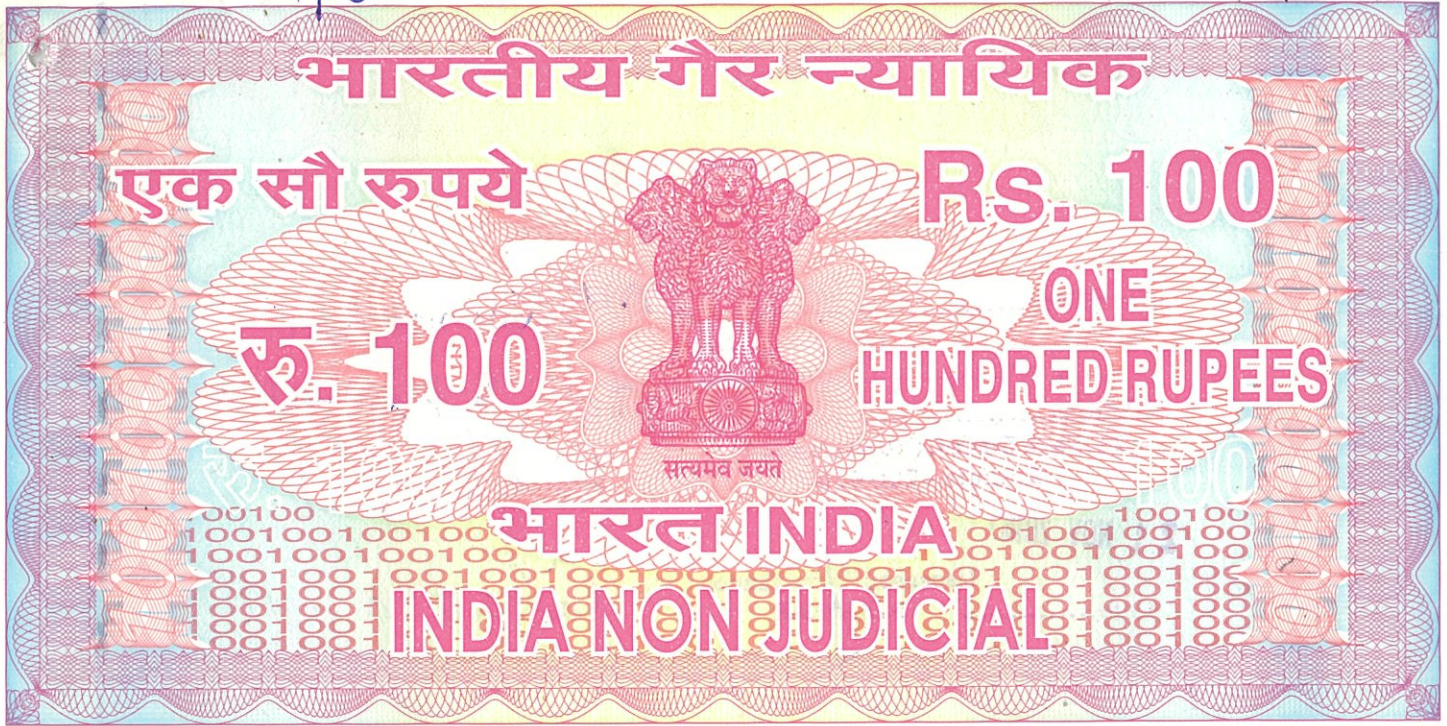


10399/16

11105/2016



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

X 596259

19.176
2.12.16
Visit
2.12.16
VNO: 402580/16
MV= 87,54,375/-
Additional Registrar of Assurances-IV, Kolkata



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement gets attached to this document are the part this Document

Additional Registrar of Assurance-IV, Kolkata

5 DEC 2016

C.MV-3185/16
50250-
July 50-
300-

2/12/16

THIS DEED OF CONVEYANCE is made on this the 2nd day of December Two Thousand and Sixteen BETWEEN

085503

Serial No.....
Name.....
Address.....
71, Park Street, (Room No.-14)
Kolkata - 700 016

