

0504001763/2020

I-050401563/20



नव्विश्वरঙ्ग पश्चिम बंगाल WEST BENGAL

F 136784

12/06/20

18 JUN 2020

Query No/Year : 2000650420/2020

DEED OF SALE

Mouza - Dakshin Jhapordah, Police Station - Domjur, Dist. Howrah.

Valued at Rs. 1,99,000/- (Rupees One lakh ninety nine thousand) only.

..... ৩২৪ তা. ০৬/০৬/২০

মু. ৫০০/..... টাকা

জেল প্রশাসন পরিষদের মধ্যে প্রকাশিত
সাই..... ২০, হাতী গ্রাম পৌরসভা
জেল শাখা।

নির্বাচিত
নামিক বাচা

গুপ্তনাম প্রতিক্রিয়া, কাহীনের নং ১৫৬
গ্রাম পৌরসভা প্রাথমিক শাখা, কাহীন

Amaranath Datta

S/o. Arun ver Datta
Dakshin Thapovanam

Womint Howrah

711405

Service

Addl. Dist. Sub-Recd.
Dumur, Howrah

18 JUN 2020

(2)

THIS INDENTURE OF CONVEYANCE made this 18th day of June, Two thousand Twenty (2020) A.D. BETWEEN SRI SAKTINATH CHATTERJEE, (PAN ANXPC7298N) (Aadhaar No. 854628240469) son of Late Kashinath Chatterjee, by faith - Hindu, by occupation Business, residing at Vill - P.O. - Dakshin Jhapordah, P.S. Domjur, Dist. Howrah, PIN - 711405, hereinafter referred to as the VENDOR / SELLER (Which expressions shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives, successors in office and assigns) of the FIRST PART.

A - N - D

N S ENGINEERING PROJECTS PRIVATE LIMITED (PAN AACCN4597L) having its registered office at 20, Maharsi Devendra Road, 3rd Floor, Kolkata - 700007, being represented by its DIRECTOR MR. MANOJ KUMAR KEDIA, (PAN AFOPK2703F) (Aadhaar No. 306060603032) son of Pushkar Lal Kedia, by faith- Hindu, Nationality- Indian, by occupation- Business, residing at - 268, G.T.Road, P.O. & P.S. - Lilabari, Howrah - 711204, hereinafter referred to as the PURCHASER / VENDEE (Which expressions shall unless excluded by or repugnant to the context be deemed to include its executors, administrators, legal representatives, successors in office and assigns) of the SECOND PART.

WHEREAS the land appertaining to R.S. Dag no. 605, appertaining to L.R.Dag No. 609, under L.R. Khatian No. 3775, situated at Mouza- Dakshin Jhapordah, Police Station Domjur, District Howrah, to the extent of 08 Satak / decimal out of 16 Satak/Decimal Sadi land, morefully described in the Schedule written hereunder and also delineated with Red Border in the annexed Plan of this Deed of Sale along with all easement rights and privileges hereinafter called the Property which is the subject matter of this present Deed of Sale,

AND WHEREAS All That Sadi land within R.S. Dag no. 605, appertaining to L.R.Dag No. 609, under L.R. Khatian no. 3775 situated at Mouza- Dakshin Jhapordah, Police Station Domjur, District Howrah, to the extent of 5.34 Satak / decimal of Sadi Land previously owned, possessed by and belonged to Sri Saktinath Chatterjee.(present Vendor herein), Who got the same land by way of Gift from Sri Amar Chattopadhyay, Sri Samar Chattopadhyay, Smt. Chameli Mukherjee, Smt. Anjali Mukherjee and Smt. Manjusree Mukherjee, by a registered Deed of Gift which was duly registered at Domjur Additional District Sub Registry Office, and recorded in Book No. I, vide Deed No. 5989, for the year 2008 ;

(3)

AND WHEREAS the said Vendor devolved upon him by way of inheritance from his mother 2.66 Satak/Decimal and became the absolute owner and occupier of the 1.6 share of the aforesaid land and paid the government rents and taxes to the appropriate authority concern and enjoying the same without any disturbances from any others;

AND WHEREAS thus the instant Vendor by aforesaid Deed of Sale became the absolute owner and occupier of the abovementioned 6.34 + 2.66 = 08 Satak/Decimal property which is morefully and particularly described in the Schedule hereunder written.

