

DEED OF CONVEYANCE



Boon-I. Volume-1506-2017, pages from
65798 to 65847. Deed no 1506-
01879 for the year 2017.
A.S.R- C. Dura. Duram.

2024/17

1879/2017



पश्चिम बंगाल WEST BENGAL
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 21/18
 314986
 1576
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M 756471

12 1 MAR 2017

DEED OF CONVEYANCE

This DEED OF CONVEYANCE made on this 17th day of March, 2017 (Two Thousand and Seventeen).

B E T W E E N

2017
19/03/17
19/03/17
19/03/17

2008 16/3/2017
Name --- Mr. Giriraj Lohia
Address --- 159, Jessore Road, Dum Dum
1001-74
Date --- 10/03/17
Signature ---

বাহাদুর কোর্ট
উদ্দেশ্য ২৪ পরগণা
তারিখ --- 8/3/2017
সংখ্যা --- 180/000
সিদ্ধান্ত দেওয়া, বাহাদুর
কোর্টের উদ্দেশ্যে

Giriraj Lohia



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Giriraj Lohia



503 17

Giriraj Lohia

10/03/2017
7/3/2017




502 17

Solomon G. Lohia

2909
 তারিখ - ১৭/৩/২০১৭
 জেলা - Mr. Surinjay Lohia.
 ঠান্ডা - 159, Jessore Road, Dum Dum
 পো 1000 টাক
 ডেতারি

বারাসাত কোঠ
 উক্ত ২৪ শতাব্দী
 কয়েক জমিদার ৪/৩/১৭
 আট ইলা 180000

ঠেহারী বকিম, বারাসাত
 নামের ওই সন্তান চাইতে

 504 17/3/2017
 - Gopa Roy Chowdhury.


 505 ০০

Khandaki Beharya

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- Sundit Saha




 ১৯৯৯ সালে গঠিত
 কলকাতা বিশ্ববিদ্যালয় ২৯ পৃষ্ঠা ১৯

7 MAR 2017

Bipak Mukherjee
 8/0 Dale - Hasan ch, Mukherjee
 71/A R. A. Rd, K9-65
 P. S. Dum Dum, Bussiness

2909
 दिनांक 16/3/2017
 नाम Mr. Surinraj Lohar
 पता 155, Jessore Road Dum Dum
 को-79

ब्राह्मण सेवा
 दिनांक 28 नवम्बर
 कलम नम्बर 83117
 कलम नम्बर 180000

हैदराबाद, ब्राह्मण
 सेवा के लिए



504 17/3/2017

Gopa Roy Choudhury.



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Kandakki Beharya



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Sundit Saha



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7 MAR 2017

पिपक प्रकल्प
 8/6 ले-आउट प्रकल्प
 71/A R. A. Rd, K9-65
 P.S. Dum Dum Business



पश्चिम बंगाल WEST BENGAL

M 756473

(Page : 3)

4. SMT. MANDABI ACHARYA, having PAN AVIPA8187E, Wife of Sri Prabir Acharya and daughter of Late Dilip Kumar Ghosh, residing at 132/1, Beliaghata Main Road, P.O. & P.S. Beliaghata, Kolkata - 700010, all are by faith - Hindu, by occupation - Housewife and Professional, by Nationality - Indian, hereinafter jointly called and referred to as the VENDORS (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART.

A N D

2010
16/3/2017
Mr. Sunilraj Lohia
159, Jessore Road, Dum Dum
101-74

বারানাত কোর্ট
উক্ত ২৪ শব্দগণ
নম্বর ৮৩/১৭
১৪৯,০০০
হেজারী ডকিস, বারানাত
সেবার ৬ মূল্য চ্যাম্বলি



১৫/৩/২০১৭
১৫/৩/২০১৭

7 MAR 2017



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 756474

(Page : 3A)

SHIVAM INFRA REALTY (P) LTD., having PAN AAOCS2847L, a Private Limited Company incorporated with the Companies Act, having its registered office at 74, Bentinck Street, Kolkata - 700001, represented by its one of the Director SRI GIRIRAJ LOHIA, having PAN ABNPL8979K, son of Sri Gopal Das Lohia, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 159, Jessore Road, P.S. - DumDum, Kolkata - 700074, District - North 24 Parganas, hereinafter called and referred to as the PURCHASER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors,

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তারিখ ১৬/৩/২০১৭
নাম Mr. Girendraj Lohia
১৫৩, Jessore Road, Dum Dum
১০১-৭৭

বারানাত কোর্ট
ফর্ম ২৪ পূরণ
কমের নম্বর - ৪১৩১১৭
তারিখ - ১২/৩/২০১৭

হেজারী মকিন, বারানাত
কমর ৬৬ বস্ত্র প্রকৌশলী



১০১ ডিস্ট্রিক্ট সিব. হাজির
১০১ ডিস্ট্রিক্ট সিব. হাজির

৭ MAR 2017



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M 756475

(Page : 3B)

administrators, legal representatives and assigns) of the
SECOND PART.

A N D

M/S. EMERALD DREAM MAKER, having PAN
BEDPS2816A, a Proprietorship Firm, having its registered
office at 507/66, Raja Debendra Nagar, P.S. DumDum,
Kolkata - 700074, District - North 24 Parganas, represented
by its sole Proprietor SRI SURAJIT SAHA, having PAN
BEDPS2816A, Son of Late Birendra Chandra Saha, residing
at 507/66, Raja Debendra Nagar, P.S. DumDum, Kolkata -
700074, District - North 24 Parganas, by faith - Hindu, by

2012

16/3/2017
Mr. Gopinath Lohia
159, Jassam Road,
Dumdum, Calcutta

बाराबाठ कोठी

दिनांक 28 मार्च 2017

दिनांक 8/3/2017
प्राप्त नं. 180/2017

श्रीधारी प्रसाद, बाराबाठ
मालिक की वकील



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J.P.

Asst. District Sub-Registrar
Cossipora Bura-Gum 23 P.O. 68

7 MAR 2017



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 756475

(Page : 3B)

administrators, legal representatives and assigns) of the
SECOND PART.

A N D

M/S. EMERALD DREAM MAKER, having PAN
BEDPS2816A, a Proprietorship Firm, having its registered
office at 507/66, Raja Debendra Nagar, P.S. DumDum,
Kolkata - 700074, District - North 24 Parganas, represented
by its sole Proprietor SRI SURAJIT SAHA, having PAN
BEDPS2816A, Son of Late Birendra Chandra Saha, residing
at 507/66, Raja Debendra Nagar, P.S. DumDum, Kolkata -
700074, District - North 24 Parganas, by faith - Hindu, by

2012

তারিখ ... 16/3/2017

নাম ... Mr. Gopinath Lohia

ঠিকানা ... 159, Jessore Road, Dum Dum, 101-74

পা ... 1000 ... টাকা ...

বাক্যসমূহ ...

