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Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional District Sub Registrar
Seaklah

18 JUL 2018

DEED OF CONVEYANCE

THIS INDENTURE is made this the 18th day of July Two Thousand and Eighteen (2018) of Christian Era Between (1) **SHRI BANWARI LAL SHARMA**, Son of Late Kedarmal Sharma, Having **PAN. ALCPSO346QA** by faith Hindu, by Nationality Indian, by Occupation-Business, residing at 27, Weston Street, P.S. & P.O. Bowbazar, Kolkata-700012, (2) **SRI SHANKAR SHARMA**, son of Sri Banwari Lal Sharma, having **PAN.**

265 5000/- 02/7/2018

Date.....
Sold to..... Ultam Kir. Das. Advocate
ADDRESS..... Alipur Judges Court
Vender.....

Sealdah Civil Court
ALOKE MUKHERJEE.



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No. AJSPS6280R, by faith - Hindu, by Nationality Indian, by Occupation Business, residing at 2A, Pretoria Street, P.S. & P.O.-Shakespeare Sarani, Kolkata-700071, represented his constituted attorney **SRI BANWARI LAL SHARMA**, son of Late Kedarmal Sharma, by faith - Hindu, by occupation - Business, residing at 27, Weston Street, Kolkata - 700 012 (which was register in the Office of Sub-Registrar, New Delhi, Book No. IV, being Deed No. 6549 for the year 2011 (3) **SRI TRILOCHAN SHARMA**, son of Banwari Lal Sharma, having **PAN. JUPS9281Q**, by faith- Hindu, by Nationality Indian, by Occupation: Business, residing at 2A, Pretoria Street, P.S. & P.O.-Shakespeare Sarani, Kolkata - 700071 and (4) **SRI SUSHIL OJHA**, son of Sri Kodaram Ojha having **PAN. AAHP07507M** by faith Hindu, by Nationality Indian, by Occupation - Business, working for gain at 8, Lyons Range, P.S.- Hare Street, P.O.- GPO, Kolkata-700001, hereinafter collectively referred to as "**OWNERS/VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs executors administrators legal representatives and or assigns) of the **FIRST PART**;

AND

CANDID MERCHANTS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 16/D/1, Bose Pukur Prantik Pally, Kolkata-700042, P.S. & P.O.-Kasba, having **PAN. AADCC8710D** and represented by its Director (1) **MR.MANORANJAN BERA**, son of Late Bhola Nath Bera, having **PAN. AMVPB2102K**, by faith Hindu, by Occupation Business and (2) **SRI SWAPAN BERA**, son of Mr. Monoranjan Bera, **PAN NO. ARZPB4738J**, by faith : Hindu, by occupation: Business, both are residing at 16/D/1, Bose Pukur Prantik Pally, Kolkata-700042, P.S. & P.O.-Kasba, hereinafter jointly called and referred to as "**THE PURCHASERS**" (which expression



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Unless excluded by or repugnant to the subject or context shall be deemed to mean and include or successors-in-office and/or assigns) of the **SECOND PART**;

OWNERSHIP & TITLE OF THE PROPERTY: PART-I,

WHEREAS by a Kobala dated **29.5.1961** duly registered in the office of S.R. Alipore and recorded in Book No. 1 Volume 87 pages 90 to 98 being No. **4562** for the year 1961 one Narayan Chandra Mondal of 23, Dharmatala Road, P.S Tollygunge District 24 Parganas sold and conveyed all that land measuring 2 Cottahs 8 Chittacks in portion of Dag No. 1918 under Malik, Khatian No. 30 Projai Khatian No. 448 Mouza Kasba, JL No. 13, P.S. Tollygunge District -24 Parganas being Municipal Premises 50/3B, Dharmatala Road, Kolkata-700042, unto Sm. Sibani Ghosh.

AND WHEREAS said Sm. Sibani Ghosh constructed two pucca rooms and two R.T. Shed rooms on the said land with her stridhan money.

AND WHEREAS Sm. Sibani Ghosh by a Kobala in Bengali language and character bearing the date **18.3.1966** duly registered in the office of Sub Register of Alipore and recorded in Book No. 1 Volume No. 45 Pages 80 to 83 being No. **2139** for the year 1966 sold and conveyed the aforesaid land and rooms at the then Premises No.50/3B, Dharmatala Road, P.S. Jadavpore now Kasba, District 24 Parganas fully described in the Schedule therein written unto infavour of Sm. Archana Banerjee.



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AND WHEREAS said Sm. Archana Banerjee by a Kobala in Bengali language dated **20.9.1966** duly registered in the office of the Sub Register at Alipore and recorded in Book No 1 Volume No. 120 Pages 19 to 21 being Deed No. **7579** for the year 1966 sold and conveyed the said land with some rooms at the then Municipal Premises No.50/ 3B, Dharmatala Road, P.S. Jadavpore now Kasba, District 24 Parganas fully described in the Schedule therein unto and infavour of Sm. Kamala Debi.

AND WHEREAS Sm. Kamala Debi cased to mutata her name in the records of Calcutta now Kolkata Municipal Corporation as Owner of the said property.

AND WHEREAS while said Sm. Kamala Debi was seized and possessed of or otherwise sufficiently entitled to the said land and rooms at Premises No. 50/3B, Dharmatala Road, P.S. Kasba, Kolkata-700042 She died intestate on 22/09/03 leaving her surviving her husband Sri Banamali Acharjee, only son Sri Gopal Acharya and six daughters Sm. Tara Paul, Sm. Pratima Bhattacharjee, Sm. Mita Chandra, Sm. Nabanita Chakraborty and Sm. Gouri Chakraborty, as her only legal heirs and heiresses.

AND WHEREAS said (1) Sri Banamali Acharjee, (2) Sri Gopal Acharya(3) Sm. Tara Paul, (4) Sm. Pratima Bhattacharjee, (5) Sm. Mita Chandra, (6) Sm. Nabanita Chakraborty and (7) Putul Das (8) Sm.Gouri Chakraborty being the absolute owners seized and possessed of or otherwise well and sufficiently entitled to the said land measuring **2 (two) Cottahs 8 (eight) Chittacks 0** (Zero) Sq. ft. having some pucca and R.T. shed rooms erected thereon lying and situate at the then Municipal Premises **50/3B**, Dharmatala Road,



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Municipal Assessee No. 21-067-10-0289-1, P.S. - Kasba, in the town of Kolkata under C.S Dag No. 1918, C.S. Khatian No. 30, Mouza- Kasba within the limits of The Kolkata Municipal Corporation, Ward NO. 67, TOGETHER WITH ALL easement rights over the road, passage and more particularly described in the Schedule hereunder written and delineated on the plan hereto annexed and shown with red colour boundary lines, sold transferred and conveyed unto (1) **SHRI BANWARI LAL SHARMA**, (2) **SHANKAR SHARMA**, (3) **TRILOCHAN SHARMA** (4) **SUSHIL OJHA**, (5) **SHRI HARADHAN GHOSH**, by a registered Sale Deed dated 20.1.2007 duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No. I, Pages 1 to 15, being Deed No.765 for the year 2007.