AND WHEREAS the Vendor has approached to the Purchaser herein to sell, convey, transfer, assign and assure All That more or less 08 decimal / Satak of landed property with all easement right, morefully described in the schedule written hereunder and also demarcated and delineated in a sketch plan annexed hereto.

AND WHEREAS the Purchaser has been on the look out for an appropriate land and has approached the Vendor for purchase the said land subject to the same being free from all encumbrances.

AND WHEREAS the Vendor has represented to the purchaser that the said land is free from all encumbrances that no other person except the Vendor has any interest in the said land or any portion thereof.

AND WHEREAS the Vendor has further represented to the Purchaser, that no part of the said land is vested with the Government of West Bengal or with any Semi Government Authority, and the Vendor has not received any notices in connection therewith.

AND WHEREAS relying upon the said representations of the Vendor and believing the same to be true and correct, the Purchaser has agreed to purchase and the Vendor has agreed to sell ALL THAT about 08 Satak / decimal of land more fully described in the schedule hereunder written free from all encumbrances charges, leases, lis pendens, claims and demands whatsoever at or for a consideration of Rs. 1,99,180/- (Rupees One lakh ninety nine thousand) only and subject to the terms and conditions and stipulations as stated hereinafter.

(4)

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,99,000/- (Rupees One lakh ninety nine thousand) only paid by the Purchaser to the Vendor on or before the execution of these presents, (the receipt whereof the Vendor do hereby admit and acknowledge and discharge and release the said land and every part thereof) the Vendor do hereby convey, transfer, assign and assure unto the Purchaser ALL THAT about 08 decimal / Satak of land more fully described in the schedule written hereunder. HOWSOEVER OTHERWISE the said land or any part thereof now is or hereto before were or was situated, butted, bounded, described or distinguished TOGETHER WITH all issues, privileges easement commodities, appendages and appurtenances and other amenities whatsoever thereunto belonging to or in any wise appertaining thereto held used or occupied therewith or known as part and parcel or member thereof and the Reversion and Reversions, remainder and remainders yearly, monthly and other rents issues and profits thereof AND ALL estate right title interest claim and demand whatsoever of the Vendor into upon or in respect of the said land and every part thereof AND ALL deeds, patta's, writings and muniments and evidences of title relating thereto or any part thereof which now is or may hereafter be in the possession or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action either at law or in equity, TO HAVE AND TO HOLD the same and all and singular the land hereby sold, conveyed, transferred unto and to the use of the Purchaser in fee simple in possession free from all encumbrances whatsoever absolutely and forever AND the Vendor do hereby covenant and agree with the Purchaser THAT NOT WITHSTANDING any act deed or thing done or committed or knowingly permitted or suffered to the contrary by the Vendor or any of its predecessors in title, and the Vendor has good right, full power and absolute authority to sell, grant, convey, transfer, assign and assure the said land unto and to the use of the Purchaser in the manner aforesaid AND THAT the Purchaser shall hold the said land free from and clear and freely and clearly and absolutely acquitted and forever released and discharged or otherwise by the Vendor, and well and sufficiently saved, defended kept harmless and indemnified of from and against all and manner former and other estate, right, title heirs and encumbrances charges whatsoever made done, occasioned, done or suffered by the Vendor or any of its predecessors in title from any persons or persons equitably or lawfully claiming through under or in trust for the Vendor AND FURTHER THAT the Vendor and all

(5)

persons equitably or lawfully claiming any estate or interest in the said land or any part thereof from under or in trust for the Vendor or from or under any of their predecessors in title, shall and will at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said land or every part thereof unto and to the use of the Purchaser as may be reasonably required and the Vendor do hereby further covenant and assure the Purchaser that no part of the said land is vested with Government or any Semi Government Authority AND the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid AND FURTHER THAT the Vendor shall and will hand over all documents and relating papers to the Purchaser.

: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring about 08 (Eight) Satak / decimal out of 16 Satak/Decimal Sali land comprised in R.S. Dag No. 695 (Six hundred five), appertaining to L.R.Dag No. 609 (Six hundred nine) under L.R. Khatian No. 3775 (Three thousand seven hundred seventy five), situated at Mouza Dakshin Jhapordali, J. L. No. 15, Additional District Sub-Registry Office Domjur, Police Station- Domjur, in the District and District Registry Office Howrah, under Dakshin Jhapordali Gram Panchayet.

Applied annual proportionate rent is payable to the Govt. of West Bengal through B. L. & L. R. O. Domjur, Howrah, with Rajat Dakshali Right.