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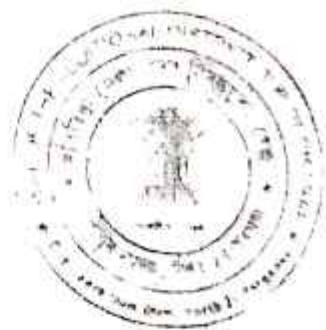
Additional Deputy Registrar
Dum Dum, West Bengal

7 MAR 2017

(Page : 4)

Nationality - Indian, by occupation - Business, hereinafter called and referred to as the CONFIRMING PARTY (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest, administrators, legal representatives and assigns) of the THIRD PART.

WHEREAS all that piece and parcel of land measuring an area of 18 (EIGHTEEN) COTTAHS, be the same a little more or less, alongwith 600 Sq.ft. old dilapidated tiles shaded structure erected thereon, with six tenants, comprising in R.S. Dag No. 166 (Sabek Dag No. 213) and R.S. Dag No. 167 (Sabek Dag No. 215) and R.S. Dag No. 168 (Sabek Dag No. 216) and R.S. Dag No. 169 (Sabek Dag No. 214) and R.S. Dag No. 171 (Sabek Dag No. 219), under R.S. Khatian No. 237 (Sabek Khatian No. 38) and R.S. Khatian No. 44 (Sabek Khatian No. 884) and R.S. Khatian No. 48 (Sabek Khatian No. 152/2), lying and situated at MOUZA - SHYAMNAGAR, (Old Krishnapur) J.L. No. 32/20 (Sabek 17), Re.Su. No. 180, Touzi No. 228 and 229, within the jurisdiction of the South Dum Dum Municipality, under Ward No. 21, being Holding No. 16, (Old Holding No. 307), P.S. - DumDum, A.D.S.R.O. Cossipore DumDum, District - North 24 Parganas, morefully and



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National Institute of Technology Warangal
Department of Mechanical Engineering

7 Nov 2016

particularly described in the Schedule hereunder written and delineated in the annexed Plan by border coloured "RED", have been seized and possessed by the Vendors herein, absolutely and uninterruptedly so far TOGETHER WITH the rights, liberties, privileges, appendages, easements, sewers and messuages etc. whatsoever appertaining therewith are the sale matter and prime object of this indenture.

AND WHEREAS one Upendra Chandra Ghosh, was the sole and absolute owner according to the then Record of Rights, in respect of the below schedule property alongwith other properties and absolutely seized and possessed the same peacefully without interruption of others free from all encumbrances.

AND WHEREAS the predecessors husband/father of the Vendors herein namely Dilip Kumar Ghosh (now deceased), became the sole and absolute owner of ALL THAT piece and parcel of land measuring an area of 18 (EIGHTEEN) COTTAHS, be the same a little more or less, alongwith 600 Sq.ft. old dilapidated tiles shaded structure erected thereon, with six tenants, comprising in R.S. Dag No. 166 (Sabek Dag No. 213) and R.S. Dag No. 167 (Sabek Dag No. 215) and R.S. Dag No. 168 (Sabek Dag No. 216) and R.S. Dag No. 169 (Sabek Dag No. 214) and



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R.S. Dag No. 171 (Sabek Dag No. 219), under R.S. Khatian No. 237 (Sabek Khatian No. 38) and R.S. Khatian No. 44 (Sabek Khatian No. 884) and R.S. Khatian No. 48 (Sabek Khatian No. 152/2), lying and situated at MOUZA - SHYAMNAGAR, (Old Krishnapur) J.L. No. 32/20 (Sabek 17), Re.Su. No. 180, Touzi No. 228 and 229, within the jurisdiction of the South Dum Dum Municipality, under Ward No. 21, being Holding No. 16, (Old Holding No. 307), P.S. - DumDum, A.D.S.R.O. Cossipore DumDum, District - North 24 Parganas, morefully described in the below schedule, by virtue of a Gift Deed, duly executed by his father said Upendra Chandra Ghosh, registered on 11/03/1959 before the S.R.O. Cossipore DumDum and recorded in Book No. I, Volume No. 38, Pages from 84 to 88, being No. 1888 for the year 1959 and absolutely seized and possessed the same peacefully without interruption of others free from all encumbrances.

AND WHEREAS while being in peaceful possession over the aforesaid property, said Dilip Kumar Ghosh, died intestate on 05/03/1998, leaving behind his wife, only son and two daughters, i.e. the VENDORS herein, as his only legal heirs and successors, who jointly inherited the aforesaid land measuring an area of 18 Cottahs, be the same a



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7 May 2011

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little more or less, alongwith 600 Sq.ft. old dilapidated tiles shaded structure erected thereon, with six tenants, according to the Hindu Succession Act as equal 1/4th share and jointly seized and possessed the same peacefully without interruption of others free from all encumbrances.

AND WHEREAS by virtue of aforesaid inheritance, all the Vendors herein, became the joint absolute owners of ALL THAT piece and parcel of land measuring an area of 18 (EIGHTEEN) COTTAHS, be the same a little more or less, alongwith 600 Sq.ft. old dilapidated tiles shaded structure erected thereon, with six tenants, comprising in R.S. Dag No. 166 (Sabek Dag No. 213) and R.S. Dag No. 167 (Sabek Dag No. 215) and R.S. Dag No. 168 (Sabek Dag No. 216) and R.S. Dag No. 169 (Sabek Dag No. 214) and R.S. Dag No. 171 (Sabek Dag No. 219), under R.S. Khatian No. 237 (Sabek Khatian No. 38) and R.S. Khatian No. 44 (Sabek Khatian No. 884) and R.S. Khatian No. 48 (Sabek Khatian No. 152/2), lying and situated at MOUZA - SHYAMNAGAR, (Old Krishnapur) J.L. No. 32/20 (Sabek 17), Re.Su. No. 180, Touzi No. 228 and 229, within the jurisdiction of the South Dum Dum Municipality, under Ward No. 21, being Holding No. 16 (Old Holding No. 307), P.S. - DumDum, A.D.S.R.O. Cossipore DumDum, District

- North 24 Parganas, morefully described in the Schedule hereunder written and thereafter mutated their names in the records of South Dum Dum Municipality, under Ward No. 21, being Holding No. 16 (Old Holding No. 307) and since then have been enjoying the said property free from all encumbrances, interferences and disturbances of any other person or persons whatsoever by paying the rent and taxes as its joint absolute owners and occupiers from time to time.

AND WHEREAS the VENDORS herein, being in joint peaceful possession over the aforesaid and below mentioned schedule property, with a view to develop the same, they entered into a Development Agreement on 05/11/2014 with the Confirming Party herein under certain terms and conditions mentioned therein and empowered him as their Constituted Attorney, by virtue of a Development Power of Attorney, which was duly submitted on 05/11/2014 and registered on 18/12/2014 before the D.S.R.-I, North 24 Parganas at Barasat and recorded in Book No. 1, being No. 09776 for the year 2014, to do such works as mentioned in the said Power of Attorney.

