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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Dist. - 576732/2019

Case No - 593/19

AB 415966



Certified that the Document is admitted to registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-III, Kolkata

[Signature]

Additional Registrar of Assurances-III, Kolkata

7 APR 2019

THIS INDENTURE made this 11th day of April Two Thousand Nineteen
BETWEEN

[Faint handwritten notes]

[Handwritten signature and date]
25/4/19

112921

SARAOGI & COMPANY
ADVOCATES
7B, K. S. ROY ROAD,
KOLKATA-700 001



14 DEC 2018

14 DEC 2018



Identified by me
Manoj Mahato.
8b, Late. N. Mahato
7B, K. S. Roy Road
Kolkata - 700001

PIPLAI SUPPLIERS LLP (formerly **Piplai Suppliers Private Limited**) (PAN NO.AASFP7540G) a Limited Liability Partnership registered and incorporated under the Limited Liability Partnership Act 2008 having its registered office at 55, B.R.B. Road, 'Mehta Building', Block-B, 2nd Floor, Room No.22/1, P.O.Tirhatti, P.S. Hare Street, Kolkata 700001, and represented by one of its Designated Partner Sri Danmal Bohra (PAN-ACWPB7619L), son of Sri Balchand Bohra, by occupation-Business, by Nationality Indian, residing at No.4, Pretoria Street, 3rd Floor, P.O.Park Street, P.S. Shakespeare Sarani, Kolkata-700071, hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors and assigns) of the **ONE PART**


AND

(1) **ANADYA PROJECTS LLP** (PAN-ABMFA4077E), a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008 having its registered office at No.33A, J.L. Nehru Road, Chatterjee International Centre, 10th Floor, Room No.11, P.O.Park Street, P.S. Shakespeare Sarani, Kolkata-700071 represented by its Designated Partner, Arun Kumar Kedia (PAN AFVVK4354H), son of Shri Jagdish Prasad Kedia, by occupation-Business, by Nationality Indian, residing at BF-188, Salt Lake City, Sector-I, P.O. Karunamoyee, P.S. Bidhannagar (North), Kolkata - 700064

(2) **JHNVI PROPERTIES LLP** (PAN AAOFJ5073E), a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008 having its registered office at 58F, Kali Krishna Tagore Street P.O. Beadon Street, Police Station - Jorabagan, Kolkata-700007 represented by its Designated Partner, Arun Kumar Kedia (PAN AFVVK4354H), son of Shri Jagdish Prasad Kedia, residing at BF-188, Salt Lake City, Sector-I, P.O. Karunamoyee, P.S. Bidhannagar (North), Kolkata - 700064,

(3) **HOPEWELL RESIDENCY LLP** (PAN AALFH5006Q), a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008 having its registered office at No.8, Camac Street, Shantiniketan Building, 5th floor, P.O.Park Street, Police Station Shakespeare Sarani, Kolkata-700017 represented by its Designated Partner, Krishna Kumar Chhaparia (PAN-ACPPC2968J), son of Late Om




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

GRN: 19-201920-000425716-1

Payment Mode Online Payment

GRN Date: 10/04/2019 18:31:29

Bank : AXIS Bank

BRN : 10986348

BRN Date: 10/04/2019 18:32:20

DEPOSITOR'S DETAILS

Id No. : 19030000576732/3/2019
(Query No./Query Year)

Name : HOPEWELL RESIDENCY LLP
Contact No. : 3322824241 Mobile No. : +91 9830044407
E-mail : kkchhaparia@hotmail.com
Address : 8 CAMAC STREET
Applicant Name : Org ANADYA PROJECTS LLP
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	19030000576732/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	4200020
2	19030000576732/3/2019	Property Registration- Registration Fee	0030-03-104-001-16	600018

In Words : Rupees Forty Eight Lakh Thirty Eight only

Total

4800038



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Prakash Chhaparia, by occupation-Business, by Nationality Indian, residing at No.2, Justice Chandra Madhav Road, Flat No.14B, South City Galaxy, P.O. L.R.Sarani, P.S.Bhawanipur, Kolkata - 700020,

- all hereinafter jointly referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors in interest and/or nominees and/or assigns) of the **OTHER PART**:

WHEREAS:

