

75 74/14

73/34

Purchase Deed

1-04725/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The Signature sheet and 12036 the endorsement sheets attached with this document are the part of this document.

*[Signature]*

Addl. District Sub-Registrar  
Behala, South 24 Parganas

### DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE** is made on this the 6<sup>th</sup> day of June in the year Two Thousand and Fourteen (2014) of the Christian Eras.

#### BETWEEN

1) **SHRI. SANAT KUMAR GANGULY**, son of Late Anil Bhusan Ganguly & Late Kamala Gangopadhyay @ Ganguly, 2) **SMT. RUPA GANGULY**, wife of Late Salil Kumar Ganguly and daughter-in-law of Late Anil Bhusan Ganguly & Late Kamala Gangopadhyay @ Ganguly, 3) **SHRI. KAUSHIK GANGULY**, son of Late Salil Kumar Ganguly and grandson of Late Anil Bhusan Ganguly & Late Kamala Gangopadhyay @ Ganguly,

Visit Case No. - 746 For 20/14  
 J(1) (a) (K) (2) (3) = 250  
 J(2) (K) (2) = 500  
 Total Rs. = 750

A.D.S.R. (Behala)

298

নং..... SANJAY KUMAR JAIN.....  
ক্রেতা..... ADVOCATE.....  
..... 9 OLD CHINA BAZAR STREET.....  
..... KOLKATA-700001.....  
স্বাক্ষর.....

এ. ডি. এস. আর. অফিস, মগরাহাট  
দক্ষিণ ২৪ পরগণা  
ভেঙার : আসাদুর রহমান

তারিখ..... ৬/৪/১৪.....

*Aditya Agarwal*



*V.C.T.1*  
*1833*

THE PROPERTY PRIVATE LIMITED

RAJAL FINANCIAL & SERVICES PVT. LTD.

in Marketing Pvt. Ltd.

SHUR ENCLAVE (P) LTD.

STUBAI COMPLEX PVT. LTD.

RYAD DEALER PVT. LTD.

BIRAJ DEALER PRIVATE LIMITED  
indaban Enclave Pvt. Ltd.



*Aditya Agarwal*  
Authorised Signatory

A.D.S.R. Behala  
6 JUN 2014  
Dist. South 24 Pgs.

IDENTIFIED BY ME  
*[Signature]*  
MD. MAHFUZ TAKRIM  
B.Sc. Spl. B.A (Double), M.A, LL.B, C.V.R.  
Advocate & Property Valuer  
Calcutta High Court



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4) **SHRI. ABHIK GANGULY**, son of Late Salil Kumar Ganguly and grand son of Late Anil Bhusan Ganguly & Late Kamala Gangopadhyay @ Ganguly, 5) **SMT. MINATI BANERJEE**, wife of Shri Nilmoni Banerjee and daughter of Late Anil Bhusan Ganguly & Late Kamala Gangopadhyay @ Ganguly, 6) **SMT. DIPTI BHATTACHARJEE**, wife of Shri Ashok Bhattacharjee and daughter of Late Anil Bhusan Ganguly & Late Kamala Gangopadhyay @ Ganguly, 7) **SMT. MAITREE SENGUPTA**, wife of Shri Nirban Sengupta and daughter of Late Anil Bhusan Ganguly & Late Kamala Gangopadhyay @ Ganguly, all by faith-Hinduism, Sl No-1 & 3 to 4 are by occupation- Business, Sl No-2 & 5 to 7 are by occupation-House Wife, Sl No-1 & 5 to 7 are residing at 90C, Jadunath Ukil Road, P.S.-Haridevpur, Kolkata-700 104, District-24 Parganas (South), Sl No 2 to 4 are residing at 4, Jadunath Ukil Road, P.S.-Haridevpur, Kolkata-700 104, District-24 Parganas (South), Sl No-1 to 7 are being represented by their Lawful Constituted Attorneys 1)**SHRI PRADIP SETH**, son of Shri Nemai Seth, holder of P.A.N.-ALGPS2565R, by faith- Hindu, by occupation- Business, residing at 82/1, Raja Ram Mohan Roy Road, P.S.-Behala, Kolkata-700 041, 2)**SHRI NEPAL MAKHAL**, son of Purna Chandra Makhal, holder of P.A.N.-AJVPM5218J, by faith- Hindu, by occupation- Business, residing at Chak Thakurani, Kalitala, P.S.-Haridevpur, Kolkata- 700 104, vide Deed No-IV-2310/2013, hereinafter jointly called and referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include their heirs, successors, executors, administrators, agents and assign etc) of the **ONE PART**.