AND WHEREAS due to some inconveniences, the Vendors herein shall not intend to develop their property



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at present and accordingly after a long amicable discussion, held between the Vendors and the Confirming Party herein, they jointly revoked the aforesaid unregistered Development Agreement and registered Development Power of Attorney, being No. 09776 for the year 2014 and subsequently the said Developer joined in this Deed as Confirming Party, for declare to left their interest over the below schedule property, as they achieved the same by virtue of the aforesaid Agreement and Power of Attorney.

AND WHEREAS at present the Vendors herein being in need of money, decided to sell out their aforesaid property, i.e. ALL THAT piece and parcel of land measuring an area of 18 (EIGHTEEN) COTTAHS, be the same a little more or less, alongwith 600 Sq.ft. old dilapidated tiles shaded structure erected thereon, with six tenants namely Sadhan Das, Sankar Mondal, Tapas Hazra, Sri Jhunjhunwala, Tapas Saha and Sanjib Mondal, comprising in R.S. Dag No. 166 (Sabek Dag No. 213) and R.S. Dag No. 167 (Sabek Dag No. 215) and R.S. Dag No. 168 (Sabek Dag No. 216) and R.S. Dag No. 169 (Sabek Dag No. 214) and R.S. Dag No. 171 (Sabek Dag No. 219), under R.S. Khatian No. 237 (Sabek Khatian No. 38) and R.S. Khatian No. 44 (Sabek Khatian No. 884) and R.S. Khatian No. 48 (Sabek Khatian No. 152/2), lying and situated at MOUZA - SHYAMNAGAR, (Old Krishnapur) J.L. No. 32/20 (Sabek 17), Re.Su. No. 180,



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Touzi No. 228 and 229, within the jurisdiction of the South Dum Dum Municipality, under Ward No. 21, being Holding No. 16 (Old Holding No. 307), P.S. - DumDum, A.D.S.R.O. Cossipore DumDum, District - North 24 Parganas, morefully and particularly described in the Schedule hereunder written and delineated in the annexed Plan by border coloured "RED", hereinafter referred to the 'said property' to the Purchaser herein and represented and assured the Purchaser above named as follows :-

- i) That the Vendors herein have decided to sell and /or transfer the 'said property' for consideration ;
- ii) That the Vendors herein now have good right, full power and absolute authority to grant, convey, transfer, sell or assign the 'said property' to anybody in any manner whatsoever;
- iii) That the 'said property' is free from all encumbrances, mortgages, charges, lines, lispense, attachment, claims, demands, liabilities and trusts whatsoever and howsoever and the Vendors herein have got free, clear and marketable title;
- iv) That the Vendors herein, declare that they have not done any wrong or committed any breach whereby the right, title, interest and possession of into and upon the 'said



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7 May 2011

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land' have in any way been jeopardized or become defective and there is no taxes of any nature due and payable by the Vendors herein shall pay rent and taxes on or before the execution of the conveyance in respect of the 'said property' to the Land Revenue Department of the Government and will hand over the upto date tax receipt to the Purchaser herein;

v) That the said land is not subject to any acquisition or requisition proceedings and the Vendors herein have no knowledge about the issuance of any such notice in respect of the 'said property' or any party thereof;

vi) That there is no suit or proceedings of any nature whatsoever pending in any court of law in respect of the Vendors title in the 'said property';

vii) That no valid and subsisting agreement for development and /or for sale, mortgage, transfer or any other arrangement of the 'said property' exists;

viii) That the Vendors herein are lawfully competent and entitled to sell, transfer or otherwise dispose of the 'said property';

ix) That neither there is any restraint order passed by any Court of law nor there are any impediment of any



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nature whatsoever for the Vendors herein to sell and /or transfer the 'said property';

x) That the specifications of the said property stipulate in the schedule hereto are true and correct;

AND WHEREAS the Purchaser herein relying on the abovementioned various representations and assurances made by the Vendors and also believing the same to be true and further placing full faith thereon, agreed to purchase the 'said property' at a total consideration of Rs. 1,60,10,000/- (Rupees One Crore Sixty Lakhs Ten thousand) only.

AND WHEREAS the Vendors herein agreed to sell and /or transfer and the Purchaser above named agreed to purchase ALL THAT piece and parcel of land measuring an area of 18 (EIGHTEEN) COTTAHS, be the same a little more or less, alongwith 600 Sq.ft. old dilapidated tiles shaded structure erected thereon, with six tenants, comprising in R.S. Dag No. 166 (Sabek Dag No. 213) and R.S. Dag No. 167 (Sabek Dag No. 215) and R.S. Dag No. 168 (Sabek Dag No. 216) and R.S. Dag No. 169 (Sabek Dag No. 214) and R.S. Dag No. 171 (Sabek Dag No. 219), under R.S. Khatian No. 237 (Sabek Khatian No. 38) and R.S. Khatian No. 44 (Sabek Khatian No. 884) and R.S. Khatian No. 48 (Sabek Khatian No. 152/2), lying and situated at MOUZA - SHYAMNAGAR.



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7 Mar 2017

(Page : 13)

(Old Krishnapur) J.L. No. 32/20 (Sabek 17), Re.Su. No. 180, Touzi No. 228 and 229, within the jurisdiction of the South Dum Dum Municipality, under Ward No. 21, being Holding No. 16 (Old Holding No. 307), P.S. - DumDum, A.D.S.R.O, Cossipore DumDum, District - North 24 Parganas, morefully and particularly described in the Schedule hereunder written and delineated in the annexed Plan by border coloured "RED", free from all encumbrances whatsoever, at or for the said agreed consideration.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of total consideration of Rs. 1,60,10,000/- (Rupees One Crore Sixty Lakhs Ten thousand) only, duly paid to the Vendors by the Purchaser on or before the execution of this Deed (the receipt whereof the Vendors doth hereby as also by the Memorandum hereunder written demists, acknowledge and or from the same and every part thereof acquit, release and discharge the Purchaser as also the land hereby sold, transferred, conveyed or intended so to be, the Vendors above named doth hereby grant convey, transfer, assign and assure unto and in favour of the Purchaser herein ALL THAT piece and parcel of land measuring an area of 18 (EIGHTEEN) COTTAHS, be the same a little more or less, alongwith 600 Sq.ft. old dilapidated files shaded