AND WHEREAS after purchasing the said property being ALL THAT the piece and parcel of land measuring about 2 (two) Cottahs 8 (eight) Chittacks 0 (Zero) Sq. ft. with pucca and R.T. shed rooms lying and situate at Municipal Premises No.50/3B, Dharmatala Road, Municipal Assessee No.21-067-10- 0289-1, P.S. - Kasba, in the town of Kolkata under C.S Dag No. 1918, C.S. Khatian No. 30, Mouza- Kasba within the limits of The Kolkata Municipal Corporation, Ward NO. 67, TOGETHER WITH ALL easement rights over the road and passage said (1) **SHRI BANWARI LAL SHARMA**, (2) **SHANKAR SHARMA**, (3) **TRILOCHAN SHARMA** (4) **SUSHIL OJHA**, (5) **SHRI HARADHAN GHOSH**, caused to mutate their respective names in the records of Kolkata Municipal Corporation the then Municipal Premises **50/3B, Dharmatala Road, Municipal Assessee No. 21-067-10-0289-1**, P.S. - Kasba, in the town of Kolkata under C.S Dag No. 1918, C.S. Khatian No. 30, Mouza- Kasba within the limits of The Kolkata Municipal Corporation, Ward NO. 67.

OWNERSHIP & TITLE OF THE PROPERTY PART II

WHEREAS by a Kobala in Bengali language and character dated 22.5.1962 duly registered in the office of Sub-Registrar, Alipore Sadar and recorded in Book No. 1 Volume No.60 Pages 192 to 197 **being No.4361** for the year **1962** one Amar Nath Das and his brother Nirode Baran Das purchased a piece or parcel of land comprised in and portion of C.S. Dag No. 1948 measuring 33 decimals, in a portion of C.S. Dag No. 1949 measuring 11 decimals, in a portion of C.S. Dag No. 1950 measuring 9 decimals under Khatian No. 382, Mouza Kasba, J.L. No. 13 totaling a land area of 53 decimals corresponding to **1 Bigha 12 Cottahs 1 Chittacks 20 Sq.ft.** in P.S. Sader Tollygunge now Kasba, District - 24 Parganas being the then Municipal Premises No.12/ 1 A, **Dharmatala Road** within the limits of Calcutta now Kolkata Municipal Corporation.

AND WHEREAS said Amar Nath Das and his brother Nirodbaran Das duly caused to mutate their respective names as owners of the aforesaid land in the records of Corporation of Kolkata at Premises No. 12/1 A, Dharmatala Road, P.S. Kasba, Kolkata 700042 and constructed RT Shed structure on the land after developing the same.

AND WHEREAS Nirode Boran Das and Amar Nath Das mutually partitioned their afore said property on **28/06/90** by a deed of partition registered in the office of the Registrar of Assurances, Calcutta being Deed No. **9589**, Book No.1, Volume No. 359, Pages 487 to 501 for the year **1999**.

AND WHEREAS in terms of the said deed of partition Nirode Boran Das was allotted land measuring **14 Cottahs 0 Chittacks 34 sq.ft. marked as Lot "A"** in the plan of the said deed of partition and Amar Nath Das was allotted land



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measuring **14 Cottahs 1 Chittacks 0 sq.ft.** marked as Lot "B" in the plan of the said deed of partition

AND WHEREAS by virtue of three separate registered Sale Deed registered on 19.03.2007 said **Nirode Boran Das** sold, transferred and conveyed unto and in favour of **(1) SHRI BANWARI LAL SHARMA, (2) SHANKAR SHARMA, (3) TRILOCHAN SHARMA (4) SUSHIL OJHA, (5) SHRI HARADHAN GHOSH,** the Vendors herein as:

(A) ALL THAT the piece or parcel of land measuring about **7 Cottahas 8 Chittaks 0 Sq.Ft.** be the same more or less together with structure standing thereon comprised in and portion of C.S. Dag No.1948 under Khatian No.382, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge now Kasba, District - 24 Parganas being part of Municipal Premises No.12/1A, Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by Indenture dated 19th day of March 2007, the said Deed was duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.I, Pages 1 to 14, being **Deed No.3278 for the year 2007.**

(B) ALL THAT the piece or parcel of land measuring about **7 Cottahas 8 Chittaks 0 Sq.Ft.** be the same more or less together with structure standing thereon comprised in and portion of C.S. Dag No.1948 under Khatian No.382, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge now Kasba, District - 24 Parganas being part of Municipal Premises No.12/1 A, Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by another



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Indenture dated 19th day of March 2007, the said Deed was duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.1, Pages 1 to 14, being **Deed No.3282 for the year 2007.**

(C) ALL THAT the piece or parcel of land measuring about **2 Cottahas 4 Chittaks 0 Sq.Ft.** be the same more or less together with structure standing thereon comprised in and portion of C.S. Dag No.1948, 1949 & 1950 under Khatian No.382, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge now Kasba, District - 24 Parganas being part of Municipal Premises No.12/1 A, Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by an Indenture dated 19th day of March 2007, the said Deed was duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.I, Pages 1 to 14, **being Deed No.3285 for the year 2007.**

AND WHEREAS by virtue of three registered Sale Deed registered on 13.04.2007 said **Amar Nath Das** sold, transferred and conveyed unto and in favour of **(1) SHRI BANWARI LAL SHARMA, (2) SHANKAR SHARMA, (3) TRILOCHAN SHARMA (4) SUSHIL OJHA, (5) SHRI HARADHAN GHOSH.**

(A) ALL THAT the piece or parcel of land measuring about **7 Cottahas 0 Chittaks 22.5 Sq.Ft.** be the same more or less together with structure standing thereon comprised in and portion of C.S. Dag No.1948, 1949 & 1950 under Khatian No.382, Mouza Kasba, J.L. No.13 in "" P.S. Sader Tollygunge now Kasba, District - 24 Parganas being part of Municipal Premises No.12/1A, Dharmatala Road, Kolkata-700042,



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within the limits of Calcutta now Kolkata Municipal Corporation, by an Indenture dated 19th day of March 2007, the said Deed was duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.I, Pages 1 to 14, being **Deed No.5655 for the year 2007.**

(B) ALL THAT the piece or parcel of land measuring about **7 Cottaha 0 Chittaks 22.5 Sq.Ft.** be the same more or less together with structure standing thereon comprised in and portion of C.S. Dag No.1948, 1949 & 1950 under Khatian No.382, Mouza Kasba, J.L. No.13 in P.S. Sarder Tollygunge now Kasba, District - 24 Parganas being Part of Municipal Premises No.12/IA, Dharmatala Road, Kolkata-700042, within the limits of Calcutta now Kolkata Municipal Corporation, by an Indenture dated 13th day of April 2007, the said Deed was duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.I, Pages 1 to 14, being Deed **No.5656 for the year 2007.**

(C) ALL THAT the piece or parcel of land measuring about **1 Cottahas 0 Chittaks 42.5 Sq.Ft.** be the same more or less together with structure standing thereon comprised in and portion of C.S. Dag NO.1948 & 1950 under Khatian No.382, Mouza Kasba, J.L. No.13 in P.S. Sarder Tollygunge now Kasba, District - 24 Parganas being Part of Municipal Premises No.12j IA, Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by an Indenture Dated 13th day of April 2007, the said Deed was duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.1, Pages 1 to 14, being



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Deed No.5659 for the year 2007.

AND WHEREAS said Amar Nath Das already sold, transferred and conveyed 50% of common area and remaining 50% was in possessing and while enjoying the said property of **ALL THAT** the piece or parcel of land measuring about 1 Cottahas 3 Chittaks 2.5 Sq.Ft. be the same more or less in a portion of C.S. Dag No. 1950 under Khatian No.382, Mouza Kasba, J.L. No.13 in P.S. Sarder Tollygunge now Kasba, District - 24 Parganas being Part of Municipal Premises No.12/ 1 A, Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation said Amar Nath Das died intestate on 27.07.2007, leaving behind him surviving his wife Smt. Ava Rani Das, sin Sri Dipankar Das, two daughters namely Smt.Shipon Das and Tutun Banerjee, as his legal heirs and heiresses.