21 NOV 2016

Licensed Stamp Vendor
Date..... S. SANKAR

Adv. Kar markar
Ad - S Kar markar
High court
Calcutta -

Identified by me

Tapan Kumar Dasgupta
S/o Kamal Dasgupta

FC - K. S. Ray and

Reel - 1

Doc - Law clerk



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 2. DEC 2016

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

GRN: 19-201617-003329842-2 Payment Mode Counter Payment
GRN Date: 30/11/2016 13:10:37 Bank : AXIS Bank
BRN : 00530112016SST782184605 BRN Date: 01/12/2016 00:00:00

DEPOSITOR'S DETAILS

Id No. : 19041000402580/2/2016
[Query No./Query Year]
Name : EXCLUSIVE FACILITY MANAGEMENT PVT LTD
Contact No. : Mobile No. : +91 9204919737
E-mail : MANOJ@SHRIRAMOZONE.COM
Address : 8 CAMAC STREET KOLKATA 17
Applicant Name : Mr TAPAS KUMAR MAITY
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19041000402580/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	96392
2	19041000402580/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	525283
Total				621675

In Words : Rupees Six Lakh Twenty One Thousand Six Hundred Seventy Five only



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 2 DEC 1965







Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19041000402580/2016

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt NEELAM AGARWAL NAMOPARA, P.O:- JHALDA, P.S:- Jhalda, District:-Purulia, West Bengal, India, PIN - 723202	Seller		6851 	Neelam Agarwal 02/12/2016
2	Mr DHRUBA JYOTI SEN 46/2,CENTRAL ROAD, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Representative of Buyer [EXCLUSIVE FACILITY MANAGEMENT PVT LTD]		6848 	Dhruba Jyoti Sen 02/12/2016
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr TAPAS KUMAR MAITY Son of Mr KANAI LAL MAITY 7C,K S ROY ROAD, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Smt NEELAM AGARWAL, Mr DHRUBA JYOTI SEN		Tapas Kumar Maity 2/12/2016	

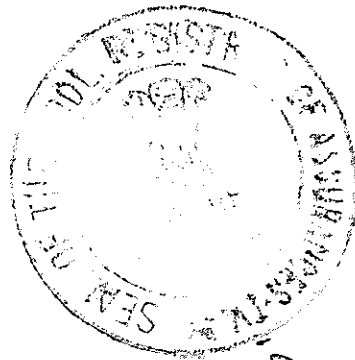
(Asit Kumar Joarder)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 2 DEC 2016

Kolkata, West Bengal



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
- 2 DEC 2016

SMT. NEELAM AGARWAL, wife of Sri Naresh Kumar Agarwal having Voter ID No.DXG2214146 and having **PAN: ACMPA9041P** by sex: Female, by Faith: Hindu, by Occupation: Business, by nationality: Indian, residing at Namopara, Pokabandh Para, P.S. Jhalda, P.O. Jhalda, District: Purulia, Pin-723202, West Bengal, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**

-AND-

EXCLUSIVE FACILITY MANAGEMENT PVT. LTD. a company incorporated under the Companies Act, 1956 and having its registered office at 'Shantiniketan' Room No.16, 9th Floor, 8, Camac Street, P.S. Shakespeare Sarani, Kolkata- 700017 having **PAN: AACCE7947H**, duly represented by one of its Directors **Mr. Dhruba Jyoti Sen**, son of Mr. N.B. Sen, by faith: Hindu, by occupation: Business, having Voter ID Card No.SCG2032969 and having **PAN: ATKPS1503M** residing at 46/2, Central Road, Jadavpur, P.S. Jadavpur, Kolkata-700032, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART;**



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 2 DEC 2016

WHEREAS one Jitendra Nath Mondal was seized and possessed of and/or otherwise well and sufficiently entitled to the land measuring an area **6 Acre 58 Satak** more or less comprised in R.S. Dag No.2702 under R.S. Khatian No.1294, at Mouza – Ghuni, Police Station – Rajarhat, in the District of 24-Parganas (North), by virtue of Revisional records of right ;

AND WHEREAS the said Jitendra Nath Mondal died intestate leaving behind him surviving his wife Sourav Bala Mondal, and sons namely Tapan Kumar Mondal, Ashok Kumar Mondal, Dilip Kumar Mondal alias Ganesh Chandra Mondal, and daughter namely Gouri Naskar, Chabi Naskar, Manjula Naskar and Namita Sarkar as his legal heirs and none else ;