V.C.T.1  
1834

*Kepa Malhal*  
CONSTITUTED ATTORNEY OF VENDORS



V.C.T.1  
1835

*Pradip Saha*  
CONSTITUTED ATTORNEY OF VENDORS

IDENTIFIED BY ME

*[Signature]*

MD. MAHFUZ TAKRIM  
B.Sc, Spk BA (Doubt), MA, LLB, C.V.R.  
Advocate & Property Valuer  
Calcutta High Court



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**AND**

1) **MIRIK PROPERTY PRIVATE LIMITED**, holder of P.A.N.-AAECM 1860B, having its office at 6C, Elgin Road, 4th Floor, Kolkata-20, 2) **NAWHAH FINANCIAL & SERVICES PRIVATE LIMITED**, holder of P.A.N.-AABCN1220B, having its office at 6C, Elgin Road, 4th Floor, Kolkata-20, 3) **CALVIN MARKETTING PRIVATE LIMITED**, holder of P.A.N.-AABCC1886A, having its office at 6C, Elgin Road, 4th Floor, Kolkata-20, 4) **MADHUR ENCLAVE PRIVATE LIMITED**, holder of P.A.N.-AAECM1851C, having its office at 6C, Elgin Road, 4th Floor, Kolkata-20, 5) **RITURAJ COMPLEX PRIVATE LIMITED**, holder of P.A.N.-AACCR9742H, having its office at 6C, Elgin Road, 4th Floor, Kolkata-20, 6) **AZAD DEALER PVT. LTD.** holder of P.A.N.-AACCA5415G, having its office at 6C, Elgin Road, 4th Floor, Kolkata-20, 7) **NIRAJ DEALER PVT. LTD.** holder of P.A.N.-AABCN0371M, having its office at 6C, Elgin Road, 4th Floor, Kolkata-20, 8) **BRINDABAN ENCLAVE PVT. LTD.** holder of P.A.N.-AACCB7610C, having its office at 6C, Elgin Road, 4th Floor, Kolkata-20, all are private limited companies incorporated under the provisions of the Companies Act, 1956, being represented by their Authorized Signatory **SHRI ADITYA AGARWAL**, son of Shri Sunil Agarwal, hereinafter jointly called and referred to as the "**PURCHASERS**", (which expression shall unless excluded by or repugnant to the context shall mean and include their successors, executors, administrators, legal representative, successors-in-interest, successors-in-office and assign etc) of the **OTHER PART**.

**WHEREAS** one **SHRI. ANIL GANGULY @ ANIL BHUSAN GANGOPADHYAY**, son of Late Harendra Bhusan Gangopadhyay became the absolute owner, occupier, seized and possessed by virtue of recorded his name in the R.O.R. of R.S. Record in respect of 48 Decimal i.e. 29Kattahs 00Chittaks 29Sqft comprising in R.S. Dag No-197 under R.S. Khatian no-526 corresponding to L.R. Dag No-238 under L.R.



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Khatian Number-199 and in respect of 10 Decimal i.e. 6Kattahs 00Chittaks 36Sqft comprising in R.S. Dag No-198 under R.S. Khatian no-526 corresponding to L.R. Dag No-240 under L.R. Khatian Number-199 lying in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Thakurpukur & now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, District-24 Parganas (South).