AND WHEREAS by virtue of a registered Sale Deed registered on 28.05.2008 said (1) Smt. Ava Rani Das, (2) Sri Dipankar Das, (3) Smt. Shipon Das and (4) Smt. Tutun Banerjee jointly sold, transferred and conveyed unto and in favour of **(1) SHRI BANWARI LAL SHARMA, (2) SHANKAR SHARMA, (3) TRILOCHAN SHARMA (4) SUSHIL OJHA, (5) SHRI HARADHAN GHOSH, ALL THAT** the piece or parcel of land measuring about 1 Cottahas 3 Chittaks 2.5 Sq.Ft. be the same more or less together with structure standing thereon comprised in and portion of C.S. Dag No.1950 under Khatian No.382, Mouza Kasba, J.L. No.13 in P.S. Sarder Tollygunge now Kasba, District - 24 Parganas being part of Municipal Premises No. 12/1A, Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by an Indenture dated 28th day of May 2008, the said Deed was duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1



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Volume No.64, Pages 4011 to 4026, being **Deed No.5628 for the year 2008.**

AND WHEREAS after purchasing the said property by seven individual Sale Deed of ALL THAT the total piece and parcel of land measuring about 33 Cottahs 08 Chittacks 43.20 Sq. ft. but finally comes to an area of **32 Cottahas 01 Chittaks 27 Sq.Ft.** with pucca and R.T. shed rooms lying and situate at Municipal Premises 12/1A, Dharmatolla Road, Municipal Assessee No.21-067-10-0105-9, P.S. - Kasba, in the town of Kolkata under C.S Dag No.1948, 1949 & 1950, C.S. Khatian No.382, Mouza- Kasba within the limits of The Kolkata Municipal Corporation, Ward No. 67, TOGETHER WITH ALL easement rights over the road and passage said **(1) SHRI BANWARI LAL SHARMA, (2) SHANKAR SHARMA, (3) TRILOCHAN SHARMA (4) -USHIL OJHA, (5) SHRI HARADHAN GHOSH,** duly mutated their names in the records of Kolkata Municipal Corporation at Municipal Premises No.12/1A, Dharmatolla Road, Municipal Assessee No. 21-067-10-0105-9, P.S. - Kasba, Mouza- Kasba within the limits of The Kolkata Municipal Corporation, Ward No. 67.

AND WHEREAS a registered Deed of Declaration the owners herein declared has been declared that total land measuring **32 cottahas 1 Chittahas 27 Sq.Ft.** in C.S. Dag NO.1948 **including Tank measuring about 6 Cottahas** in C.S. Dag NO.1948 at premises No.12/1A, Dharmatalla Road, Ward No.67, Kolkata-700042 and the said Deed of Declaration was registered before District Sub-Registrar-III, Alipore and recorded in Book No.1, Volume No.1603-2016, Pages 89705 to 89721, being No. **160302894** for year 2016.



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OWNERSHIP & TITLE OF THE PROPERTY:**PART-III,**

(A) i) SRI KANCHAN GHOSH, ii) SRI KAMAL KANTA GHOSH, iii) SRI KANTILAL GHOSH, iv) SMT. MOLINABALA GHOSH, v) SMT. DOLLY GHOSH, vi) SMT. SANDHYA GHOSH, vii) SMT. CHHAYA GHOSH and viii) SMT. MAYA GHOSH being the owners sold, transferred and conveyed unto and in favour of **(1) SHRI BANWARI LAL SHARMA, (2) SHANKAR SHARMA, (3) TRILOCHAN SHARMA (4) SUSHIL OJHA, (5) SHRI HARADHAN GHOSH** undivided 1/ 4th share of interest of total land measuring about 16 decimals (equivalent to **1742.25 sq.ft** be the same more or less) together with structures standing thereupon comprised in and portion of C.S. Dag No.1947 under Khatian No.263, Mouza Kasba, J.L. No.13 in P.S. Srder Tollygunge now Kasba, District - 24 Parganas at Dharmatala Road, Kolkata-700042, within the limits of Calcutta now Kolkata Municipal Corporation, by Indenture dated 16th February 2007 registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.1, Pages 1 to 16, being **Deed No.2514 for the year 2007.**

(B) **SMT. MINOTI GHOSH** being the owner sold, transferred and conveyed unto and in favour of **(1) SHRI BANWARI LAL SHARMA, (2) SHANKARSHARMA, (3) TRILOCHAN SHARMA (4) SUSHIL OJHA, (5) SHRI HARADHAN GHOSH** of undivided 1/ 20th share of interest of total land measuring about 16 decimals (**equivalent to 348.45 sq.ft** be the same more or less) together with structures standing thereupon comprised in and portion of C.S. Dag No.1947 under Khatian No.263, Mouza Kasba, J.L. No.13 in P.S. Srder Tollygunge now Kasba, District - 24 Parganas at



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Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by Indenture dated 16th February 2007 registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.1, Pages 1 to 13, **being Deed No.2517 for the year 2007.**

(C) i) SAMIR KUMAR GHOSH, ii) SWAPAN GHOSH, iii) SRI RABINDRA NATH GHOSH, iv) SMT. REKHA GHOSH, v) SMT. SANTI GHOSH, vi) SMT JAYASHREE CHATTERJEE, vii) SMT MANJUSHREE HAZARI, viii) SMT DURGASHREE GHOSH, ix) SMT PURNIMA GHOSH, x) SMT PADMASHREE GOPE, xi) SRI CHITTARANJAN GHOSH, xii) SRI RAJKUMAR GOSH and xiii) SMT SOMA GHOSH being the owners sold, transferred and conveyed unto and in favour of **(1) SHRI BANWARI LAL SHARMA, (2) SHANKAR SHARMA, (3) TRILOCHAN SHARMA (4) SUSHIL OJHA, (5) SHRI HARADHAN GHOSH,** undivided 1/ 4th share of interest of total land measuring about 16 decimals (equivalent to 1742.25 sq. ft.) together with structure standing thereupon comprised in CS Dag No. 1947 under Khatian No.263, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge now Kasba, District - 24 Parganas at Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by an Indenture dated 16th February 2007 registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.!, Pages 1 to 15, being Deed **No.2518** for the year 2007.

(D) i) SRI SUDHAKAR GHOSH, ii) SRI SASADHAR GHOSH, iii) SRI MAKHANLAL GHOSH, iv) SRI PROBhat KUMAR GHOSH, v) SMT. KEYARANI PAUL(NEE GHOSH), vi) SMT. MOLINA GHOSH,



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vii) SMT MALATI GHOSH, viii) SRI UTTAM GHOSH, ix) SMT. ANUPAMA GHOSH, x) SRI IMAN GHOSH, xi) SMT. ANUSHREE GHOSH being the owners sold, transferred and conveyed unto and in favour of **(1) SHRI BANWARI LAL SHARMA, (2) SHANKAR SHARMA, (3) TRILOCHAN SHARMA (4) SUSHIL OJHA, (5) SHRI HARADHAN GHOSH,** undivided **1/ 4th share** of interest of total land measuring about 16 decimals (equivalent to **1742.25 sq.ft** be the same more or less) comprised in and portion of C.S. Dag No.1947 under Khatian No.263, Mouza Kasba, J .L. No.13 in P.S. Sader Tollygunge now Kasba, District - 24 Parganas at Dharmatala Road, Kolkata-700042 within the limits of Calcutta now Kolkata Municipal Corporation, by an Indenture dated 16th February 2007 duly registered in the office of the Additional Registrar of Assurances-I, and recorded in Book No 1 Volume No.!, Pages 1 to 17, **being Deed No.2519 for the year 2007.**