- A. The Vendor herein has represented before and assured and warranted in favour of the Purchasers, inter alia, as follows:
- i) By a registered Deed of Conveyance dated 20.02.2007 registered with Additional Registrar of Assurances-II, Kolkata in Book No.1, C.D. Volume No.52, Pages 4945 to 4959 Being No.13464 for the year 2011, the Vendor herein (then known as Piplai Suppliers Private Limited) purchased from Madho Properties Limited, for valuable consideration, **All That** the municipal Premises No.1, Sarkar Lane, P.S. Girish Park, Kolkata-700007, within limits of the Kolkata Municipal Corporation, Ward No.25, containing a land area of 19 (nineteen) Cottahs 14 (fourteen) Chittacks 4 (four) Square Feet be the same a little more or less, with various sheds and structures thereat, described in the **Schedule** hereto and hereinafter referred to as "the **said Premises**".
 - ii) After purchase of the said Premises, the said Piplai Suppliers Private Limited was converted to Limited Liability Partnership namely Piplai Suppliers LLP, being the Vendor herein, and certificate to that effect was issued by the Registrar of Companies, West Bengal on 20.06.2016.
 - iii) The Vendor is in complete vacant peaceful physical possession of the said Premises and mutated its name in the municipal records of the Kolkata Municipal Corporation as the absolute owner and has been paying the municipal rates and taxes.



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- iv) The Vendor represents that the title of the Vendor is free, clear and marketable and free from all encumbrances and liabilities whatsoever and there are no tenants or occupants and the Vendor is in complete vacant peaceful physical possession of the said Premises
- v) That the said Premises is bounded by walls on all sides, which belong to the Vendor;
- vi) That the said Premises or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981 and that the structures at the said premises have been constructed and erected by the predecessors-in-title of the Vendor.
- vii) That the said Premises is free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispens attachments debutters trusts uses claims demands acquisition requisition alignment and liabilities whatsoever or howsoever;
- viii) That the said Premises is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor or the Vendor's predecessors-in-title for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- ix) That the said Premises or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Municipal Corporation, the Kolkata Metropolitan Development Authority or the Kolkata Improvement Trust or the Metro Railways or the Government or any other Public Body or Authority.
- x) That no declaration has been made or published for acquisition or requisition of the said Premises or any portion thereof under the Land



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Acquisition Act or any other Act for the time being in force and that the said Premises or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever.

- xi) That there is no suit or litigation or proceeding filed by or pending against the Vendor or its predecessors-in-title in any court of law concerning the said Premises.
- xii) That the Vendor have not transferred and/or entered into any agreement for transfer by way of sale, lease or otherwise the said Premises or any part thereof or any undivided share therein.
- xiii) That the said Premises or any part thereof is not affected by or subject to any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, any charge lien lispendens or annuity, any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, any trust resulting or constructive arising under any debutter name benami transaction or otherwise, any debutter wakf or devseva, any attachment including attachment before judgment of any Court or authority, any right of any person under any agreement or otherwise, any burden or obligation other than payment of Municipal Rates and Taxes, any restrictive covenant or any pre-emption agreement or any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order.
- xiv) That the said Premises is not affected by any right of way water light support drainage or any other easement with any other property;
- xv) That the said Premises never ever vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;
- xvi) That there is no legal bar or impediment or any other difficulty in the Vendor conveying the said Property to the Purchasers;



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xvii) The Vendor has submitted a plan, for construction of a new building at the said Premises, with the Kolkata Municipal Corporation for sanction (in short "the **said Plan**").

B. The Vendor has agreed to sell convey and transfer the said Premises, with the benefits of the said Plan submitted for sanction as aforesaid, to the Purchasers and the Purchasers, relying on amongst others the representations declarations and assurances made and/or given by the Vendor from time to time, including those contained herein, and believing the same to be true and correct and acting on faith thereof, has agreed to purchase the same absolutely and forever free from all encumbrances and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Premises at or for the total consideration of **Rs.6,00,00,000/= (Rupees Six Crores)** only.