**WHEREAS** while the said **SHRI. ANIL GANGULY @ ANIL BHUSAN GANGOPADHYAY**, son of Late Harendra Bhusan Gangopadhyay had been enjoying the right, title, interest and possession in respect of the aforesaid property measuring more or less 48 Decimal i.e. 29Kattahs 00Chittaks 29Sqft comprising in R.S. Dag No-197 and in respect of 10 Decimal i.e. 6Kattahs 00Chittaks 36Sqft comprising in R.S. Dag No-198 lying in Mouza-Ramchandrapur, in District-24 Parganas (South), freely and voluntarily granted, conveyed, transferred, given, assigned and assured the same unto and to his wife namely **SMT. KAMALA GANGOPADHYAY** by virtue of "Deed of Gift" which was registered in the office of A.D.S.R. at Alipur on 11/03/1985 and duly recorded in Book Number-I, Volume Number-30, Pages in written 465 to 470, Deed Number-1812 and for the year 1985.

**AND WHEREAS** thus **SMT. KAMALA GANGOPADHYAY** became the absolute owner of entire 58 Decimal i.e. 35Kattahs 01Chittaks 20Sqft comprising in R.S. Dag No-197 & 198 under R.S. Khatian Number-526 in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, corresponding to L.R. Dag No-238 & 240 respectively under L.R. Khatian Number-199, District-24 Parganas (South).

**AND FURTHER WHEREAS** while **SMT. KAMALA GANGOPADHYAY** had been enjoying the right, title, interest and possession in respect of the aforesaid property measuring more or less 48 Decimal i.e. 29Kattahs 00Chittaks 29Sqft comprising in R.S. Dag No-197 and in respect of 10 Decimal i.e. 6Kattahs 00Chittaks 36Sqft comprising in



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R.S. Dag No-198 lying in Mouza-Ramchandrapur, in District-24 Parganas (South), recorded her name in L.R. record of rights under L.R. Khatian Number-199 corresponding to L.R. Dag Number-238 & 240 and had been paying rent before the concern authority regularly.

**AND FURTHER WHEREAS** while **SMT. KAMALA GANGOPADHYAY** had been enjoying the right, title, interest and possession in respect of her 58 Decimal i.e. 35Kattahs 01Chittaks 20Sqft comprising in R.S. Dag No-197 & 198 under R.S. Khatian Number-526 in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, corresponding to L.R. Dag No-238 & 240 respectively under L.R. Khatian Number-199, District-24 Parganas (South), died on 24/11/1998 and leaving intestate behind her husband namely **SHRI. ANIL GANGULY @ ANIL BHUSAN GANGOPADHYAY**, two sons namely **SHRI. SANAT KUMAR GANGULY, SHRI. SALIL GANGULY** and three daughters namely **SMT. MINATI BANERJEE, SMT. DIPTI BHATTACHARJEE, SMT. MAITREYEE SENGUPTA**, as her only legal heirs and successors.

**AND FURTHER WHEREAS** while **SHRI. ANIL GANGULY @ ANIL BHUSAN GANGOPADHYAY** had been enjoying the right, title, interest and possession in respect of his 1/6<sup>th</sup> undivided share or interest in 58 Decimal i.e. 35Kattahs 01Chittaks 20Sqft comprising in R.S. Dag No-197 & 198 under R.S. Khatian Number-526 in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, corresponding to L.R. Dag No-238 & 240 respectively under L.R. Khatian Number-199, District-24 Parganas (South), died on 06/01/2001 and leaving intestate behind his two sons namely **SHRI. SANAT KUMAR GANGULY, SHRI. SALIL GANGULY** and three daughters namely **SMT. MINATI**



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**BANERJEE, SMT. DIPTI BHATTACHARJEE, SMT. MAITREYEE SENGUPTA**, as his only legal heirs and successors.

**AND FURTHER WHEREAS** while **SHRI. SALIL GANGULY** had been enjoying the right, title, interest and possession in respect of his 1/5<sup>th</sup> undivided share or interest in 58 Decimal i.e. 35Kattahs 01Chittaks 20Sqft comprising in R.S. Dag No-197 & 198 under R.S. Khatian Number-526 in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, corresponding to L.R. Dag No-238 & 240 respectively under L.R. Khatian Number-199, District-24 Parganas (South), died on 24/04/2007 and leaving intestate behind his wife namely **SMT. RUPA GANGULY** and two sons namely **SHRI. KAUSHIK GANGULY, SHRI. ABHIK GANGULY**, as his only legal heirs and successors.