(E) i) SRI PANCHANAN GHOSH, ii) SRI PANKOJ KUMAR GHOSH, iii) SRI PROSAD GHOSH, iv) SRI MRITUNJOY GHOSH, being the owners sold, transferred and conveyed unto and in favour of **(1) SHRI BANWARI LAL SHARMA, (2) SHANKAR SHARMA, (3) TRILOCHAN SHARMA (4) SUSHIL OJHA, (5) SHRI HARADHAN GHOSH,** undivided **1/5th share** of interest of total land measuring about 16 decimals equivalent (equivalent to **1393.8 sq.ft** be the same more or less) together with structures standing thereupon comprised in and portion of C.S. Dag No.1947 under Khatian No.263, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge now Kasba, District - 24 Parganas at Dharmatala Road, Kolkata-70-042 within the limits of Calcutta now Kolkata Municipal Corporation, by Indenture dated 16th February 2007 registered in the office of the Additional Registrar



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of Assurances - I, and recorded in Book No 1 Volume No.I, Pages 1 to 14, being **Deed No.2515 for the year 2007**

AND WHEREAS due to some typographical error, four feet wide common passage in the eastern side of the property purchased by the the said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha and Haradhan Ghosh under the aforesaid 5(five) deeds being Nos. 2514/07, 2515/07, 2517/07, 2518/07 and 2519/07, leading to the main road comprised in CS Dag No. 1947 under Khatian No. 263, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge now Kasba, District 24 Parganas, meant for common use of the owners of premises Nos. 50/3B Dharmatala Road and 12/1A Dharmatala Road was omitted and not shown in the plan annexed in the aforesaid 5(five) deeds , the said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha and Haradhan Ghosh executed a Deed of Declaration dated 30th August 2016 registered before District Sub-Registrar-III, Alipore and recorded in Book No.I, Volume No.1603-2016, Pages 126345 to 126358, being No.160304176 for year 2016.

AND WHEREAS after purchasing the said property by the aforesaid (5)five separate Sale Deeds in respect of ALL THAT the total piece and parcel of land measuring about 16 decimals equivalent to **9 Cottahas 10 Chittaks 40 Sq.Ft.** (but actually land purchased measuring about 9 Cottahas 10 Chittaks 40 Sq.Ft.) be the same more or less together with strctures standing thereupon comprised in and portion of C.S. Dag No.1947 under Khatian No.263, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge now Kasba, District 24 Parganas at Dharmatala Road, Kolkata-700042, TOGETHER WITH ALL



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easement rights over the road and passage, the said (1) **SHRI BANWARI LAL SHARMA**, (2) **SHANKAR SHARMA**, (3) **TRILOCHAN SHARMA** (4) **SUSHIL OJHA**, (5) **SHRI HARADHAN GHOSH**, duly caused to assess and mutate their respective names in the records of Kolkata Municipal Corporation under the then Municipal Premises No.65, Dharmatolla Road, Municipal Assessee No.21-067 -10- 1483-2, P.S.-Kasba, Mouza- Kasba within the limits of The Kolkata Municipal Corporation, Ward No. 67.

AND WHEREAS thus said (1) **SHRI BANWARI LAL SHARMA**, (2) **HANKAR SHARMA**, (3) **TRILOCHAN SHARMA** (4) **SUSHIL OJHA**, (5) **SHRI HARADHAN GHOSH** became absolute owners of (1) **ALL THAT** the piece and parcel of land measuring about **2 (two) Cottahs 8 (eight) Chittacks 0 (Zero) Sq. ft.** with pucca and R.T. shed rooms lying and situate at Municipal Premises No.50/3B, Dharmatala Road, Municipal Assessee No.21-067-10-0289-1, P.S. - Kasba, in the town of Kolkata under C.S Dag No.1918, C.S. Khatian No. 30, Mouza- Kasba within the limits of The Kolkata Municipal Corporation, Ward NO. 67, **TOGETHER WITH ALL** easement rights over the road and passage

(2) **ALL THAT** the piece and parcel of land measuring about **1 Bigha 6 Cottahas 1 Cittahas 27 Sq.Ft.** comprised in C.S. Dag No.1949 & 1950 and **Tank measuring about 6 Cottahas** in C.S. Dag No.1948, total area of land and tank measuring about 1 Bigha 12 Cottahas 1 Cittahas 27 Sq.Ft. together with structures standing thereupon at the then Premises No.12/1A, Dharmatala Road, Ward No.67, Kolkata- 700042, having



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Assessee No.210671001059.

(3) ALL THAT the total piece and parcel of land measuring about 16 decimals equivalent to 9 Cottahas 10 Chittaks 40 Sq.Ft. more or less be the same more or less comprised in and portion of C.S. Dag No.1947 under Khatian No.263, Mouza Kasba, J.L. No.13 in P.S. Sader Tollygunge now Kasba, District - 24 Parganas being part of the then Municipal Premises No.65, Dharmatala Road, Kolkata-700042, TOGETHER WITH ALL easement rights over the road and passage thereto.

AND WHEREAS said **(1) SHRI BANWARI LAL SHARMA, (2) SHANKAR SHARMA, (3) TRILOCHAN SHARMA (4) SUSHIL OJHA,** owners herein collectively became absolute owners of undivided 4/5th share or interest and **the said SHRI HARADHAN GHOSH** became owner of undivided 1/5th share or interest of **(1) ALL THAT** the piece and parcel of land measuring about 2 (two) Cottahs 8 (eight) Chittacks 0 (Zero) Sq. ft. with pucca and R.T. shed rooms lying and situate at Municipal Premises No.50/3B, Dharmatala Road, Municipal Assessee No. 21-067-10-0289-1, The Kolkata Municipal Corporation, Ward NO. 67, TOGETHER WITH ALL easement rights over the road and passage **(2) ALL THAT** the piece and parcel of land measuring about 1 Bigha 6 Cottahas 1 Chittahas 27 Sq.Ft. in C.S. Dag NO.1949 & 1950 and Tank measuring about 6 Cottahas in C.S. Dag No.1948, total area of land and tank measuring about 1 Bigha 12 Cottahas 1 Chittacks 27 Sq.Ft. with structure at premises No.12/ 1A, Dharmatala Road, Ward No.67, Kolkata- 700042, having Assessee NO.210671001059.



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(3) ALL THAT the total piece and parcel of land measuring about 16 decimals equivalent to 9 Cottahas 10 Chittaks 40 Sq.Ft. more or less be the same more or less in a portion of C.S. Dag No.1947 under Khatian No.263, Mouza Kasba, J.L. No.13 in P.S. Sarder Tollygunge now Kasba, District - 24 Parganas being part of Municipal Premises No.65, Dharmatala Road, Kolkata-700042, TOGETHER WITH ALL easement rights over the road and passage thereto.

AND WHEREAS the said Banwari Lal Sharma, Shankar Sharma, Trilochan Sharma, Sushil Ojha and Haradhan Ghosh applied for and caused to amalgamate the said premises Nos. being 50/3B, Dharmatala Road, 65, Dharmatala Road and 12/1A, Dharmatala Road, Kolkata: 700042 and the Kolkata Municipal Corporation is now assessing the aforesaid properties as a single premises No. 12/1A, Dharmatala Road, Kolkata: 700042, Assessee No. 210671001059, containing a total land area of 44 Cottahas 04 Chittaks 022 sq.ft. be the same a little more or less including 6 cottahas Tank comprised in C.S Dag No.1918,1947,1048,1949,1950, C.S. Khatian No. 30, Mouza-Kasba within the limits of The Kolkata Municipal Corporation, Ward NO. 67. .