I. **NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in consideration of the sum of **Rs.6,00,00,000/= (Rupees Six Crores)** only of the lawful money of the Union of India in hand and well and truly by the Purchasers to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers as also the said Premises and the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby indefeasibly and absolutely grant sell convey transfer assign and assure unto and to the Purchasers **ALL THAT** the municipal Premises No.1, Sarkar Lane, P.S. Girish Park (formerly Jorasanko), Kolkata-700007, within limits of the Kolkata Municipal Corporation, Ward No.25, containing a land area of 19 (nineteen) Cottahs 14 (fourteen) Chittacks 4 (four) Square Feet be the same a little more or less, with various sheds and structures thereat, morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PREMISES**" **TOGETHER WITH** the benefits of the said Plan submitted for sanction as aforesaid **AND** all and entire ownership share rights title interest of the Vendor into or upon the said Premises and all rights benefits advantages appurtenances and appendages connected and/or attributable thereto **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound compound walls areas sewers drains ways paths



[Handwritten signature]

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passages driveways fences hedges ditches trees walls boundary walls water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever to the said Premises belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** all legal incidents thereof **AND** reversion or reversions remainder or remainders **and** the rents issues and profits thereof and all and every part thereof **AND** all the estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendor into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidence of title which in anywise relate to the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be which now are or hereafter shall or may be in possession power or control of the Vendor or any other person or persons from whom the Vendor can or may procure the same without any action or suit **TO HAVE AND TO HOLD** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters leases tenancies thika tenancies occupancy rights claims demands acquisition requisition alignment and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Premises.

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor done committed executed or knowingly permitted or suffered to the contrary the Vendor has been and is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances




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charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in itself good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges liens attachments leases tenancies occupancy rights restrictive covenants lispendens uses debutters trusts prohibitions and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or its predecessors-in-title.
- (v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid.



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- (vi) **AND THAT** free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances leases tenancies occupancy rights restrictive covenants liens attachments lispendens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendor or any person or persons claiming as aforesaid.
- (vii) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the said premises or any part thereof through under or in trust for the Vendor or its predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers or any of them do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers or any of them.
- (viii) **AND ALSO THAT** the Vendor shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and the Purchaser's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers or the Purchasers' successors or successors in title or interest by reason of any defect in the title of the Vendor to the said Premises or by reason of any of the representations declarations and assurances made by the Vendor herein being found to be untrue, incorrect, false or misleading.

III. AND THE VENDOR DOTH HEREBY REPRESENT DECLARE CONFIRM AND ASSURE THE PURCHASERS as follows:




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- a) That the Vendor have simultaneously with the execution hereof delivered to the Purchasers peaceful vacant possession of the said Premises;
- b) That all municipal and all other rates and taxes in respect of the said Premises for the period upto the date hereof shall be the liability of the Vendor and the Vendor shall pay the same on a demand being made by the Purchasers and shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof as also for all losses damages claims demands and proceedings as may be suffered by the Purchasers due to non-payment or delay in payment thereof.

**THE SCHEDULE ABOVE REFERRED TO:
(Said Premises)**

ALL THAT the piece and parcel of land containing an area of 19 (nineteen) Cottahs 14 (fourteen) Chittacks 4 (four) Square Feet be the same a little more or less, together with all structures thereon (Two dwelling houses having an area of 500 Square Feet more or less and Corrugated Shed having an area of 500 Square Feet more or less), situate lying at and being municipal Premises No.1, Sarkar Lane, Kolkata - 700 007, Police Station Girish Park (formerly Jorasanko), P.O. Girish Park, within limits of Ward No.25 of the Kolkata Municipal Corporation, as delineated in the plan annexed hereto duly bordered thereon in "**Red**" and butted and bounded as follows:-

- on the **North** : By premises No. 3/1C, 3/1D and 3A, Sarkar Lane, Kolkata;
- on the **East** : By Sarkar Lane;
- on the **West** : Partly by premises No.149A, Muktaram Babu Street and partly by No.157, Muktaram Babu Street; and
- on the **South** : Partly by each of the premises Nos. 161, 159A, 155/1A and 157, Muktaram Babu Street, Kolkata;

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished.




Additional Registrar of
Assurances, Kolkata

11 APR 2019

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

SIGNED SEALED AND DELIVERED by the abovenamed **VENDOR** at **Kolkata** in the presence of:

1) Pradeep Kumar Kedia

2) Ankit Bar Mecha

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

1) Pradeep Kumar Kedia
PRADEEP KUMAR KEDIA
 55, CANNING STREET,
 BLOCK B- 2ND FLOOR,
 KOLKATA-700001.