**AND FURTHER WHEREAS** thus while the present owners i.e. vendor number 1 to 7 have been jointly enjoying the right, title, interest and possession in respect of their 58 Decimal i.e. 35Kattahs 01Chittaks 20Sqft comprising in R.S. Dag No-197 & 198 under R.S. Khatian Number-526 in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, corresponding to L.R. Dag No-238 & 240 respectively under L.R. Khatian Number-199, District-24 Parganas (South), a portion of land measuring 5240 Sqft i.e. 7Kattahs 4Chittaks 20Sqft merged with local road for its development work which is lying in and around of the aforesaid property and thus after survey physically said property became 27Kattahs 13Chittaks in measurement. ✓

**AND FURTHER WHEREAS** thus while the present owners i.e. vendor number 1 to 7 have been jointly enjoying the right, title, interest and possession in respect of their **27Kattahs 13Chittaks** of land appertaining to R.S. Dag No-197 & 198 under R.S. Khatian Number-526 in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala,



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then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, corresponding to L.R. Dag No-238 & 240 respectively under L.R. Khatian Number-199, District-24 Parganas (South), executed a registered Power of Attorney for the sake of convenience to transfer their ownership right in respect of the aforesaid property measuring more or less , where they duly nominated, constituted and appointed their two close associates namely **1)SHRI PRADIP SETH**, son of Shri Nemai Seth, by faith- Hindu, by occupation- Business, residing at 82/1, Raja Ram Mohan Roy Road, P.S.-Thakurpukur, Kolkata-700 041, **2)SHRI NEPAL MAKHAL**, son of Shri Purna Chandra Makhal, by faith-Hindu, by occupation- Business, residing at Chak Thakurani, Kalitala, P.S.-Haridevpur, Kolkata-700 0104, as **"LAWFUL ATTORNEY"** which was registered in the office of A.D.S.R. Alipur on 17/12/2013 and duly recorded in Book No-IV, Volume No-6, Pages in written 889 to 900, Deed No-2310 and for the year 2013.

**AND FURTHER WHEREAS** while the present owners or vendors i.e. said **1) SHRI. SANAT KUMAR GANGULY, 2) SMT. RUPA GANGULY, 3) SHRI. KAUSHIK GANGULY, 4) SHRI. KAUSHIK GANGULY, 5) SMT. MINATI BANERJEE, 6) SMT. DIPTI BHATTACHARJEE, 7) SMT. MAITREE SENGUPTA**, have been jointly enjoying the right, title, interest and possession in respect of their demarcated land measuring more or less **27Kattahs 13Chittaks** of land appertaining to R.S. Dag No-197 & 198 under R.S. Khatian Number-526 in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, corresponding to L.R. Dag No-238 & 240 respectively under L.R. Khatian Number-199, District-24 Parganas (South), sold, conveyed and transferred a demarcated land measuring more or less **2Kattahs 7Chittaks 38Sqft** to a local club through their aforesaid appointed Constituted Attorneys.



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**The Vendors** are being in financial requirement have decided to sell out and transfer the demarcated schedule property measuring more or less **25Kattahs 05Chittaks 07Sqft** of land appertaining to R.S. Dag No-197 & 198 under R.S. Khatian Number-526 in Mouza-Ramchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, corresponding to L.R. Dag No-238 & 240 respectively under L.R. Khatian Number-199, District-24 Parganas (South) through their aforesaid appointed Constituted Attorneys and thus Purchasers have agreed to purchase the same hereinafter called the said land at a price of **Rs.60,00,000/- (Rupees Sixty Lakhs only)** which is free from all encumbrances, charges, mortgages, disputes, lispences, acquisitions, requisitions, alignments.

**AND WHEREAS** the Vendors have assured and represented unto the purchasers as follows:

- 1) The Vendors are having permanent heritable and transferable right in the schedule property and is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said land and are entitled to deal with and transfer the said land i.e. schedule property without any restriction, dispute, denial, claim or obligation from any body else.
- 2) The said demarcated land i.e. schedule property is free from all encumbrances, charges, mortgages, disputes, lispences, acquisition, requisitions and alignments.
- 3) The Vendors have duly paid all rates, land revenues, Municipal Taxes including all other impositions and/or outgoings payable in respect of their demarcated land up to the date of execution of the "Deed of Conveyance".