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structure erected thereon, with six tenants, comprising in R.S. Dag No. 166 (Sabek Dag No. 213) and R.S. Dag No. 167 (Sabek Dag No. 215) and R.S. Dag No. 168 (Sabek Dag No. 216) and R.S. Dag No. 169 (Sabek Dag No. 214) and R.S. Dag No. 171 (Sabek Dag No. 219), under R.S. Khatian No. 237 (Sabek Khatian No. 38) and R.S. Khatian No. 44 (Sabek Khatian No. 884) and R.S. Khatian No. 48 (Sabek Khatian No. 152/2), lying and situated at MOUZA - SHYAMNAGAR, (Old Krishnapur) J.L. No. 32/20 (Sabek 17), Re.Su. No. 180, Touzi No. 228 and 229, within the jurisdiction of the South Dum Dum Municipality, under Ward No. 21, being Holding No. 16, (Old Holding No. 307), P.S. - DumDum, A.D.S.R.O. Cossipore DumDum, District - North 24 Parganas, morefully and particularly described in the Schedule hereunder written and delineated in the annexed Plan by border coloured "RED", free from all encumbrances, mortgages, charges, liens, lispendesns, claims, demands, liabilities and trusts whatsoever;

OR HOWSOEVER OTHERWISE the 'said property' or any part thereof now is or any time hereto before were or was situated, butted, bounded, called known, numbered, described and distinguished;

TOGETHER WITH all easement rights, appendages, appurtenances, rights and benefits whatsoever belonging to or



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(Page : 15)

usually held or enjoyed therewith or anywise appertaining thereto AND all rights title interest property claim and demand whatsoever of the Vendors into or upon the 'said property' or any part thereof;

TOGETHER WITH all structures, ways, walls, yards, compounds, areas, paths, passages, sewers, drains, water, water-courses and all manner of connections and all other rights of land comprised and all liberties, privileges, easements and appurtenant whatsoever thereunto belonging to or held or occupy therewith or reputed to belong or appurtenant thereto AND the reversion or reversions, remainder or remainders AND the rents issues and profit thereof AND ALL the estate right title interest claim and demand whatsoever both at law and in equity of the Vendors into upon and in any manner concerning the Vendor's right, title, interest in the 'said property' and every part thereof;

TOGETHER WITH all deeds, pattaahs, muniments, writings and evidences of title and other documents relating to or concerning the Vendor's right, title and interest in the 'said property' or any part thereof, which now or hereafter shall or may be in the custody, power or possession of the Vendors or any other person or persons from whom the Vendors can or may procure without any



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action or suit at law or in equity;

TO HAVE AND TO HOLD the Vendor's right, title and interest in the 'said property' more fully described in the schedule hereunder written, hereby sold, granted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use and benefit of the Purchaser absolutely and forever as and for an absolute indefeasible perfect estate or analogous thereto and equivalent to an estate of inheritance in fee simple in possession without any manner of condition, use, trust and other things whatsoever to alter defeat encumber or make void the same AND free from all encumbrances, mortgages, charges, liens, lispendens, attachment, claims, demands, liabilities, acquisitions, requisitions and trusts whatsoever.

AND THE VENDORS doth hereby covenant with the Purchaser as follows :-

THAT notwithstanding any act deed matter or thing whatsoever by the Vendors or any predecessor in title of the Vendors made, committed or knowingly suffered to the contrary, the Vendors is lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Vendor's right, title and interest in the said property, more fully described in the schedule hereunder



Handwritten signature above the text:
Additional District Registrar
MADRAS
MAHARASHTRA

7 MAR 2017

(Page : 17)

written hereby granted, sold, conveyed and transferred or intended so to be in perfect and indefeasible estate of inheritance, without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances whatsoever;

THAT notwithstanding any act deed matter or thing whatsoever as aforesaid, the Vendors now have good right full power and absolute authority and indefeasible title to grant, sell, convey and transfer the Vendor's right, title and interest in the 'said property' and hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to true intent and meaning of these presents;

AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold and enjoy the 'said property' hereby granted, sold, conveyed and transferred AND receive the rents issues and profits of the 'said property' more fully described in the schedule hereunder written, without any lawful eviction, interruption, hindrance, claims or demands whatsoever from or by the Vendors or any person or persons having or lawfully or equitably claiming from under or in trust for



1001 Disertasi Sub: Kesehatan
Compendium Usmu-1998-2000 Page 00

11 2 2 2 2 2

the Vendors;

AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and discharged by and at the costs and expenses of the Vendors well and sufficiently saved, defended, kept harmless and indemnified of from and against all manner of encumbrances whatsoever made, suffered, created, done, executed or occasioned by the Vendors or any other person or persons whomsoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid;

AND THAT the 'said property' more fully described in the schedule hereunder written is not affected by any attachment including any attachment under any certificate case or any proceeding started at the instance of the Income Tax authorities or Estate Duty authorities or other Government authorities under the Public Demands Recovery Act or any other acts or otherwise whatsoever;

AND THAT no declaration has been made or published nor any notice issued nor any proceeding commenced for acquisition of the 'said property' more fully described in the schedule hereunder written or any part thereof under the Land Acquisition Act or any other acts or laws for the time being in force and that the 'said



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7 MAR 2017

(Page : 19)

land' or any part thereof is not affected by any notice of acquisition or requisition under the Defence of India Act or Rules framed there under or any other acts or enactments whatsoever;

AND THAT the Vendors and all other persons having or lawfully or equitably or rightfully claiming any estate right title interest trust property claim and demand whatsoever in the Vendor's right, title and interest in the 'said property', more fully described in the schedule hereunder written, hereby sold, conveyed, granted and transferred or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser make, do execute and perfect or cause to be made done executed and perfected all such acts deeds matters and things whatsoever for further better and more perfectly assuring conveying and confirming the Vendor's right, title and interest in the 'said property' and every part thereof unto and to the use and benefit of the Purchaser forever in the manner aforesaid, as shall or may be reasonably required.

AND THE VENDORS doth hereby agree and confirm that the Purchaser above named shall be entitled to apply



М. Аманжол
М. Аманжол
М. Аманжол

2023

(Page : 20)

for and have its name mutated as the owner of the 'said property' in the records of the Government authorities and /or department, without any objection by or on behalf of the Vendors herein.

It is also mentioned here that, if, any act of deception fraud and to the enjoyment of the Purchaser's right, title upon the property, the Vendors will remain legally bound to return the entire consideration money with compensation to the Purchaser, in course of heirs. That all the demands and claims of the trespassers/tenants shall be beared by the Purchaser herein in all respect and the Purchaser herein agreed to do the same.

It is expressly declared if any errors and mistake are found out in this deed of sale or any necessity arises in respect of mutation or whatsoever the Vendors will remain to do and execute and/or register a Deed of Declaration in favour of the Purchaser herein, without taking any further consideration in course of heirs.