2) Ankit Bar Mecha
ANKIT BAR MECHA
 1/A, ASHUTOSH HUKHERJEE ROAD,
 ELGIN APARTMENT
 FLAT-402, 4th Floor
 Kolkata - 700020

Read over and explained in Hindi
 Drafted by:

Manoj Shukla
 Advocate *WS/1975/2001*
 High Court, Calcutta

For PIPLAI SUPPLIERS LLP

Amrita
 Partner

ANADYA PROJECTS LLP

Anam Kumar Kedia
 Designated Partner

JHINVI PROPERTIES LLP

Anam Kumar Kedia
 Designated Partner

Hopewell Residency LLP

Pratibha
 Designated Partner
 (KRISHNA KUMAR CHHAPARIA)




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RECEIPT AND MEMO OF CONSIDERATION :

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of **Rs.6,00,00,000/= (Rupees Six Crores)** only being the consideration in full payable under these presents as per Memo written hereinbelow:

MEMO OF CONSIDERATION :

From	To	Payment details	Amount
Anadya Projects LLP	Piplai Suppliers LLP	NEFT Transfer on 26/11/2018, from Axis Bank Ltd., Panchanantala	70,00,000/-
Anadya Projects LLP	Piplai Suppliers LLP	NEFT Transfer on 28/12/2018 from Axis Bank Ltd., Panchanantala	30,00,000/-
Anadya Projects LLP	Piplai Suppliers LLP	RTGS Transfer on 02/01/2019 from Axis Bank Ltd., Panchanantala	50,00,000/-
Anadya Projects LLP	Piplai Suppliers LLP	RTGS Transfer on 14/02/2019 from Axis Bank Ltd., Panchanantala	40,00,000/-
Anadya Projects LLP	Piplai Suppliers LLP	Cheque bearing No.502674 dated 08/04/2019 from Axis Bank Ltd., Panchanantala	8,00,000/-
Anadya Projects LLP	Piplai Suppliers LLP	TDS Deducted	2,00,000/-
Jhnvi Properties LLP	Piplai Suppliers LLP	Cheque bearing No.503756 dated 27/12/2018 from Axis Bank Ltd., Panchanantala	40,00,000/-
Jhnvi Properties LLP	Piplai Suppliers LLP	Cheque bearing No.503757 dated 12/01/2019 from Axis Bank Ltd., Panchanantala	20,00,000/-
Jhnvi Properties LLP	Piplai Suppliers LLP	Cheque bearing No.503760 dated 01/02/2019 from Axis Bank Ltd., Panchanantala	50,00,000/-
Jhnvi Properties LLP	Piplai Suppliers LLP	Cheque bearing No.503762 dated 06/02/2019 from Axis Bank Ltd., Panchanantala	80,00,000/-
Jhnvi Properties LLP	Piplai Suppliers LLP	Cheque bearing No.503763 dated 08/04/2019 from Axis Bank Ltd., Panchanantala	8,00,000/-
Jhnvi Properties LLP	Piplai Suppliers LLP	TDS Deducted	2,00,000/-
Hopewell Residency LLP	Piplai Suppliers LLP	Cheque bearing No.502820 dated 08/04/2019 from Axis Bank Ltd., Panchanantala	99,00,000/-
Hopewell Residency LLP	Piplai Suppliers LLP	Cheque bearing No.502821 dated 08/04/2019 from Axis Bank Ltd., Panchanantala	99,00,000/-
Hopewell Residency LLP	Piplai Suppliers LLP	TDS Deducted	2,00,000/-
		Total	6,00,00,000/-

WITNESSES:

- 1) Pradip Kumar Mishra
- 2) Anand S. Singh

For PIPLAI SUPPLIERS LLP

(Signature)
Partner

(VENDOR)



Additional Registrar of
Assurances in Kolkata

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DEED PLAN OF PREMISES NO : - 1, SARKAR LANE, KOLKATA - 700 007, WARD NO - 25 , BOROUGH - IV ,
P.S. - GIRISH PARK, UNDER KOLKATA MUNICIPAL CORPORATION.