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4) The Vendors have not received and are not aware of any notice of acquisition or requisition or alignments of the schedule property or any part thereof and no suit or proceeding relating to the schedule property has been initiated and /or is pending in any court of law and the schedule property is free from any lispendences.

5) The Vendors have not entered into any agreement with any third party for sale or otherwise in respect of the schedule property or any portion thereof.

6) The schedule property has not been given for agriculture purpose to any "CHASI", "BHAGCHASI" and /or any "JOTEDAR".

7) That the schedule property is Danga and Garden (Bagan) in nature in respect of two dags respectively.

**AND WHEREAS** relying on the said assurances and representation of the Vendors and believing the same to be correct and true, the Purchasers have agreed to complete the purchase of the schedule property and pay the consideration money to the Vendors herein and has conveyance thereof.

**NOW THIS INDENTURE WITNESSES** that in pursuance of the said agreement and in consideration of the said sum of **Rs.60,00,000/- (Rupees Sixty Lakhs only)** paid by the Purchasers to the Vendors at the time of execution of these presents (the receipt of which appointed constituted attorneys of the Vendors hereby admit and acknowledge).

**The Vendors** hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers in respect of the schedule property fully described in the schedule hereunder written and hereinafter and before called the "SCHEDULE PROPERTY" TOGETHER WITH all the legal incidents thereof AND also all deeds, Pattas and porchas, title deeds exclusively relating thereto AND also with all rights, privileges, easements, rents, issues and profits and yield thereof AND all the estate



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right, title, interest, property claim and demand whatsoever of the Vendors into and upon the said premises AND all other benefits and rights appertaining thereto AND various rights in all approaches, paths, passages thereto TOGETHER WITH all its rights, liberties, privileges, easements and quasi-easements whatsoever at law and in equity to and unto the Purchaser TO HAVE AND TO HOLD the same jointly in equal shares absolutely and forever as heritable and transferable estate in free simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, lispendences whatsoever but subject to payment of annual land revenue (Khajana) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.

**THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS**  
**as follows:**

I) The right, title and interest in the land of the said premises which the Vendors do hereby profess to transfer and that the Vendors have the absolute right, full power and absolute authority to grant, sell, convey, transfer unto the Purchaser, ownership entitlements, rights, title and interest in the said demarcated land together with the benefits and rights in the manner aforesaid including rights to easements thereof in the manner aforesaid.

II) After purchasing the said land, the Purchasers will have absolute authority to sell, transfer, assign, mortgage and /or let out the said demarcated land or any part thereof and the Purchasers shall have the right to mutate its name in respect of the Schedule Property and to construct building or buildings with the prior sanction or approval of the concerned authority.



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**III)** It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon to hold use and enjoy the schedule property and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendors and their predecessors-in-title or any person or persons claiming through under or in trust for the Vendors and free and clear from and against all manner of encumbrances, mortgages, charges, trust, liens and attachments whatsoever.

**IV)** The Vendors shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers and from time to time make do, acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said premises together with the benefits and rights hereby granted unto the Purchasers as in the manner aforesaid.

**V)** The Vendors have not done any act, deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchaser hereunder may be prejudicially affected.

**VI)** That if any error or omission in the recital of the 'Deed of Conveyance', transpires at a later date, the Vendors at the cost and request of the purchasers shall do and execute or cause to be done or executed any 'Supplementary Deed' or 'Deed of Declaration' or 'Deed of Rectification' whatsoever in favour of the Purchasers.