ON THE NORTH : Dag No 590 Sali.

ON THE SOUTH : Dag No 591 Sali.

ON THE EAST : Dag No. 593 Sali.

ON THE WEST : Dag No. 604 Sali.

The Photographs with finger impression of the Vendors and Purchaser attached herewith is a Part of this Deed.

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs. 1,99,000/- (Rupees One lakh ninety nine thousand) only towards total consideration money By Cash :-

1. *S. Awardeh Dhanji*,

Sarki muth Chatterjee
SIGNATURE OF THE VENDOR

2. *Priyamal Neog*

WITNESSES

(6)

IN WITNESS WHEREOF the Vendor has hereunto set and subscribe his respective hands and seals the day, month and year as above written.

Signed, Sealed, and Delivered
In the presence of

WITNESSES

1. Amarnath Dinesh
Danklin Simpsonal
Domjur Howrah.
2. Bimal Narkar
Pai Kandangi Howrah

The contents of this Deed read over
And explained to the Vendor by me.

Bimal Narkar

Sakti Nath Chatterjee
SIGNATURE OF THE VENDOR

Drafted and Prepared by me,

Rajesh Banerjee
Rajesh Banerjee
Licence No. E321
Office - A.D.S.R. Domjur.

Typed by:

Arup Pal
Arup Pal
Domjur, Howrah.



Left Hand

Right Hand

SMALL	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	SMALL

Name : NS ENGINEERING PROJECTS PVT LTD.
Mayur Vihar
Signature : Director



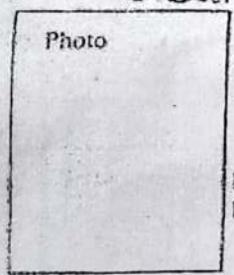
Left Hand

Right Hand

Sakthi Sath Chatterjee
Signature : Sakthi Sath Chatterjee

SMALL	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	SMALL

Name : Sakthi Sath Chatterjee
Signature : Sakthi Sath Chatterjee

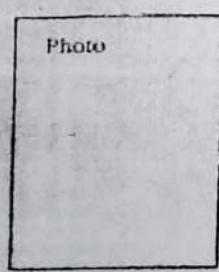


Left Hand

Right Hand

SMALL	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	SMALL

Name :
Signature :



Left Hand

Right Hand

SMALL	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	SMALL

Name :
Signature :

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

GRN. 19-202021-001466967-1
 GRN Date: 17/06/2020 16:17:49
 BRN : 1138269189

Payment Mode Online Payment
 Bank : HDFC Bank
 BRN Date: 17/06/2020 16:18:32

DEPOSITOR'S DETAILS

Name :	RAJESH BANERJEE	Id No. :	2000650420/1/2020
Contact No. :		[REDACTED]	
E-mail :		Mobile No. :	+91 9830430776
Address :	DOMJUR		
Applicant Name :	Mr Rajesh Banerjee		
Office Name :			
Office Address :			
Status of Depositor :	Deed Writer		
Purpose of payment / Remarks :	Sale, Sale Document		

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000650420/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	57128
2	2000650420/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	12456
In Words :	Total Rupees Sixty Nine Thousand Five Hundred Sixty Four only			69584

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

रजती लेखा संख्या कार्ड
Permanent Account Number Card

AACCN4597L



NS ENGINEERING PROJECTS PRIVATE LIMITED

प्रमाणपत्र का नं. 00000000000000000000
Date of Issue: 01/01/2019
01/01/2027

20200109

NS ENGINEERING PROJECTS PRIVATE LIMITED

Manjinder Singh
DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT
MANOJ KUMAR KEDIA
PUSKAR LAL KEDIA

14/06/1970

Forwarded Account Number

AFOPK2703F

Manoj K Dedia
Signature

भारत सरकार
GOVT. OF INDIA



Manoj K. Dedia



ভাৰত সরকার
Government of India

মনজ কুমাৰ কেড়া
Manoj Kumar Kedia
মিতা : পুষ্কৰ লাল কেড়া
Father : Puskar Lal Kedia
জন্মতাৰিতা / DOB : 14/05/1970
পুরুষ / Male