LAND AREA = 1313.081 SQ.M. (19 K- 10 CH - 04 SQ.FT.)

For PIPLAI SUPPLIERS LLP

Signature

Partner

SIGNATURE OF VENDOR / SELLER

ANADYA PROJECTS LLP

Signature

Designated Partner

Hopewell Residency LLP

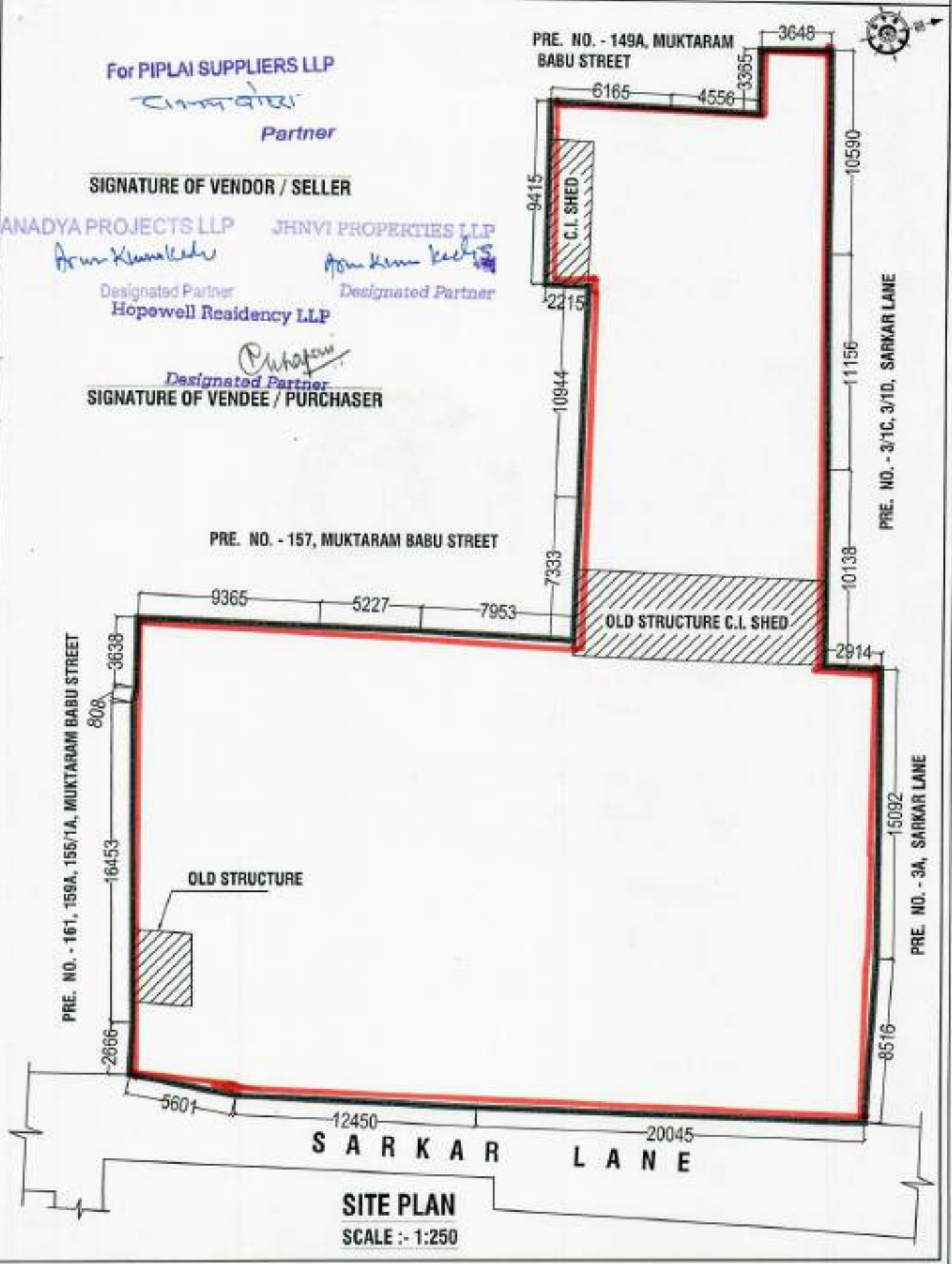
JHNVI PROPERTIES LLP

Signature

Designated Partner

Signature

SIGNATURE OF VENDEE / PURCHASER





Additional Registrar of
Assurances III Kolkata

11 APR 2019

SPECIMEN FORM FOR TEN FINGERPRINTS



Cinray atez

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



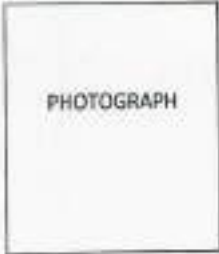
Arum Kumar-kadras

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



P. Wajid

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



[Handwritten signature]