:: THE SCHEDULE ABOVE REFERED TO ::

ALL THAT piece and parcel of Shali land measuring an area of **18 (EIGHTEEN) COTTAHS**, be the same a little more or less, alongwith 600 Sq.ft. old dilapidated 20 years old tiles shaded structure erected thereon, with 15 year old six tenants, comprising in R.S. Dag No. 166 (4 Cottahs) (Sabek Dag No. 213) and R.S. Dag No. 167 (4 Cottahs) (Sabek Dag No. 215)



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ಕಾರ್ಯದಾತರ ಅಧಿಕಾರದ ಅಡಿಯಲ್ಲಿ

7 MAR 2011

(Page : 21)

R.S. Dag No. 168 (4 Cottahs) (Sabek Dag No. 216) and R.S. Dag No. 169 (4 Cottahs) (Sabek Dag No. 214) and R.S. Dag No. 171 (2 Cottahs) (Sabek Dag No. 219), under R.S. Khatian No. 237 (Sabek Khatian No. 38) and R.S. Khatian No. 44 (Sabek Khatian No. 884) and R.S. Khatian No. 48 (Sabek Khatian No. 152/2), lying and situated at MOUZA - SHYAMNAGAR, (Old Krishnapur) J.L. No. 32/20 (Sabek 17), Re.Su. No. 180, Touzi No. 228 and 229, within the jurisdiction of the South Dum Dum Municipality, under Ward No. 21, being Holding No. 16, (Old Holding No. 307), P.S. - DumDum, A.D.S.R.O. Cossipore DumDum, District - North 24 Parganas, morefully and particularly delineated in the annexed Plan by border coloured "RED" border. The Annexed Plan, Photos, fingerprints of the Vendors and Purchaser will be treated as a part of this Deed of Conveyance. The annual proportionate rent will be applied over the aforesaid property as per West Bengal Land Holding Revenue Act.

BUTTED AND BOUNDED BY

On the North : Others property.

On the South : 18' wide Municipal Road.

On the East : Parimal Kumar Ghosh.

On the West : Others Property.



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Asst District Supt. Registrar
Commercial Dept. Bangalore 28/3/2018

7 MAR 2018

IN WITNESS WHEREOF the Vendors hereto have set and subscribed his respective hands and seals on this day, month and year written at the outset.

SIGNED, SEALED AND DELIVERED
in presence of following

WITNESSES :

1. Pramesh Soti
10/A Gowari Lane
Kot-7

2. Pradyot C. Roy
S.K. B. Sarani
Kolkata-70030

1. [Signature]

2. [Signature]

3. [Signature]

4. [Signature]

SIGNATURE OF THE VENDORS

M/s. SHIVAM INFRAREALTY PVT. LTD.

[Signature]
Director / Authorised Signatory

SIGNATURE OF THE PURCHASER

Emerald Dream Maker

[Signature]
Proprietor

SIGNATURE OF THE CONFIRMING PARTY



M

Adl. District Sift. Register
Cavalpore Dist. R. No. 14/2011

7 MAR 2011

:: MEMO OF CONSIDERATION ::

RECEIVED from the withinnamed Purchaser a total sum of Rs. 1,60,10,000/- (Rupees One Crore Sixty Lakhs Ten thousand) only as total consideration money as follows :

Date	DD/Cash	Vendor	Bank	Amount
15/03/2017	016691	No. 1	Axis Bank Ltd. Laketown Br.	35,00,000.00
15/03/2017	016692	No. 1	—Do—	10,00,000.00
15/03/2017	016693	No. 2	—Do—	10,00,000.00
15/03/2017	016694	No. 2	—Do—	35,00,000.00
16/03/2017	016698	No. 3	—Do—	35,00,000.00
17/03/2017	016708	No. 4	—Do—	30,00,000.00
17/03/2017	016067	No. 4	Kotak Mahindra	5,00,000.00
17/03/2017	By Cash			10,000.00

Total Rs. 1,60,10,000.00

WITNESSES :

1. Ramesh Sain 1. Sukendu Ghosh
2. Mandabi Acharya 2. [Signature]
3. Sita Roy Chowdhury

Drafted by:
Sukendu Ghosh
Sri Sukhendu Ghosh
Advocate
Dist Judges' Court, Barasat
EN. No. F/5/18/00000000
District Judges' Court,
Barasat, North 24 Pgs.

Computer by:
[Signature]
(Kuntal Singha Roy)
Barasat Court.

4. Mandabi Acharya
SIGNATURE OF THE VENDORS



Handwritten signature

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ಕಾರ್ಯದರ್ಶಿ ಕಛೇರಿ, ಬೆಂಗಳೂರು

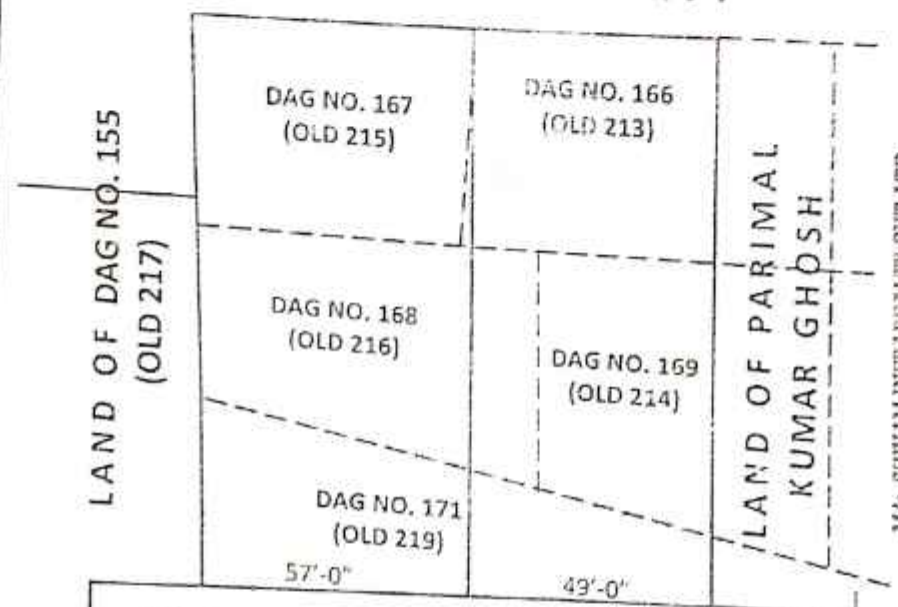
07 MAR 20

SITE PLAN OF THE LAND IN R.S. DAG NOS. 155, 167, 168, 169, 171, SABEK DAG NOS. 213, 215, 216, 214, 219, UNDER R.S. KHATIAN NOS. 237, 44, 48, SABEK KHATIAN NOS. 38, 884, 152/2, AT MOUZA - SHYAMNAGAR, (OLD KRISHNAPUR) J.L. NO. 32/20 (SABEK 17), P.E. SU. NO. 180, TOUZI NOS. 228, 229, UNDER SOUTH DUM DUM MUNICIPALITY, WARD NO. 21, HOLDING NO. 16, (OLD 307), P.S. - DUMDUM, KOLKATA - 700074, DISTRICT - NORTH 24 PARGANAS.