AND WHEREAS the land and structures comprised in the said amalgamated municipal premises No. 12/1A Dharamtala Road, Kolkata - 700 042 is hereinafter referred to as the said PREMISES (morefully mentioned in the Part - I of the SCHEDULE hereunder written).

AND WHEREAS the said Vendors (1) **SHRI BANWARI LAL SHARMA**, (2) **SHANKAR SHARMA**, (3) **TRILOCHAN SHARMA** (4)



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SUSHIL OJHA herein being in financial hardship approached the said Purchasers herein with an offer to sell **ALL THAT** piece or parcel of 4/5th share of bastu land measuring about 31 cottaha 04 Chittaks 34 sq.ft and 4 cotaahas 12 chittaks 36 sq.ft Tank out of total land measuring about 44 Cottahs 04 Chittaks 022 sq.ft. be the same a little more or less including 6 cottah as Tank comprised in C.S Dag No.1918,1947,1048,1949,1950, C.S. Khatian No. 30, Mouza- Kasba within the limits of The Kolkata Municipal Corporation, Ward NO. 67,being part of Premises No. **12/1A, Dharmatala Road, Police Station: Kasba, Kolkata: 700042,** TOGETHER WITH ALL easement rights over the road and passage thereto, and the said Purchaser agreed to purchase the said premises together with all structures thereon more fully and particularly described in the Part - II of the Schedule hereunder written and delineated in the plan attached hereto and bordered red free from all encumbrances, liens, mortgages, attachments, lispendens on the representations and declarations of the said Vendors whatsoever at or for a consolidated consideration of **Rs.2,80,00,000.00 (Rupees two Crore eighty Lakh)** only being the full and final consideration paid by the Purchasers to the Vendors.

AND WHEREAS the VENDORS herein hereby declare that they are the absolute owners of the said premises and have good, clear and marketable title thereto and are holding the said premises free from all charges and encumbrances and they further declare that the said premises has not been previously leased, mortgaged, sold or in any way transferred by them and that the said premises is free from all charges, liens, lispendens, trusts, debuttars, barga, wakf, benami



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Transactions or any attachments whatsoever and that there is no case, suit or proceeding pending before any court of law relating to or against the said premises and that none of them hold or have ever held any land in excess of ceiling limit under the Urban Land Ceiling Act 1976 or the West Bengal Land Reforms Act 1955 that there is no acquisition, requisition, attachment either by Income Tax Authorities or by any Authority or person or persons against secured debt or loan against the said premises and the Vendors have got full right and authority to sell and dispose of their 4/5th share and interest over and in respect of said premises.

AND WHEREAS in pursuance of the aforesaid offer and acceptance the VENDORS agreed to sell, convey and transfer the said premises to the PURCHASER on receipt of the said consideration money.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of agreement for sale dated 14-12-2013 and in consideration of the sum of **Rs.2,80,00,000.00 (Rupees two Crore eighty Lakh)** only of good and lawful money of the Union of India well and truly paid by the purchasers to the Vendors at or before the execution hereof (the receipt whereof the Vendors do hereby admit and acknowledge and of and from the same or every part thereof for ever acquit release and discharge the Purchasers as also the portion of the demised plot of land free from the same) the Vendors do hereby grant sell convey transfer assign and assure ALL THAT landed property morefully and particularly described in the Part - II of the schedule



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hereunder written and hereinafter referred to as "the said property" OR. HOWSOEVER OTHERWISE the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known, numbered described distinguished TOGETHER. WITH all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and the rents issues profits thereof and all other legal incidents thereof all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim and demand whatsoever, of the Vendors unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the said property, hereby granted transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances whatsoever.

2) **THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS:-**



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- i. THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendors are fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same', and
- II. THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendors now have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and
- III. THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for their absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand



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whatsoever from or by the Vendors or any person or persons whatsoever: and

IV. THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and

V. THAT further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendors and/or their predecessor- in- title or any of them shall and will from time to time and all times hereafter the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required', and

VI. THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in



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- execution of any certificate at the instance of income Tax and or Wealth Tax and or Estate Duty Authorities, and
- VII. THAT no notice issued under the Public demands recovery Act, has been served on the Vendors nor any such notice has been published: and
- VIII. THAT the Vendors have not yet received any notice of requisition or acquisition of the property described in the schedule below and the said property has been affected by any scheme of road alignment or for any other purposes; and
- IX. THAT the Purchasers and all person claiming through or under him have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity: and
- X. THAT the Vendors shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trusts, liens, lispense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments hereby granted, transferred and conveyed to the Purchasers; and



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A.D.S.P., SEALDAH
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- XI. THAT simultaneously with the execution of this deed of conveyance, the Vendors deliver peaceful vacant possession of the said property, described in the Part - II of the schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the purchasers by virtue of this deed of conveyance absolutely and for ever;
- XII. THAT the Vendors do hereby declare that the said property is free from all sorts of encumbrances whatsoever and she has good and marketable right title and interest over the said property, as described _____ in _____ the Part - II of the schedule hereto below.

THE SCHEDULE ABOVE REFERRED TO:

PART - I

TOTAL LAND OF THE VENDORS & Haradhan Ghosh

(the said PREMISES)

ALL THAT piece or parcel land measuring about 44 Cottahs 04 Chittaks 022 sq.ft. be the same a little more or less with various RTS shed structures measuring about 4000 sq. ft more or less including 6 cottahas Tank under C.S Dag No.1918, 1947, 1048, 1949,1950, C.S. Khatian No. 30, Mouza- Kasba within the limits of The Kolkata Municipal Corporation, Ward NO. 67, being the Premises No. **12/1A, Dharmatala Road, Police Station: Kasba, Kolkata: 700042**, District - South 24-



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Parganas, **TOGETHER WITH** all sorts of easement rights over the common passage, electricity, Drainage etc. which is morefully shown and delineated in the site Map or plan with RED border line, annexed hereto, as part and parcel of this Indenture and the land is butted and bounded as follows: -

ON THE NORTH :Pre. No. 50/3D,50/3E,50/3C,50/3A/3,
50/2C,50/2B & 16'-6" Dharmatala Road

ON THE SOUTH : Pre. No. 41B,22C/1, Dharmatala Road

ON THE EAST : 50/3F/1A, Dharmatala Road

ON THE WEST : 59A,59B,59C, Dharmatala Road

SOLD OF THE PROPERTY

ALL THAT piece or parcel of 4/5th undivided and undemarcated share bastu land measuring **about 31 cottahas 04 Chittaks 34 sq.ft** along with **3000 sq.ft RT Shed and 4 cotaahas 12 chittaks 36 sq.ft Tank** out of total land measuring about **44 Cottahs 04 Chittaks 022 sq.ft.** be the same a little more or less including 6 cottahas Tank under C.S Dag No.1918, 1947, 1048, 1949,1950, C.S. Khatian No. 30, Mouza- Kasba within the limits of The Kolkata Municipal Corporation, Ward NO. 67,being part of Premises No. **12/1A, Dharmatala Road, Police Station: Kasba, Kolkata: 700042, Zone - Lokanath - Sarimath**