Add: _____
Ass: _____

18 APR 2019





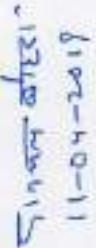





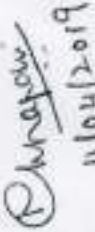
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue


OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19030000576732/2019

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	Mr Danmal Bohra 4, Pretoria Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071	Representative of Seller [PIPLAI SUPPLIES LLP]		1676 	 11-04-2019
2	Mr Arun Kumar Kedia BF-188, Salt Lake City, Sector-I, P.O:- Karunamoyee, P.S:- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [ANADYA PROJECTS LLP] ,[JHNVI PROPERTIES LLP]		1675 	 11-04-2019
3	Mr Krishna Kumar Chhaparia 2, Justice Chandra Madhav Road, P.O:- LR Sarani, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Buyer [HOPEWELL RESIDENCY LLP]		1677 	 11/04/2019 KRISHNA KUMAR CHHAPARIA

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print 1678	Signature with date
1	Mr Manoj Mahato Son of Late N Mahato 7B, Kiron Sankar Roy Road(Hastings Street), P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Mr Danmal Bohra, Mr Arun Kumar Kedia, Mr Krishna Kumar Chhaparia			Manoj Mahato. 11/04/2019


(Probir Kumar Golder)
ADDITIONAL REGISTRAR

OF ASSURANCE
Additional Registrar of
Assurances in Kolkata
OFFICE OF THE A.R.A. -
III KOLKATA
11 APR 2019 West Bengal



For PIPLAI SUPPLIERS LLP
सिंहम गैर
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

व्यक्ति लॉन्ग अकाउंट कार्ड
Permanent Account Number Card

AAOFJ5073E

LLP Name
JHNVI PROPERTIES LLP



संस्थापित/पंजीकृत तिथि
Date of Incorporation/Partnership
13/09/2013

EEG210

JHNVI PROPERTIES LLP

Anur Anur Kishor
Designated Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
(Permanent Account Number Card)

ABMFA4077E



नाम
ANADYA PROJECTS LLP

प्रारंभ/गठन तिथि
Date of Incorporation / Formation
15/07/2018

2077018

ANADYA PROJECTS LLP

Anu Kum Kedar
Designated Partner



Hopewell Residency LLP

Chhaya
Designated Partner

Chhaya

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DANMAL BOHRA

BALCHAND BOHRA

15/04/1959

Permanent Account Number

ACWPB7619L

दामल बोहरा

Signature



24022010

दामल बोहरा



ভারত সরকার

Government of India



ধনমল বোহরা

Danmal Bohra

পিতা : বালচাঁদ বোহরা

Father : BALCHAND BOHRA

জন্মতারিখ/DOB: 15/04/1959

পুরুষ / Male

5716 1170 3788



আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: , প্রেটোরিয়া স্ট্রিট
মিডলটন রো, মিডলটন রো, কোলকাতা
পশ্চিম বঙ্গ,

Address: 4, PRETORIA
STREET, Middleton Row,
Middleton Row, Kolkata,
West Bengal, 700071

5716 1170 3788



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

স্বাক্ষর

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACPPC2968J



नाम / Name
KRISHNA KUMAR CHHAPARLA

पिता का नाम / Father's Name
OM PRAKASH CHHAPARLA

जन्म की तिथि /
Date of Birth
05/04/1985

SIGNATURE

1-08-2018

Chhaparla


 ভারতের নির্বাচন কমিশন
 পৃথিবীর পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

WKJ2389668





নির্বাচকের নাম : মনোজ মাহাতো
 Elector's Name : Manoj Mahato
 পিতার নাম : নাথুরী মাহাতো
 Father's Name : Nathuri Mahato
 লিঙ্গ/সেক্স : পুং/ M
 জন্ম তারিখ
 Date of Birth : 19/12/1985

manoj math.