TOTAL AREA OF LAND : 18 COTTAHS (MORE OR LESS)



OTHERS PROPERTY



M/s. SHIVAM INFRA REALTY PVT. LTD.
[Signature]
 Director / Authorized Signatory

18'-0"

WIDE MUNICIPAL ROAD

[Signature]
 Emerald Dream Maker
 Surojit Saha
 Proprietor

TRACED BY
 (as per previous plan)
[Signature]
 (Kuntal Singha Roy)
 Surveyor

[Signature]
 Gopa Roy Chowdhury
 Maulabi Acharya






















SIGNATURE OF THE VENDORS



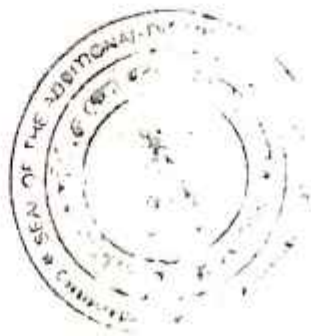
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Handwritten text, possibly a signature or a note.

SPECIMEN FORM FOR TEN FINGERPRINTS

S M	Signature of the Executants / Presentants							
 <i>Debraj...</i>	Little	Ring	Middle	Fore	Thumb			
	(Left Hand)		Thumb	Fore	Middle	Ring	Little	
								
	 <i>S...</i>	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)		Thumb	Fore	Middle	Ring	Little
								
 <i>Deba Roychowdhury</i>		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)		Thumb	Fore	Middle	Ring	Little
								

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ

7 MAR 20

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants	Little	Ring (Left Hand)	Middle	Fore	Thumb
 Handals P. Das	Thumb	Fore (Right Hand)	Middle	Ring	Little	    
	Little	Ring (Left Hand)	Middle	Fore	Thumb	    
 Jayraj Babu	Thumb	Fore (Right Hand)	Middle	Ring	Little	    
	Little	Ring (Left Hand)	Middle	Fore	Thumb	    
 Sundit Saha	Thumb	Fore (Right Hand)	Middle	Ring	Little	    



[Handwritten signature]

Registrar
Mysore District

7 MAR 2011

आयकर विभाग
INCOME TAX DEPARTMENT
SOMENATH GHOSH
DILIP GHOSH
28/12/1995
PAN Card Account Number
BFZPG0805C



भारत सरकार
GOVT. OF INDIA



[Handwritten Signature]

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
GOPA ROY CHOWDHURY
DILIP KUMAR GHOSH
16/05/1957
Permanent Account Number
AKUPR5318N
Signature

Gopa Roy Chowdhury

In case this card is lost / faded, kindly inform, contact to
Income Tax EAN Services Unit, IITTS,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
यदि यह कार्ड खोया/मिटा हुआ हो, कृपया सूचना दें, संपर्क करें
आयकर ईएन सर्विस यूनिट, आईटीएस,
प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,
नवी मुंबई - 400 614.



Mandadi Dilip Kumar Ghosh

आयकर विभाग
 INCOME TAX DEPARTMENT
 नया दिल्ली
 BIRENDRA CHANDRA JUBIA
 PAN/1973
 Permanent Account Number
 BEEDP32816A
 भारत सरकार
 GOVT. OF INDIA



BEEDP32816A.

In case this card is lost, please notify in your nearest
 Income Tax PAN Service Centre, UTTARA
 Plot No. 3, Sector 11, Chandigarh
 New Delhi - 110 014
 या कार्ड को खोने पर कृपया अपने नजदीकी
 आयकर पैन सेवा केंद्र, उत्तरा
 प्लॉट नं. 3, सेक्टर 11, चण्डीगढ़
 नया दिल्ली - 110 014

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHIVAM INFREAREALTY PRIVATE
LIMITED

26/04/2010
Permanent Account Number

AAOCS2047L

0-0/2010


M/s. SHIVAM INFREAREALTY PVT. LTD.

Viraj Lohia
Director / Authorised Signatory



13

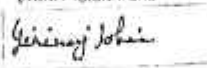
धार्ढ तेलक संख्या / PERMANENT ACCOUNT NUMBER
ABNPL8979K



नाम / NAME
GIRIRAJ LOHIA

पिता का नाम / FATHER'S NAME
GOPAL DAS LOHIA

जन्म तिथि / DATE OF BIRTH
18-02-1976

FATHER'S SIGNATURE


Giriraj Lohia

अवकाश संख्या, १४-१११
 COMMISSIONER OF INCOME-TAX, W.S. - III

Giriraj Lohia

इस धार्ढ के खो / निल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / सूचना कर दें (संयुक्त आयकर अधिका/पदाभि एवं तकनीकी),
 पी-७,
 चौरंगी स्क्वयर,
 कलकत्ता - ७०० ०६९.

In case this card is lost/damaged, kindly inform/return to the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta-700 069.

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

GRN: 19-201617-005123020-1 Payment Mode Online Payment
GRN Date: 16/03/2017 15:59:26 Bank: Central Bank of India
BRN: CBI160317080422 BRN Date: 16/03/2017 16:03:27

DEPOSITOR'S DETAILS

Name: Mr Surajit Saha
Contact No.: Mobile No.: +91 9051024164
E-mail:
Address: Raja Debendra Nagar, Thana: Dum Dum,
Applicant Name: Mr Surajit Saha
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale, Sale Document Payment No 3
Id No.: 15060000314986/3/2017
(Query No./Query Year)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15060000314986/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	258719
2	15060000314986/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	1806956
Total				2054674

In Words: Rupees Twenty Lakh Sixty Four Thousand Six Hundred Seventy Four only












Government of West Bengal







Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. COSSIPORE DISTRICT, District Name: North 24 Parganas

Signature / LTI Sheet of Query No/Year 15060000314996/2017

I. Signature of the Person(s) admitting the Execution at Private Residence:

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Sobha Ghosh 75, Jessore Road, Flat No Village/D. P.O. - Bangur, P.S. - Dum Dum, District-North 24- Parganas, West Bengal, India. PIN - 700055	Seller			
2	Mr Suranath Ghosh 76, Jessore Road, P.O.- Bangur, P.S.- Dum Dum, District-North 24- Parganas, West Bengal, India. PIN - 700055	Seller			
3	Mrs Gopa Roy Chowdhury, 4A, Mohin Halder Street, P.O.- Kalligat, P.S.- Kalligat, District-South 24- Parganas, West Bengal, India. PIN - 700028	Seller			