3060 6060 3032

আধাৱ - সাধাৱণ মানুষেৰ অধিকাৱ

Manoj Kedia



Unique Identification Authority of India

Address:
S/O: পুষ্কৰলাল কেড়া, 268, S/O: Puskarlal Kedia, 268, G T
জি টি রোড, লিলুহা, বালি
১৩৪), হোৱাৰ, পশ্চিম, পশ্চিম
৭০১২০৪ ৭০১২০৪
Howrah, Liluah, West Bengal,
711204

3060 6060 3032



1500-9261947



help@uidai.gov.in



UIDAI.GOV.IN

आयकर विभाग
INCOMETAX DEPARTMENT
SAKTINATH CHATTERJEE
KASHINATH CHATTERJEE
19/01/1949
Permit and Account No. 10000
ANXPC7298H

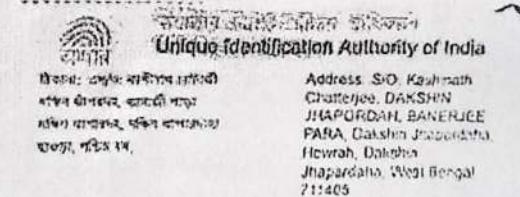
भारत सरकार
GOVT. OF INDIA

Sakti nath chatterjee



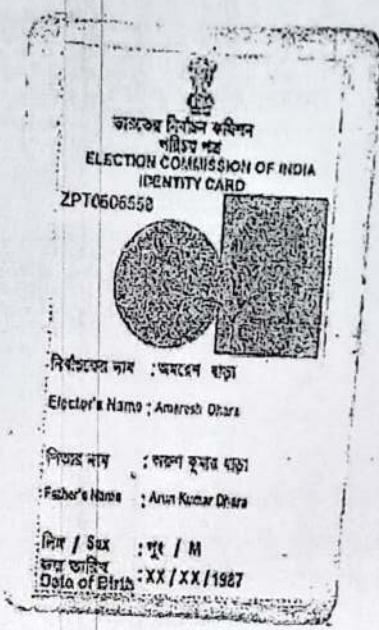
আধাৰ - সাধাৰণ মালুমেৰ অধিকাৰ

Sarki nath chatterjee



8546 2824 0469





Amaranth, Dave

ZP18008558

মুক্তি
বাধা করার প্রতি নির্দেশ এবং বিপক্ষে প্রতি
১৩৩ ৭১১৪০

Address:
**DAKSHIN JIAPORDAH SHISTALA
DAKSHIN JIAPORDAH DOMJUR
HOWRAH 711405**

Digitized by srujanika@gmail.com

Date: 14/12/2008
 143- KRISHNAJIAPORDAH SHISTALA ৭১১৪০ মুক্তি
 পরিচয়পত্র প্রদান স্বাক্ষর
 Facsimile Signature of the Electoral
 Registration Officer for
 13-Japordah Upor Constituency

স্বতন্ত্র পরিচয়পত্র মুক্তি প্রদান করেন। এই কার্ড
 কার্ড অথবা নথি মধ্যে কোনো পরিবর্তন প্রদর্শন করা হয়
 কার্ড কার্ড অথবা নথি মধ্যে কোনো পরিবর্তন প্রদর্শন করা
 হয় তখন এই ঠিকানা পরিবর্তন আনন্দ করা।
 In case of change in address mention this Card No.
 To be returned Form for including your name in the
 list of the electors citizens and to obtain voter card
 মুক্তি করা হবে।

Major Information of the Deed

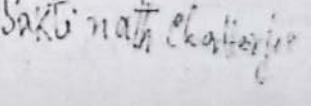
Deed No :	I-0504-01563/2020	Date of Registration	18/06/2020
Query No / Year	0504-2000650420/2020	Office where deed is registered	
Query Date	17/06/2020, 3:52:30 PM	0504-2000650420/2020	
Applicant Name, Address & Other Details	Rajesh Banerjee Dakshin Jhapordah, Thana : DOMJUR, District : Howrah, WEST BENGAL, PIN - 711405 Mobile No. : 9874155687, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,99,000/-	Rs. 12,42,160/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 62,128/- (Article:23)	Rs. 12,436/- (Article:A(1), E)		
Remarks			

Land Details :

District: Howrah, P.S:- DOMJUR, Gram Panchayat: DAKSHIN JHAPARDAHA, Mouza: Dakshin Jhapordah, Jh. No. 15
Pin Code : 711405

Sch No	Plot Number	Khatian Number	Land Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-609 (RS)	LR-3775	Industrial Use	Sali	8 Dec	1,99,000/-	12,42,160/- ,Last Reference Deed No. 0504-1-05989-2008
Grand Total :							1,99,000 /- 12,42,160 /-

