02-103-003-02

Somo da

Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1903-2021, Page from 282277 to 282324
being No 190306332 for the year 2021.



Somodn.

Digitally signed by PROBIR KUMAR

Date: 2021.08.13 12:39:10 +05:30 Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2021/08/13 12:39:10 PM ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - III KOLKATA West Bengal.

(This document is digitally signed.)