I. Signature of the Person(s) admittling the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Mandabi Acharya 132/1, Belighata Main Road, P.O:- Belighata, P.S:- Beliaghata, District:-South 24- Parganas, West Bengal, India, PIN - 700010	Seller			<i>Mandabi Acharya 17/3/2017</i>
5	Mr Surajit Saha 507/66, Raja Debendra Nagar. P.O:- MOTIJHEEL, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074	Represent ative of Seller [M/S: EMERAL D DREAM MAKER]			<i>Surajit Saha 17/03/17</i>
6	Mr Giriraj Lohia 159, Jessore Road, P.O:- MOTIJHEEL. P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700074	Represent ative of Buyer [SHIVAM INFRA REALTY (P) LTD.]			<i>Giriraj Lohia 17/03/17</i>
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr DIPAK MUKHERJEE Son of Late HARAN CH MUKHERJEE 74/ A, R A ROAD, P.O:- RABINDRA NAGAR, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700065	Mrs Sobha Ghosh, Mr Somenath Ghosh, Mrs Gopa Roy Chowdhury, Mrs Mandabi Acharya, Mr Surajit Saha, Mr Giriraj Lohia		<i>Dipak Mukherjee 17.03.2017</i>	

(Mohul Mukhopadhyay)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM

Major Information of the Deed

Deed No :	I-1506-01879/2017	Date of Registration	21/03/2017
Query No / Year	1506-0000314986/2017	Office where deed is registered	
Query Date	08/03/2017 5:10:34 PM	A D S R COSSIPORE DUMDUM District North 24-Parganas	
Applicant Name, Address & Other Details	Surajit Saha Raja Debendra Nagar, Thana Dum Dum, District North 24-Parganas, WEST BENGAL Mobile No 9051024164, Status Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property Declaration [No of Declaration 2]		
Set Forth value	Market Value		
Rs. 1,60,10,000/-	Rs. 2,58,70,505/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 18,10,955/- (Article 23)	Rs. 2,58,719/- (Article A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District North 24-Parganas, P S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Municipal Road, Mouza Shyamnagar, Ward No: 21

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-166	RS-237	Bastu	Shali	4 Katha	35,55,555/-	57,12,001/-	Width of Approach Road 18 Ft. Adjacent to Metal Road, Encumbered by Tenant.

District North 24-Parganas, P S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Municipal Road, Mouza Shyamnagar

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-167	RS-237	Bastu	Shali	4 Katha	35,55,555/-	57,12,001/-	Width of Approach Road 18 Ft. Adjacent to Metal Road, Encumbered by Tenant.
L3	RS-168	RS-44	Bastu	Shali	4 Katha	35,55,555/-	57,12,001/-	Width of Approach Road 18 Ft. Adjacent to Metal Road, Encumbered by Tenant.
L4	RS-169	RS-44	Bastu	Shali	4 Katha	35,55,555/-	57,12,001/-	Width of Approach Road 18 Ft. Adjacent to Metal Road, Encumbered by Tenant.

L5	RS-171	RS-48	Bastu	Shali	2 Katha	17,77,780/-	28,56,001/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, Encumbered by Tenant,
		TOTAL :						
Grand Total :					23.1Dec	124,44,445 /-	199,92,004 /-	
					29.7Dec	160,00,000 /-	257,04,005 /-	

Structure Details :

Sch No.	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5	600 Sq Ft	10,000/-	1,66,500/-	Structure Type: Structure Tenanted.

Gr Floor: Area of floor: 600 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 20 Years. Roof Type: Tiles Shed. Extent of Completion: Complete

Total :	600 sq ft	10,000 /-	1,66,500 /-	
----------------	-----------	-----------	-------------	--

Seller Details :

Sl No.	Name, Address, Photo, Finger print and Signature
1	Mrs Sobha Ghosh Wife of Late Dilip Kumar Ghosh 75, Jessore Road, Flat No: Village/Ci, P.O:- Bangur, P.S.- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No: BPQPG54200 Status: Individual, Executed by: Self, Date of Execution: 17/03/2017, Admitted by: Self, Date of Admission: 17/03/2017, Place: Pvt. Residence
2	Mr Somenath Ghosh Son of Late Dilip Kumar Ghosh 76, Jessore Road, P.O:- Bangur, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No: BFZPG0805C Status: Individual, Executed by: Self, Date of Execution: 17/03/2017, Admitted by: Self, Date of Admission: 17/03/2017, Place: Pvt. Residence
3	Mrs Gopa Roy Chowdhury Wife of Mr. Amitava Roy Chowdhury 4A, Mohin Halder Street, P.O:- Kalighat, P.S:- Kalighat, District-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No: AKUPR5318N Status: Individual, Executed by: Self, Date of Execution: 17/03/2017, Admitted by: Self, Date of Admission: 17/03/2017, Place: Pvt. Residence
4	Mrs Mandabi Acharya Wife of Mr. Prabir Acharya 132/1, Belighata Main Road, P.O:- Belighata, P.S.- Beliaghata, District-South 24-Parganas, West Bengal, India, PIN - 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No: AVIPAB187F Status: Individual, Executed by: Self, Date of Execution: 17/03/2017, Admitted by: Self, Date of Admission: 17/03/2017, Place: Pvt. Residence
5	M/S. EMERALD DREAM MAKER 507/66, Raja Debendra Nagar, P.O:- Motijheel, P.S.- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700074 PAN No.:BEDPS2816A Status: Organization, Executed by: Representative

Buyer Details :

Sl No.	Name, Address, Photo, Finger print and Signature
1	SHIVAM INFRA REALTY (P) LTD. 74, Bentinck Street, P.O - G.P.O, P.S.- Hare Street, District-Kolkata, West Bengal, India, PIN - 700001 PAN No: AAOCS2847L Status: Organization

Representative Details :

Name, Address, Photo, Finger print and Signature

1 Mr Surajit Saha

Son of Late BIRENDRA CHANDRA SAHA 507/66, Raja Debendra Nagar, P.O - MOTIJHEEL, P S - Dum Dum, District -North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:BEDPS2816A Status Representative, Representative of : M/S. EMERALD DREAM MAKER (as PROPRIETOR)

2 Mr Giriraj Lohia (Presentant)

Son of Mr GOPAL DAS Lohia 159, Jessore Road, P.O:- MOTIJHEEL, P S - Dum Dum, District -North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ABNPL8979K Status : Representative, Representative of SHIVAM INFRA REALTY (P) LTD. (as DIRECTOR)

Identifier Details :

Name & address

Mr DIPAK MUKHERJEE

Son of Late HARAN CH MUKHERJEE

74/ A, R A ROAD, P.O:- RABINDRA NAGAR, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700065, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mrs Sobha Ghosh, Mr Somenath Ghosh, Mrs Gopa Roy Chowdhury, Mrs Mandabi Acharya, Mr Surajit Saha, Mr Giriraj Lohia