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A.D.S. , ১৮ জুলাই ২০১৮
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IN WITNESS WHEREOF the PARTIES have hereunto set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

By the PARTIES at Kolkata in the

Presence of:

- 1. Partha Monelap,
922, Nasirulhat Madhyalaya
KOL - 700039

Baywari Lal Sharma
Self and on behalf of Shankar
Sharma

Sumit Ghose

SIGNATURE OF THE VENDORS

- 2. Partha DEY Sarkar,
79, Rajdarga Shankar
and Son. Kolkata

CANDID MERCHANTS PRIVATE LIMITED

CANDID MERCHANTS PRIVATE LIMITED
Manoj Kumar Bhowmik

SIGNATURE OF THE PURCHASERS
Director

Drafted by:

Uttam Kumar Das
Advocate
Alipur Judges Court
Kolkata: 700027
Wb 680/1999



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MEMO OF CONSIDERATION

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 2,80,00,000/- (Rupees two corer eighty lacs) only being the full consideration money as per Memo below:-

Received by SRI BANWARI LAL SHARMA	
i) Cheque No.23504, dt 24.09.2013, issued on HDFC BANK, Gariahat Branch	Rs. 10,00,000/-
ii) RTGS-HFCR52014080752602167, dated 07.08.2014, HDFC BANK, Gariahat Branch	Rs. 5,00,000/-
iii) RTGS-HFCR52014052750051909, dated 27.05.2014, HDFC BANK, Gariahat Branch	Rs. 10,00,000/-
iv) RTGS-UTBIH13351763858, dated 17.12.2013, UBI, High Court Branch	Rs. 20,00,000/-
v) RTGS-VIJBH18185020437, dated 4.07.2018, VIJAYA BANK, EKTP Branch	Rs. 24,30,000/-
Tax Deducted at Source as per Section 194 IA of the Income Tax Act, 1961 which shall be deposited by the Purchaser with the relevant authorities in accordance with law and TDS Certificate shall be furnished to the Vendor No. 1	Rs. 70,000/-
Received by SRI SHANKAR SHARMA	
i) Cheque No.23505, dt 24.09.2013, issued on HDFC BANK, Gariahat Branch	Rs. 10,00,000/-
ii) RTGS-VIJBH14219053449, dated 07.08.2014, VIJAYA BANK, EKTP Branch	Rs. 5,00,000/-
iii) RTGS-HFCR52014052750050012, dated 27.05.2014, HDFC BANK, Gariahat Branch	Rs. 10,00,000/-
iv) RTGS-UTBIH13351763987, dated 17.12.2013, UBI, High Court Branch	Rs. 20,00,000/-
v) RTGS-VIJBH18192039313, dated 04.07.18, VIJAYA BANK, EKTP Branch	Rs. 24,30,000/-
Tax Deducted at Source as per Section 194 IA of the Income Tax Act, 1961 which shall be deposited by the Purchaser with the relevant authorities in accordance with law and TDS Certificate shall be furnished to the Vendor No. 2	Rs. 70,000/-

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A.D.S.R., SEALDAH
18 JUL 2018
Dist.- South 24 Parganas

Received by SRI TRILOCHAN SHARMA	
i) Cheque No.23506, dt 24.09.2013, issued on HDFC BANK, Gariahat Branch	Rs. 10,00,000/-
ii) RTGS-HFCR52014080952652382, dated 09.08.2014, HDFC BANK, Gariahat Branch	Rs. 5,00,000/-
iii) RTGS-HFCR52014052850093290, dated 27.05.2014, HDFC BANK, Gariahat Branch	Rs. 10,00,000/-
iv) RTGS-UTBIH13351763493, dated 17.12.2013, UBI, High Court Branch	Rs. 20,00,000/-
v) RTGS-VIJBH18198028499, dated 17.7.18, VIJAYA BANK, EKTP Branch	Rs. 24,30,000/-
Tax Deducted at Source as per Section 194 IA of the Income Tax Act, 1961 which shall be deposited by the Purchaser with the relevant authorities in accordance with law and TDS Certificate shall be furnished to the Vendor No. 3	
Rs. 70,000/-	
Received by SUSHIL OJHA	
i) Cheque No.23507, dated 24.09.2013, issued on HDFC BANK, Gariahat Branch	Rs. 10,00,000/-
ii) RTGS-VIJBH14219053206, dated 07.08.2014, VIJAYA BANK, EKTP Branch	Rs. 5,00,000/-
iii) RTGS-HFCR52014052650045975, dated 27.05.2014, HDFC BANK, Gariahat Branch	Rs. 10,00,000/-
iv) RTGS-UTBIH13361164986, dated 27.12.2013, UBI, High Court Branch	Rs. 20,00,000/-
v) RTGS-VIJBH18185020815, dated 4.07.2018, VIJAYA BANK, EKTP Branch	Rs. 24,30,000/-
Tax Deducted at Source as per Section 194 IA of the Income Tax Act, 1961 which shall be deposited by the Purchaser with the relevant authorities in accordance with law and TDS Certificate shall be furnished to the Vendor No. 4	
Rs. 70,000/-	

Total : Rs. 2,80,00,000/-

(Received Rupees Two Crore Eighty Lacs only)

WITNESSES:

1. Partha Mondal
2. Partha Deb Sarkar

Banwarilal Sharma
Self and on behalf of Shankar
Sharma

(Signature)
(TRILOCHAN SHARMA)

(Signature)

VENDORS



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A PLAN OF PREMISES NO:-12/1A, DHARMATALA ROAD, KOLKATA-700042, WARD:-67, BOROUGH:-VII.
UNDER ASSESSEE NO-210671001059.

TOTAL AREA OF LAND :-44K-04CH-22 SFT/2961.910 SQM. INCLUDING TANK-6K.
SOLD PROPERTY UNDIVIDED & UNDEMARCATED LAND:-31K-04CH-34SFT & TANK:-04K-12CH-36SFT.