WKJ2389668

ঠিকানা:
 78, KIRON SHANKAR ROY ROAD,
 KOLKATA MUNICIPAL CORPORATION,
 HARE STREET, KOLKATA-700001

Date: 29/11/2012 

162-শীর্ষী নির্বাচন এলাকা নির্বাচন কমিশনের
 পক্ষের অফিস
 Facsimile Signature of the Electoral
 Registration Officer for
 162-Chowrangee Constituency

বিদ্যমান ঠিকানা পরিবর্তন হলে এই কার্ডের নং
 নথি সহ এই নির্বাচন এলাকা নির্বাচন কমিশনের
 অফিসে প্রেরণ করা হবে।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

भारत सरकार
Government of India

Arun Kumar Kedia
DOB: 11/03/1958
Male



9747 8742 1605

मेरा आधार, मेरी पहचान

एन.डी.ए.ए.ई.
Unique Identification Authority of India

Address:
S/O: Jagdish Prasad Kedia, BF 166 SECTOR 1, SALT
LAKE CITY, BAUSAHI, SALT LAKE, Bichamanagar(M),
North 24 Parganas, Bidhannagar, West Bengal, 700064

9747 8742 1605

1447 help@uidai.gov.in www.uidai.gov.in

Arjun *Arjun*



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम/ Enrolment No.: 0647/00005/01361

To
कृष्ण कुमार चहारीया
Krishna Kumar Chharia
S/O Om Prakash Chharia
Flat-14B, South City Galaxy
2 Justice Chandra Madhav Road
Behind Elgin Road
L.R.Sarani
Kolkata West Bengal - 700020
9830044407

QR Code with Photograph

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

8578 0237 5665

VID : 9191 2285 5557 7249

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



कृष्ण कुमार चहारीया
Krishna Kumar Chharia
जन तिथि/DOB: 05/04/1968
पुरुष/ MALE

8578 0237 5665

VID : 9191 2285 5557 7249

मेरा आधार, मेरी पहचान



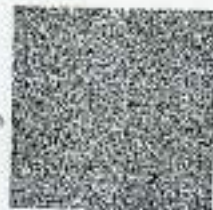
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O ओम प्रकाश चहारीया, फ्लैट-14बी, साउथ सिटी
गैलैक्सी, 2 जस्टिस चंद्रा माधव रोड, एलईन रोड के पीछे,
एल.आर.सरानी, कोलकाता,
पश्चिम बंगाल - 700020

Address:
S/O Om Prakash Chharia, Flat-14B, South
City Galaxy, 2 Justice Chandra Madhav
Road, Behind Elgin Road, L.R.Sarani,
Kolkata,
West Bengal - 700020

8578 0237 5665

VID : 9191 2285 5557 7249



QR Code with Photograph

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Major Information of the Deed

Deed No :	I-1903-01607/2019	Date of Registration	17/04/2019
Query No / Year	1903-0000576732/2019	Office where deed is registered	
Query Date	08/04/2019 3:28:33 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ANADYA PROJECTS LLP Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, Mobile No. : 9830483254, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 6,00,00,000/-	Rs. 6,00,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 42,00,120/- (Article:23)	Rs. 6,00,018/- (Article:A(1), E, M(b))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Jorasanko, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarkar Lane, Premises No: 1, Ward No: 025 Pin Code : 700007

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	19 Katha 14 Chatak 4 Sq Ft	5,60,00,000/-	5,60,00,000/-	Property is on Road
Grand Total :				32.8029Dec	560,00,000 /-	560,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	40,00,000/-	40,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1000 sq ft	40,00,000 /-	40,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PIPLAI SUPPLIERS LLP 55, B.R.B. Road, P.O:- Tirhatti, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AASFP7540G, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1903-01607/2019-17/04/2019