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## SCHEDULE PROPERTY

**ALL THAT PIECE AND PARCEL** of demarcated land measuring more or less **25Kattahs 05Chittaks 07Sqft** situated within **Mouza-Ramchandrapur**, Pargana- Magura, appertaining to **R.S. Dag No. 197 & 198** under **R.S. Khatian No-526** corresponding to **L.R. Dag no- 238 & 240** under L.R. Khatian no-199, Touzi no- 416B1, J.L. No. 31, R.S. No- 334, **Police Station- Haridevpur**, District- 24 Parganas (S), under Joka-I Gram Panchayet which is written in details as per following paragraphs:-

MOUZA	R.S. KHATIAN	R.S. DAG	LAND AREA
RAMCHANDRAPUR	526	197 ✓	21Kattah 05Chittak 05Sqft ✓
RAMCHANDRAPUR	526	198 ✓	04Kattah 00Chittak 02Sqft ✓
<b>TOTAL=</b>			<b>25Kattah 05Chittak 07Sqft</b> ✓

together with all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath the soil thereto and more fully shown in the copy of annexed plan delineated in the "**RED VERGE**" which is butted and bounded as follows:-

**NORTH**--- 9 ft wide common passage and thereafter land of R.S. Dag No-195 & 196.

**SOUTH**--- Land of R.S. Dag No-200 and land of R.S. Dag No-199.

**EAST**--- Land of R.S. Dag No-700, Part land of R.S. Dag No-197 and 23 ft wide ~~R.M.C.~~ road.

*Kaeha,*

**WEST**--- 8 ft wide common passage and thereafter land of R.S. Dag No-701.

*Police Station  
Magura*

PROPERTY



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

**SIGNED SEALED AND DELIVERED**

at Kolkata in the presence of:

1. Gouri Chandrea Giti  
Chak Thakur Sami  
P.S. Hari chowpur  
KOL-106
2. Niladri Kumar Das  
62 Elgin Road  
Kolkata-700020.

*Alpa Mahal*

CONSTITUTED ATTORNEY OF VENDORS

*Pradip Saha*

CONSTITUTED ATTORNEY OF VENDORS

.....  
**SIGNATURE OF VENDORS**

~~GENIE PROPERTY PRIVATE LIMITED~~

~~UNIVERSAL FINANCIAL & SERVICES PVT. LTD.~~

Calvin Marketing Pvt. Ltd.

MADHUR ENCLAVE (P) LTD.

~~UTURAJ COMPLEX PVT. LTD.~~

~~ATAD DEALER PVT. LTD.~~

~~OF NIKAS DEALER PRIVATE LIMITED~~

Brindaban Enclave Pvt. Ltd.

*Aditya Aggarwal*

Authorized Signatory

.....  
**SIGNATURE OF PURCHASERS**

Drafted by me as per information  
And instruction furnished by the  
Parties.

*MD. MAHFUZ TAKRIM*

ADVOCATE

MD. MAHFUZ TAKRIM

Advocate & Property Valuer

Advocate & Property Valuer  
Calcutta High Court



A.D.S.M. Behala  
6 JUN 2014  
Dist. South 2-4-1994



## MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.60,00,000/- (Rupees Sixty Lakhs only) being the consideration in full and final payment as per memo below:

SL. NO	PARTICULARS	ISSUED IN THE NAME OF	AMOUNT IN RUPEES
1.	Bank Draft vide No-569584 dated 05/06/14 issued by Citi Bank, N.A. Calcutta.	PRADIP SETH	Rs.9,00,000/-
2.	Bank Draft vide No-569585 dated 05/06/14 issued by Citi Bank, N.A. Calcutta.	PRADIP SETH	Rs.9,00,000/-
3.	Bank Draft vide No-569586 dated 05/06/14 issued by Citi Bank, N.A. Calcutta.	PRADIP SETH	Rs.9,00,000/-
4.	Bank Draft vide No-569587 dated 05/06/14 issued by Citi Bank, N.A. Calcutta.	PRADIP SETH	Rs.3,00,000/-
5.	Bank Draft vide No-569588 dated 05/06/14 issued by Citi Bank, N.A. Calcutta.	NEPAL MAKHAL	Rs.9,00,000/-
6.	Bank Draft vide No-569589 dated 05/06/14 issued by Citi Bank, N.A. Calcutta.	NEPAL MAKHAL	Rs.9,00,000/-
7.	Bank Draft vide No-569590 dated 05/06/14 issued by Citi Bank, N.A. Calcutta.	NEPAL MAKHAL	Rs.9,00,000/-
8.	Bank Draft vide No-569591 dated 05/06/14 issued by Citi Bank, N.A. Calcutta.	NEPAL MAKHAL	Rs.3,00,000/-
TOTAL=			Rs.60,00,000/-

TOTAL RUPEES SIXTY LAKHS ONLY.