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Sobha Ghosh	SHIVAM INFRA REALTY (P) LTD -1.32 Dec
2	Mr Somenath Ghosh	SHIVAM INFRA REALTY (P) LTD -1.32 Dec
3	Mrs Gopa Roy Chowdhury	SHIVAM INFRA REALTY (P) LTD -1.32 Dec
4	Mrs Mandabi Acharya	SHIVAM INFRA REALTY (P) LTD -1.32 Dec
5	M/S. EMERALD DREAM MAKER	SHIVAM INFRA REALTY (P) LTD -1.32 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Sobha Ghosh	SHIVAM INFRA REALTY (P) LTD -1.32 Dec
2	Mr Somenath Ghosh	SHIVAM INFRA REALTY (P) LTD -1.32 Dec
3	Mrs Gopa Roy Chowdhury	SHIVAM INFRA REALTY (P) LTD -1.32 Dec
4	Mrs Mandabi Acharya	SHIVAM INFRA REALTY (P) LTD -1.32 Dec
5	M/S. EMERALD DREAM MAKER	SHIVAM INFRA REALTY (P) LTD -1.32 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Sobha Ghosh	SHIVAM INFRA REALTY (P) LTD -1.32 Dec
2	Mr Somenath Ghosh	SHIVAM INFRA REALTY (P) LTD -1.32 Dec
3	Mrs Gopa Roy Chowdhury	SHIVAM INFRA REALTY (P) LTD -1.32 Dec
4	Mrs Mandabi Acharya	SHIVAM INFRA REALTY (P) LTD -1.32 Dec
5	M/S. EMERALD DREAM MAKER	SHIVAM INFRA REALTY (P) LTD -1.32 Dec

22/03/2017 Query No -15060000314988 / 2017 Deed No J - 150801879 / 2017. Document is digitally signed.

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs Sobha Ghosh	SHIVAM INFRA REALTY (P) LTD -1.32 Dec
2	Mr Somenath Ghosh	SHIVAM INFRA REALTY (P) LTD -1.32 Dec
3	Mrs Gopa Roy Chowdhury	SHIVAM INFRA REALTY (P) LTD -1.32 Dec
4	Mrs Mandabi Acharya	SHIVAM INFRA REALTY (P) LTD -1.32 Dec
5	M/S EMERALD DREAM MAKER	SHIVAM INFRA REALTY (P) LTD -1.32 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mrs Sobha Ghosh	SHIVAM INFRA REALTY (P) LTD -0.66 Dec
2	Mr Somenath Ghosh	SHIVAM INFRA REALTY (P) LTD -0.66 Dec
3	Mrs Gopa Roy Chowdhury	SHIVAM INFRA REALTY (P) LTD -0.66 Dec
4	Mrs Mandabi Acharya	SHIVAM INFRA REALTY (P) LTD -0.66 Dec
5	M/S EMERALD DREAM MAKER	SHIVAM INFRA REALTY (P) LTD -0.66 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Sobha Ghosh	SHIVAM INFRA REALTY (P) LTD -120 Sq Ft
2	Mr Somenath Ghosh	SHIVAM INFRA REALTY (P) LTD -120 Sq Ft
3	Mrs Gopa Roy Chowdhury	SHIVAM INFRA REALTY (P) LTD -120 Sq Ft
4	Mrs Mandabi Acharya	SHIVAM INFRA REALTY (P) LTD -120 Sq Ft
5	M/S EMERALD DREAM MAKER	SHIVAM INFRA REALTY (P) LTD -120 Sq Ft

Endorsement For Deed Number : I - 150601879 / 2017

On 08-03-2017

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 2,58,70,505/-

Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

22/03/2017
Admission of Execution (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Execution is admitted for registration at 21.18 hrs on 17-03-2017, at the Private residence by Mr. Giriraj Lohia.

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

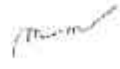
Execution is admitted on 17/03/2017 by 1. Mrs Sobha Ghosh, Wife of Late Dilip Kumar Ghosh, 76, Jessore Road, Flat No. Village/Ci, P.O: Bangur, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife, 2. Mr Somenath Ghosh, Son of Late Dilip Kumar Ghosh, 76, Jessore Road, P O Bangur, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 3. Mrs Gopa Roy Chowdhury, Wife of Mr Amitava Roy Chowdhury, 4A, Mohin Halder Street, P.O Kalighat, Thana: Kalighat, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 4. Mrs Mandabi Acharya, Wife of Mr Prabir Acharya, 132/1, Belighata Main Road, P O Belighata, Thana: Belighata, South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife
Identified by Mr DIPAK MUKHERJEE, Son of Late HARAN CH MUKHERJEE, 74/ A, R A ROAD, P O RABINDRA NAGAR, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Business

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

Execution is admitted on 17-03-2017 by Mr Surajit Saha, PROPRIETOR, M/S. EMERALD DREAM MAKER, 507/66, Raja Debendra Nagar, P O- Motijheel, P S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700074
Identified by Mr DIPAK MUKHERJEE, Son of Late HARAN CH MUKHERJEE, 74/ A, R A ROAD, P O RABINDRA NAGAR, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Business

Execution is admitted on 17-03-2017 by Mr Giriraj Lohia, DIRECTOR, SHIVAM INFRA REALTY (P) LTD., 74, Bentinck Street, P O:- G P O, P S:- Hare Street, District-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr DIPAK MUKHERJEE, Son of Late HARAN CH MUKHERJEE, 74/ A, R A ROAD, P O RABINDRA NAGAR, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Business


Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal


On 20-03-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,58,719/- (A(1) = Rs 2,58,705/-, E = Rs 14/-) and Registration Fees paid by by online = Rs 2,58,719/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/03/2017 4:03PM with Govt. Ref. No: 192016170051230201 on 16-03-2017, Amount Rs. 2,58,719/-,
Bank: Central Bank of India (CBIN0280107), Ref. No. CBI160317080422 on 16-03-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,10,955/- and Stamp Duty paid by by online = Rs 18,05,955/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/03/2017 4:03PM with Govt. Ref. No: 192016170051230201 on 16-03-2017, Amount Rs. 18,05,955/-,
Bank: Central Bank of India (CBIN0280107), Ref. No. CBI160317080422 on 16-03-2017, Head of Account 0030-02-103-003-02


Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

On: 21-03-2017

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,10,955/- and Stamp Duty paid by Stamp Rs. 5,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 2908, Amount: Rs.1,000/-, Date of Purchase: 16/03/2017, Vendor name: S Chatterjee
3. Stamp: Type: Impressed, Serial no 2909, Amount: Rs.1,000/-, Date of Purchase: 16/03/2017, Vendor name: S Chatterjee
4. Stamp: Type: Impressed, Serial no 2910, Amount: Rs.1,000/-, Date of Purchase: 16/03/2017, Vendor name: S Chatterjee
5. Stamp: Type: Impressed, Serial no 2911, Amount: Rs.1,000/-, Date of Purchase: 16/03/2017, Vendor name: S Chatterjee
6. Stamp: Type: Impressed, Serial no 2912, Amount: Rs.1,000/-, Date of Purchase: 16/03/2017, Vendor name: S Chatterjee


Mohu! Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Category of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2017, Page from 55798 to 55847
being No 150601879 for the year 2017.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2017.03.22 11:55:03 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 22-03-2017 11:55:03
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)