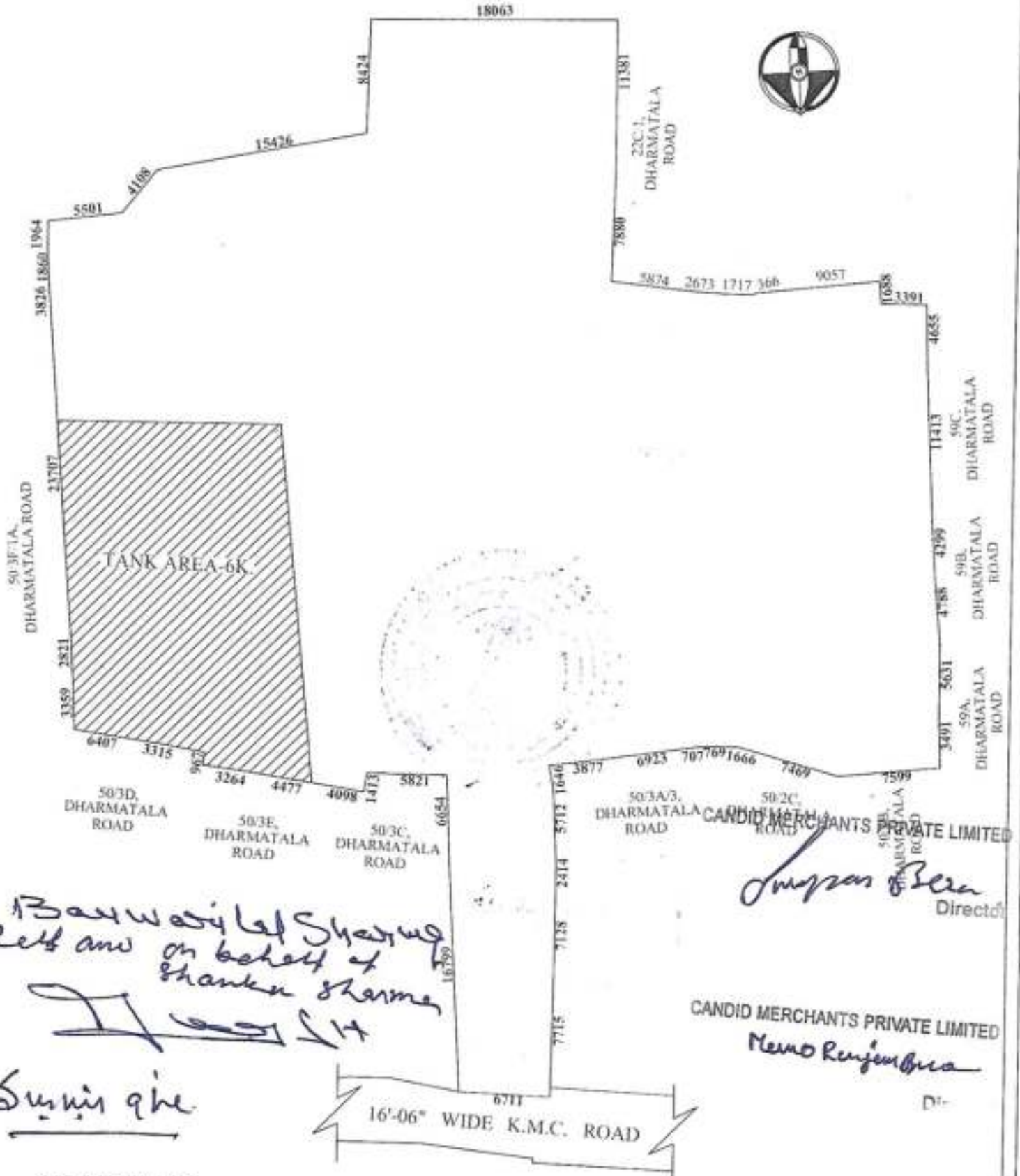
SCALE-1:100

41B, DHARMATALA ROAD

18063



22C-1,
DHARMATALA
ROAD





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A.D.S.R., SEALDAH

18 JUL 2018

Dist.- South 24 Parganas



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Left hand						
	Right hand					

Name

Signature *Bhawati*

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PHOTO	Left hand					
	Right hand					

Name

Signature



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Left hand						
	Right hand					

Name *TRILOCHAN SHARMA*

Signature *TriLochan*

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A.D.S.R., SEALDAH
18 JUL 2018
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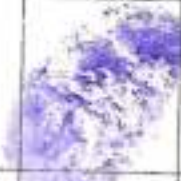









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	Right hand					

Name
Signature .. *Sushir ghe*

Sushir ghe

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Name
Signature .. *Mano Ranjan Bera*

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	Left hand					
	Right hand					

Name
Signature .. *Swapan Bera*



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Dist.- South 24 Parganas

जायकर विभाग
INCOME TAX DEPARTMENT

BANWARILAL SHARMA

KEDARNAL SHARMA

25/01/1947

Permanent Account Number

ALCPSJ348Q

Signature

Signature



भारत सरकार
GOVT. OF INDIA



8000372

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SHANKAR SHARMA
 BANWARI LAL SHARMA

27021973
 Permanent Account Number
 AJEPS6280R

Shankar Sharma
 Signature





14030010

This card is valid for the purpose of filing returns of income tax only. It is not valid for other purposes. It is not valid for the purpose of claiming tax credit. It is not valid for the purpose of claiming tax relief. It is not valid for the purpose of claiming tax exemption. It is not valid for the purpose of claiming tax deduction. It is not valid for the purpose of claiming tax concession. It is not valid for the purpose of claiming tax rebate. It is not valid for the purpose of claiming tax relief. It is not valid for the purpose of claiming tax exemption. It is not valid for the purpose of claiming tax deduction. It is not valid for the purpose of claiming tax concession. It is not valid for the purpose of claiming tax rebate.

This card is valid for the purpose of filing returns of income tax only. It is not valid for other purposes. It is not valid for the purpose of claiming tax credit. It is not valid for the purpose of claiming tax relief. It is not valid for the purpose of claiming tax exemption. It is not valid for the purpose of claiming tax deduction. It is not valid for the purpose of claiming tax concession. It is not valid for the purpose of claiming tax rebate.

For more information, please contact the Income Tax Department. Phone: 11-23381111. Fax: 11-23381112.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

TRILOKHAN SHARMA
BANWARI LAL SHARMA

28/11/1075
Permanent Account Number
AJUP602810



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SUSHIL OJHA

KODARAM OJHA

05/07/1967

Permanent Account Number

AAHPO7507M

Sushil Ojha
Signature



28033015

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SWAPAN BERA

MANORANJAN BERA

04/06/1977

Permanent Account Number

ARZPB4738J



Swapan Bera
Signature

Swapan Bera
Swapan Bera

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

GFN: 19-201819-025581406-2

Payment Mode Counter Payment

GRN Date: 03/07/2018 09:23:12

Bank : Vijaya Bank

BRN : 9203003071800006

BRN Date: 03/07/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16060001038271/2/2018

[Query No./Query Year]

Name : CANDID MERCHANTS PRIVATE LIMITED

Contact No. : Mobile No. : +91 8779603065

E-mail :

Address : 16D1Bose Pukur Prantik Pally

Applicant Name : Mr Manoranjan Bera

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16060001038271/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	5483178
2	16060001038271/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	784037

Total

6267215

In Words : Rupees Sixty Two Lakh Sixty Seven Thousand Two Hundred Fifteen only

Major Information of the Deed

Deed No :	I-1606-03204/2018	Date of Registration	18/07/2018
Query No / Year	1606-0001038271/2018	Office where deed is registered	
Query Date	02/07/2018 6:19:43 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Manoranjan Bera 16/3/1 Bosepukur Prantik Pally, Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700042, Mobile No. : 8779603065, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,80,00,000/-	Rs. 7,84,02,257/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 54,88,178/- (Article:23)	Rs. 7,84,037/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dharma Tala Road, Road Zone : (Shani Mandir – Lohamaath) ,

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		31 Katha 4 Chatak 34 Sq Ft	2,50,00,000/-	6,72,15,962/-	Width of Approach Road: 17 Ft.,



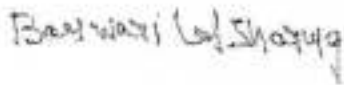





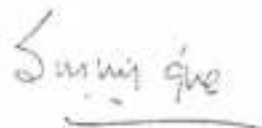
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dharma Tala Road, Road Zone : (Shani Mandir – Lohamaath) , Premises No. 12/1A, Ward No: 67

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Tank		4 Katha 12 Chatak 36 Sq Ft	25,00,000/-	1,03,08,795/-	Width of Approach Road: 17 Ft.,
Grand Total :					59.5604Dec	275,00,000 /-	775,24,757 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft	5,00,000/-	8,77,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 3000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		3000 sq ft	5,00,000 /-	8,77,500 /-	