**WITNESSES:**

1. Gouri Chandra Girdi  
Chak Thakurani  
P.S - Hazi Darpur  
Kolkata - 700010
2. Niladri Kumar Dey  
6C Elgin road.  
Kolkata - 700020.

*Nepal Makhal*  
CONSTITUTED ATTORNEY OF VENDORS












































*Pradip Seta*  
CONSTITUTED ATTORNEY OF VENDORS  
SIGNATURE OF VENDORS

FORM OF COMPROMISE



A.D.S.R. Behala  
6 JUN 2014  
Dist. South 24 Pgs.



Photo & Signatures of the Executants / Presentants	SPECIMEN FOR TEN FINGER PRINTS				
					
	Little	Ring	Middle (Left Hand)	Index	Thumb
<i>Aditya Agarwal</i>					
	Thumb	Index	Middle (Right Hand)	Ring	Little
					
	Little	Ring	Middle (Left Hand)	Index	Thumb
<i>Anurag Mahal</i> CONSTITUTED ATTORNEY OF VENDORS					
	Thumb	Index	Middle (Right Hand)	Ring	Little
					
	Little	Ring	Middle (Left Hand)	Index	Thumb
<i>Francis Sark</i> CONSTITUTED ATTORNEY OF VENDORS					
	Thumb	Index	Middle (Right Hand)	Ring	Little
					
	Little	Ring	Middle (Left Hand)	Index	Thumb
					
	Thumb	Index	Middle (Right Hand)	Ring	Little



A.D.S.R. Behala  
6 JUN 2014  
Dist. South 24 Pgs.



DEED PLAN OF LAND MEASURING MORE OR LESS 25 KATTAHS 5 CHITTAKS 7 SPT. SITUATED WITHIN MOUZA - RAMCHANDRAPUR, PARGANA - MAGURA, APPERTAINING TO R.S. DAG NO. - 197 & 198 UNDER R.S. KHATIAN NO. - 526, CORRESPONDING TO L.R. DAG NO. - 238 & 240 UNDER L.R. KHATIAN NO. - 199, TOUZI NO. - 416 BI, J.L. NO. - 31, R.S. NO. - 334, P.S. - HARIDEVPUR UNDER JOKA I GRAM PANCHAYET WITHIN DISTRICT 24 PARGANAS (S).

R.S.DAG NO.	LAND AREA
197	21 KH. 5 CH. 5 SFT.
198	4 KH. 0 CH. 2 SFT.
TOTAL =	25 KH. 5 CH. 7 SFT.



*Prasid Smt.  
Nepae Malhal*

**INDIE PROPERTY PRIVATE LIMITED**

**NAMMAL FINANCIAL & SERVICES PVT. LTD.**

**Calvin Marketing Pvt. Ltd.**

**MADHUR ENCLAVE (P) LTD.**

**STURAKI COMPLETE PVT. LTD.**

**AZAD DEALER PVT. LTD.**

**THE RIBAD DEALER PRIVATE LIMITED**

**Brindaban Enclave Pvt. Ltd.**

*Nepae Malhal*  
CONSTITUTED ATTORNEY OF VENDORS

*Prasid Smt.*  
CONSTITUTED ATTORNEY OF VENDORS  
SIGNATURE OF VENDOR

TAMAL KANTI ROY  
*Tamal Kanti Roy*  
Signature of Surveyor  
SIGNATURE OF L.B.S

*Aditya Agarwal*  
Authorized Signatory  
SIGNATURE OF PURCHASER



A.D.S.R. Behala

6 JUN 2014

Dist. South 24 Pgs.





Government Of West Bengal  
Office Of the A.D.S.R. BEHALA  
District:-South 24-Parganas

Endorsement For Deed Number : I - 04725 of 2014  
(Serial No. 04874 of 2014 and Query No. 1607L000008375 of 2014)

On 06/06/2014

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

Presented for registration at 18.30 hrs on :06/06/2014, at the Private residence by Aditya Agarwal  
Claimant.