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANADYA PROJECTS LLP 33A, J.L. Nehru Road, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: ABMFA4077E, Status :Organization, Executed by: Representative
2	JHNVI PROPERTIES LLP 58F, Kali Krishna Tagore Street, P.O:- Beadon Street, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AAOFJ5073E, Status :Organization, Executed by: Representative
3	HOPEWELL RESIDENCY LLP 8, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AALFH5006Q, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Danmal Bohra Son of Mr Balchand Bohra 4, Pretoria Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACWPB7619L Status : Representative, Representative of : PIPLAI SUPPLIERS LLP (as Designated Partner)
2	Mr Arun Kumar Kedia (Presentant) Son of Mr Jagdish Prasad Kedia BF-188, Salt Lake City, Sector-I, P.O:- Karunamoyee, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFVPK4354H Status : Representative, Representative of : ANADYA PROJECTS LLP (as Designated Partner), JHNVI PROPERTIES LLP (as Designated Partner)
3	Mr Krishna Kumar Chhaparia Son of Late Om Prakash Chhaparia 2, Justice Chandra Madhav Road, P.O:- LR Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACPPC2968J Status : Representative, Representative of : HOPEWELL RESIDENCY LLP (as Designated Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manoj Mahato Son of Late N Mahato 7B, Kiron Sankar Roy Road(Hastings Street), P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
Identifier Of Mr Danmal Bohra, Mr Arun Kumar Kedia, Mr Krishna Kumar Chhaparia			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PIPLAI SUPPLIERS LLP	ANADYA PROJECTS LLP-10.9343 Dec,JHNVI PROPERTIES LLP-10.9343 Dec,HOPEWELL RESIDENCY LLP-10.9343 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	PIPLAI SUPPLIERS LLP	ANADYA PROJECTS LLP-333.33333300 Sq Ft,JHNVI PROPERTIES LLP-333.33333300 Sq Ft,HOPEWELL RESIDENCY LLP-333.33333300 Sq Ft

Endorsement For Deed Number : I - 190301607 / 2019

On 11-04-2019

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

Presented for registration at 20.20 hrs on 11-04-2019, at the Private residence by Mr Arun Kumar Kedia ,

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 6,00,00,000/-

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

Execution is admitted on 11-04-2019 by Mr Danmal Bohra, Designated Partner, PIPLAI SUPPLIERS LLP, 55, B.R.B. Road, P.O:- Tirhatti, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr Manoj Mahato, , Son of Late N Mahato, 7B, Road: Kiron Sankar Roy Road(Hastings Street), , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 11-04-2019 by Mr Arun Kumar Kedia, Designated Partner, ANADYA PROJECTS LLP, 33A, J.L. Nehru Road, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071; Designated Partner, JHNVI PROPERTIES LLP, 58F, Kali Krishna Tagore Street, P.O:- Beadon Street, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007

Identified by Mr Manoj Mahato, , Son of Late N Mahato, 7B, Road: Kiron Sankar Roy Road(Hastings Street), , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 11-04-2019 by Mr Krishna Kumar Chhaparia, Designated Partner, HOPEWELL RESIDENCY LLP, 8, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Identified by Mr Manoj Mahato, , Son of Late N Mahato, 7B, Road: Kiron Sankar Roy Road(Hastings Street), , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service



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

Major Information of the Deed :- I-1903-01607/2019-17/04/2019

On 12-04-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,00,018/- (A(1) = Rs 6,00,000/- ,E = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 6,00,018/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/04/2019 6:32PM with Govt. Ref. No: 192019200004257161 on 10-04-2019, Amount Rs: 6,00,018/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 10986348 on 10-04-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 42,00,020/- and Stamp Duty paid by by online = Rs 42,00,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/04/2019 6:32PM with Govt. Ref. No: 192019200004257161 on 10-04-2019, Amount Rs: 42,00,020/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 10986348 on 10-04-2019, Head of Account 0030-02-103-003-02



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

On 17-04-2019

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. 42,00,020/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 112921, Amount: Rs.100/-, Date of Purchase: 14/12/2018, Vendor name: Suranjan Mukherjee



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

Major Information of the Deed :- I-1903-01607/2019-17/04/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2019, Page from 69799 to 69836

being No 190301607 for the year 2019.



Probir Kumar Golder

Digitally signed by PROBIRKUMAR
GOLDER
Date: 2019.04.29 15:54:10 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 4/29/2019 3:53:53 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