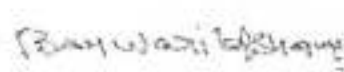
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Banwari Lal Sharma Son of Late Kedermal Sharma Executed by: Self, Date of Execution: 18/07/2018 , Admitted by: Self, Date of Admission: 18/07/2018 ,Place : Office			
	18/07/2018	LTI 18/07/2018	18/07/2018	
27, Weston Street, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALCPS0346Q, Status :Individual, Executed by: Self, Date of Execution: 18/07/2018 , Admitted by: Self, Date of Admission: 18/07/2018 ,Place : Office				
2	Shri Shankar Sharma Son of Shri Banawarilal Sharma 2A, Pretoria Street, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJSPS6280R, Status :Individual, Executed by: Attorney, Executed by: Attorney			
3	Name Shri Trilochan Sharma Son of Shri Banawarilal Sharma Executed by: Self, Date of Execution: 18/07/2018 , Admitted by: Self, Date of Admission: 18/07/2018 ,Place : Office			
	18/07/2018	LTI 18/07/2018	18/07/2018	
2A, Pretoria Street, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJUPS9281Q, Status :Individual, Executed by: Self, Date of Execution: 18/07/2018 , Admitted by: Self, Date of Admission: 18/07/2018 ,Place : Office				
4	Name Shri Sushil OJha Son of Shri Kdaram Ojha Executed by: Self, Date of Execution: 18/07/2018 , Admitted by: Self, Date of Admission: 18/07/2018 ,Place : Office			
	18/07/2018	LTI 18/07/2018	18/07/2018	
8, Lyons Range, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAHPO7507M, Status :Individual, Executed by: Self, Date of Execution: 18/07/2018 , Admitted by: Self, Date of Admission: 18/07/2018 ,Place : Office				

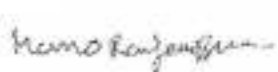
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Candid Merchants Private Limited 16/D/1,Bose Pukur Prantik Pally, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 , PAN No.:: AADCC8710D, Status :Organization, Executed by: Representative			
2	Name	Photo	Finger Print	Signature
	Swapan Bera Son of Monaranjan Bera Executed by: Self, Date of Execution: 18/07/2018 , Admitted by: Self, Date of Admission: 18/07/2018 ,Place : Office	 18/07/2018	 LTI 18/07/2018	 18/07/2018
Son of Monaranjan Bera Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARZPB4738J, Status :Individual, Executed by: Self, Date of Execution: 18/07/2018 , Admitted by: Self, Date of Admission: 18/07/2018 ,Place : Office				


Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Banwari Lal Sharma Son of Late Kedarmal Sharma Date of Execution - 18/07/2018, , Admitted by: Self, Date of Admission: 18/07/2018, Place of Admission of Execution: Office	 Jul 18 2018 1:32PM	 LTI 18/07/2018	 18/07/2018
27 Weston Street, P.O:- Bowbazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALCPS0346Q Status : Attorney, Attorney of : Shri Shankar Sharma				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Manoranjan Bera (Presentant) Son of Late Bhola Nath Bera Date of Execution - 18/07/2018, , Admitted by: Self, Date of Admission: 18/07/2018, Place of Admission of Execution: Office	 Jul 18 2018 1:30PM	 LTI 18/07/2018	 18/07/2018
16/D/1,Bose Pukur Prantik Pally, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMVPB2102K Status : Representative, Representative of : Candid Merchants Private Limited (as)				

Identifier Details :

Name & address	
Mr.Uttam Kumar Das Son of Late R R Das Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Shri Banwari Lal Sharma, Shri Trilochan Sharma, Shri Sushil OJha, Swapan Bera, Mr Manoranjan Bera, Shri Banwari Lal Sharma	
	18/07/2018

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Banwari Lal Sharma	Candid Merchants Private Limited-6.45505 Dec,Swapan Bera-6.45505 Dec
2	Shri Shankar Sharma	Candid Merchants Private Limited-6.45505 Dec,Swapan Bera-6.45505 Dec
3	Shri Trilochan Sharma	Candid Merchants Private Limited-6.45505 Dec,Swapan Bera-6.45505 Dec
4	Shri Sushil OJha	Candid Merchants Private Limited-6.45505 Dec,Swapan Bera-6.45505 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri Banwari Lal Sharma	Candid Merchants Private Limited-0.99 Dec,Swapan Bera-0.99 Dec
2	Shri Shankar Sharma	Candid Merchants Private Limited-0.99 Dec,Swapan Bera-0.99 Dec
3	Shri Trilochan Sharma	Candid Merchants Private Limited-0.99 Dec,Swapan Bera-0.99 Dec
4	Shri Sushil OJha	Candid Merchants Private Limited-0.99 Dec,Swapan Bera-0.99 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri Banwari Lal Sharma	Candid Merchants Private Limited-375.00000000 Sq Ft,Swapan Bera-375.00000000 Sq Ft
2	Shri Shankar Sharma	Candid Merchants Private Limited-375.00000000 Sq Ft,Swapan Bera-375.00000000 Sq Ft
3	Shri Trilochan Sharma	Candid Merchants Private Limited-375.00000000 Sq Ft,Swapan Bera-375.00000000 Sq Ft
4	Shri Sushil OJha	Candid Merchants Private Limited-375.00000000 Sq Ft,Swapan Bera-375.00000000 Sq Ft

Endorsement For Deed Number : I - 160603204 / 2018

On 18-07-2018

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

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

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

Presented for registration at 13:05 hrs on 18-07-2018, at the Office of the A.D.S.R. SEALDAH by Mr Manoranjan Bera .

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 7,84,02,257/-

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

Execution is admitted on 18/07/2018 by 1. Shri Banwari Lal Sharma, Son of Late Kedermal Sharma, 27, Weston Street, P.O: Bowbazar, Thana: Bowbazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Business, 2. Shri Trilochan Sharma, Son of Shri Banawarilal Sharma, 2A, Pretoria Street, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Business, 3. Shri Sushil Ojha, Son of Shri Kdaram Ojha, 8, Lyons Range, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by Profession Business, 4. Swapan Bera, Son of Monaranjan Bera, 324, Shantipally, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business

Identified by Mr Uttam Kumar Das, , Son of Late R R Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-07-2018 by Mr Manoranjan Bera, , Candid Merchants Private Limited, 16/D/1,Bose Pukur Prantik Pally, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Identified by Mr Uttam Kumar Das, , Son of Late R R Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Shri Banwari Lal Sharma, , Son of Late Kedarmal Sharma, 27 Weston Street, P.O: Bowbazar, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by profession Business as the constituted attorney of Shri Shankar Sharma 2A, Pretoria Street, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071 is admitted by him

Identified by Mr Uttam Kumar Das, , Son of Late R R Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,84,037/- (A(1) = Rs 7,84,023/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,84,037/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2018 12:00AM with Govt. Ref. No: 192018190255814062 on 03-07-2018, Amount Rs: 7,84,037/-, Bank: Vijaya Bank (VIJB0009203), Ref. No. 9203003071800006 on 03-07-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 54,88,178/- and Stamp Duty paid by Stamp Rs 5,00,000/-, by online = Rs 54,83,178/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 265, Amount: Rs.5,000/-, Date of Purchase: 02/07/2018, Vendor name: ALOK MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2018 12:00AM with Govt. Ref. No: 192018190255814062 on 03-07-2018, Amount Rs: 54,83,178/-, Bank: Vijaya Bank (VIJB0009203), Ref. No. 9203003071800006 on 03-07-2018, Head of Account 0030-02-103-003-02



Satyajit Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2018, Page from 102231 to 102277

being No 160603204 for the year 2018.



Digitally signed by SATYAJIT BISWAS

Date: 2018.07.18 13:44:16 +05:30

Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 18-07-2018 13:44:08
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)