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Saktinath Chatterjee (Presentant) Son of Late Kashinath Chatterjee Executed by: Self, Date of Execution: 18/06/2020 Admitted by: Self, Date of Admission: 18/06/2020 ,Place Office	 18/06/2020	 18/06/2020	 18/06/2020

Dakshin Jhapordah, P.O:- Dakshin Jhapordah, P.S:- DOMJUR, District:-Howrah, West Bengal, India, PIN - 711405 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ANXPC7298N, Aadhaar No: 85xxxxxxxxx0469, Status :Individual, Executed by: Self, Date of Execution: 18/06/2020
 Admitted by: Self, Date of Admission: 18/06/2020 ,Place : Office

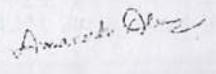
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	N S ENGINEERING PROJECTS PRIVATE LIMITED 20, Maharshi Devendra Road, 3rd Floor, P.O:- Burrobazar, P.S:- Burrobazar, District:-Kolkata, West Bengal, India. PIN - 700007 , PAN No.: AACCN4597L,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Manoj Kumar Kedia Son of Pushkar Lal Kedia 268 G T Road, P.O:- Liluah, P.S:- Liluah, District:-Howrah, West Bengal, India, PIN - 711204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFOPK2703F, Aadhaar No: 30xxxxxxxxx3032 Status : Representative, Representative of : N S ENGINEERING PROJECTS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Amaresh Dhara Son of Late Arun Kumar Dhara Dakshin Jhapordah, P.O:- Dakshin Jhapordah, P.S:- DOMJUR, District:- Howrah, West Bengal, India, PIN - 711405			
	18/06/2020	18/06/2020	18/06/2020

Identifier Of Shri Saktinath Chatterjee, Mr Manoj Kumar Kedia

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Saktinath Chatterjee	N S ENGINEERING PROJECTS PRIVATE LIMITED-8 Dec

Land Details as per Land Record

District: Howrah, P.S:- DOMJUR, Gram Panchayat: DAKSHIN JHAPARDAHA, Mouza: Dakshin Jhapardaha, JU No: 1
Pin Code : 711405

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 609, LR Khatian No:- 3775	Owner:শিশির বানা টেক্সোপাধ্যায়, Gurdian:কাশীনাথ , Address:নিজ , Classification:শালি, Area:0.16000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 050401563 / 2020

On 18-06-2020

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

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

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

Presented for registration at 12:58 hrs on 18-06-2020, at the Office of the A.D.S.R. DOMJUR by Shri Saktinath Chatterjee ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 12,42,160/-

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

Execution is admitted on 18/06/2020 by Shri Saktinath Chatterjee, Son of Late Kashinath Chatterjee, Dakshin Jhapordah, P.O: Dakshin Jhapordah, Thana: DOMJUR, , Howrah, WEST BENGAL, India, PIN - 711405, by caste Hindu, by Profession Business

Indefited by Shri Amresh Dhara, , Son of Late Arun Kumar Dhara, Dakshin Jhapordah, P.O: Dakshin Jhapordah, Thana: DOMJUR, , Howrah, WEST BENGAL, India, PIN - 711405, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,436/- (A(1) = Rs 12,422/-, E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,436/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/06/2020 4:18PM with Govt. Ref. No: 192020210014669671 on 17-06-2020, Amount Rs. 12,436/- Bank HDFC Bank (HDFC0000014), Ref. No. 1138269189 on 17-06-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 62,128/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 57,128/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 394, Amount: Rs.5,000/-, Date of Purchase: 18/06/2020, Vendor name: Narmita Bag

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/06/2020 4:18PM with Govt. Ref. No: 192020210014669671 on 17-06-2020, Amount Rs. 57,128/- Bank HDFC Bank (HDFC0000014), Ref. No. 1138269189 on 17-06-2020, Head of Account 0030-02-103-003-02

SMRITIKANA PANDA
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DOMJUR
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0504-2020, Page from 45316 to 45334
being No 050401563 for the year 2020.



Digitally signed by SMRITIKANA SEN
PANDA

Date: 2020.06.25 16:17:14 +05:30

Reason: Digital Signing of Deed.

(SMRITIKANA PANDA) 2020/06/25 04:17:14 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DOMJUR
West Bengal.

(This document is digitally signed.)