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

Execution is admitted on 06/06/2014 by

1. Aditya Agarwal

Authorised Signatory, Mirik Property Private Limited, 6 C, Elgin Road, 4th Floor, Kolkata,  
District:-Kolkata, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Nawhal Financial & Services Private Limited, 6 C, Elgin Road, 4th Floor, Kolkata,  
District:-Kolkata, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Calvin Marketting Private Limited, 6 C, Elgin Road, 4th Floor, Kolkata,  
District:-Kolkata, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Madhur Enclave Private Limited, 6 C, Elgin Road, 4th Floor, Kolkata,  
District:-Kolkata, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Rituraj Complex Private Limited, 6 C, Elgin Road, 4th Floor, Kolkata,  
District:-Kolkata, WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Azad Dealer Pvt. Ltd., 6 C, Elgin Road, 4th Floor, Kolkata. District:-Kolkata,  
WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Niraj Dealer Pvt. Ltd., 6 C, Elgin Road, 4th Floor, Kolkata, District:-Kolkata,  
WEST BENGAL, India, Pin :-700020.

Authorised Signatory, Brindaban Enclave Pvt. Ltd., 6 C, Elgin Road, 4th Floor, Kolkata,  
District:-Kolkata, WEST BENGAL, India, Pin :-700020.

, By Profession : Others

Identified By Md. Mahfuz Takrim, son of . . . Calcutta High Court, District:-Kolkata, WEST BENGAL,  
India, . By Caste: Muslim, By Profession: Advocate.

**Executed by Attorney**

Execution by

1. Pradip Seth, son of Nema Seth . 82/1, Raja Ram Mohan Roy Road, Kolkata, Thana :-Behala,  
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700041 By Caste Hindu By Profession;  
Business,as the constituted attorney of 1. Sanat Kumar Ganguly 2. Rupa Ganguly 3. Kaushik Ganguly  
4. Abhik Ganguly 5. Minati Banerjee 6. Dipti Bhattacharjee 7. Maitree Sengupta is admitted by him.

( Asish G. Swami )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

EndorsementPage 1 of 2



Addl. District Sub-Registrar  
Bansala, South 24 Parganas





Government Of West Bengal  
Office Of the A.D.S.R. BEHALA  
District:-South 24-Parganas

Endorsement For Deed Number : I - 04725 of 2014  
(Serial No. 04874 of 2014 and Query No. 1607L000008375 of 2014)

2. Nepal Makhai, son of Puma Chandra Makhai, Chak Thakurani, Kalitala, P. S. - Haridevpur, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104 By Caste Hindu By Profession: Business, as the constituted attorney of 1. Sanat Kumar Ganguly 2. Rupa Ganguly 3. Kaushik Ganguly 4. Abhik Ganguly 5. Minati Banerjee 6. Dipti Bhattacharjee 7. Maitree Sengupta Is admitted by him. Identified By Md. Mahfuz Takrim, son of . . . Calcutta High Court, District:-Kolkata, WEST BENGAL, India, By Caste: Muslim, By Profession: Advocate.

(Asish Goswami)  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

On 09/06/2014

**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, 4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

Rs. 83332/- is paid, by the draft number 419866, Draft Date 05/06/2014, Bank Name State Bank of India, La Martiniere ( Calcutta ), received on 09/06/2014

( Under Article : A(1) = 83325/- . E = 7/- on 09/06/2014 )

**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.-75,75,877/-

Certified that the required stamp duty of this document is Rs.- 454563 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 454563/- is paid, by the draft number 419865, Draft Date 05/06/2014, Bank : State Bank of India, La Martiniere ( Calcutta ), received on 09/06/2014

(Asish Goswami)  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

(Asish Goswami)  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



↙  
Addl. District Sub-Registrar  
Behala, South 24 Parganas



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 16  
Page from 4525 to 4545  
being No 04725 for the year 2014.



(Asish Goswami) 11-June-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA  
Office of the A.D.S.R. BEHALA  
West Bengal