AND WHEREAS after the death of the said Jitendra Nath Mondal the said Sourav Bala Mondal, Tapan Kumar Mondal, Ashok Kumar Mondal, Dilip Kumar Mondal alias Ganesh Chandra Mondal, Gouri Naskar, Chabi Naskar, Manjula Naskar and Namita Sarkar became absolute joint Owners of land measuring about **6 Acre 58 Satak** more or less comprised in R.S. Dag No.2702 under R.S. Khatian No.1294, at Mouza – Ghuni, Police Station – Rajarhat, District: 24-Parganas (North) each having undivided 1/8th share therein, hereinafter referred to as the **said total land** ;



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AND WHEREAS Smt. Sourav Bala Mondal and Tapan Kumar Mondal, Gouri Naskar, Chabi Naskar, Manjula Naskar and Namita Sarkar filed a title suit being No.43 of 1983 before the Ld. Second Court of subordinate judge at Alipore against Sri Dilip Kumar Mondal alias Ganesh Chandra Mondal and Ashok Kumar Mondal for partition of the **said total land** ;

AND WHEREAS at intervention of the well wishers of the parties they have mutually partitioned their property by a compromise petition and thus Manjula Naskar became the Owner of land measuring about **73 Satak** out of 6 Acre 58 Satak more or less comprised in R.S. & L.R. Dag No.2702 under R.S. Khatian No.1294 ;

AND WHEREAS the said Manjula Naskar duly mutated her name in the records of B.L.& L.R.O. in respect of her share in the **said total land** under L.R. Khatian No. 1383/1 ;

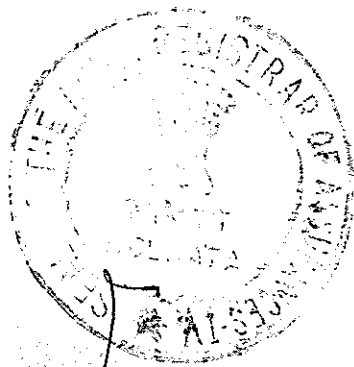
AND WHEREAS thus the said Manjula Naskar became absolute Owner and well seized and possessed of or otherwise well and sufficiently entitled to in fee simple in possession of land measuring an area **73 Satak** out of 6 Acre 58 Satak comprised in R.S. & L.R. Dag No.2702 under R.S. Khatian No.1294, L.R. Khatian No. 1383/1, at Mouza- Ghuni, Police Station Rajarhat, District: 24-Parganas (North) ;



Handwritten text and a date stamp. A handwritten line is visible above the date. The date stamp reads "21/06/2016".

AND WHEREAS by a Deed of Conveyance dated 12.07.2006 registered at the office of the District Sub-Registrar – II, Barasat, recorded in Book No.I, being No.6919 for the year 2006 made between Manjula Naskar, therein described as the Vendor And Haripada Sarkar, therein described as the Confirming Party duly represented by his Constituted Attorney Sri Tapan Kumar Mondal And Johri Towers Private Limited, therein described as the Purchaser, the said Manjula Naskar sold, transferred, conveyed through her constituted attorney, unto and in favour of Johri Towers Private Limited, **ALL THAT** piece or parcel of bastu land measuring an area **7 cottahs 5 chittacks 22.50 sq.ft.**, togetherwith one tile shed structure (Dwelling Unit) measuring an area **100 sq.ft.**, being plan plot **No."D-1"** comprised in **R.S. & L.R. Dag No.2702** under R.S. Khatian No.1294, L.R. Khatian No.1383/1, at Mouza – Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, J.L. No.23, District: 24-Parganas (North), at or for the consideration and on the terms, conditions, covenants and stipulations therein ;

AND WHEREAS thus the said Johri Towers Private Limited became absolute Owner **ALL THAT** piece or parcel of bastu land measuring an area **7 cottahs 5 chittacks 22.50 sq.ft.**, togetherwith one tile shed structure (Dwelling Unit) measuring an area **100 sq.ft.**, being plan plot **No."D-1"**



ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ
ՊՐԵՑԻՆԻՆԻ ՎԵՐԻՍՏՈՒՄ
- 2 ՕՁԵ 10

comprised in **R.S. & L.R. Dag No.2702** under R.S. Khatian No.1294, L.R. Khatian No. 1383/1, at Mouza – Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, J.L. No.23, in the District of 24-Parganas (North) ;

AND WHEREAS by an Indenture of Conveyance dated the 26th day of February, 2009, registered at the office of the Additional Registrar of Assurances- II, Kolkata, recorded in Book No. I, CD Volume No.5, Pages 6969 to 6981, Being No. 01828 for the year 2009 and made between Johri Towers Private Limited, therein described as the Vendor And Smt. Neelam Agarwal, therein described as the Purchaser, the said Johri Towers Private Limited, sold, transferred and conveyed unto and in favour of Smt. Neelam Agarwal **ALL THAT** piece or parcel of bastu land measuring an area **7 cottahs 5 chittacks 22.50 sq.ft., togetherwith** one tile shed structure (Dwelling Unit) measuring an area **100 sq.ft.**, being plan plot **No."D-1"** comprised in **R.S. & L.R. Dag No. 2702** under R.S. Khatian No.1294, **L.R. Khatian No.1383/1**, at Mouza – Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, J.L. No.23, in the District of 24-Parganas (North); on the terms, conditions, covenant and stipulation and at or for the consideration as mentioned therein, free from all encumbrances, charges, liens, lispences, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies,



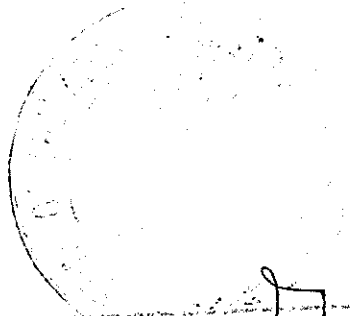
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 2 DEC 2016

licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever ;

AND WHEREAS the said Smt. Neelam Agarwal mutated her name in the records of rights of the West Bengal Land and Land Reforms Office in respect of the aforesaid property under L.R. Khatian No.4215 ;

AND WHEREAS thus the said Smt. Neelam Agarwal the Vendor herein became absolute Owner **ALL THAT** piece or parcel of bastu land measuring an area **7 cottahs 5 chittacks 22.50 sq.ft.**, more or less **togetherwith** one tile shed structure (Dwelling Unit cement flooring) measuring an area **100 sq.ft.**, being plan plot **No."D-1"** comprised in **R.S. & L.R. Dag No. 2702** under L.R. Khatian No. 1383/1 **new L.R. Khatian No.4215** lying and situate at Mouza- Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, J.L. No.23, in the District of 24-Parganas (North) ;

AND WHEREAS the Vendor desirous of selling **ALL THAT** piece or parcel of BASTU land measuring an area **07 cottahs 05 chittacks 22.50 sq.ft.** more or less out of 658 satak **togetherwith** one tile shed structure (Dwelling Unit cement flooring) measuring an area **100 sq.ft.**, being plan plot **No."D-1"** comprised in **R.S. & L.R. Dag No.2702** under R.S. Khatian



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No.1294, L.R. Khatian No. 1383/1 **new L.R. Khatian No.4215** lying and situate at Mouza- Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, Additional District Sub-Registration Office Bidhannagar, Pargana: Kalikata, J.L. No.23, in the District of 24-Parganas (North), as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said property** free from all encumbrances, charges, liens, lispences attachments claims and demands whatsoever ;

AND WHEREAS the Vendor has approached the Purchaser for sale of the **said property** free from all encumbrances, charges, liens, lispences attachments claims and demands whatsoever ;

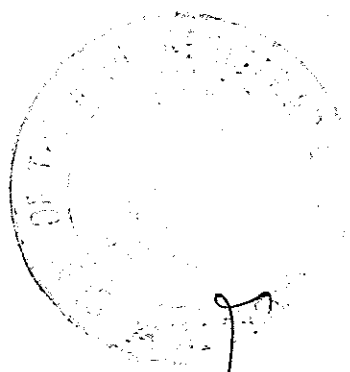
AND WHEREAS by an Agreement dated 06.04.2016 the Purchaser has agreed to purchase and the Vendor has agreed to sell the **said property** at a total consideration of Rs.81,15,120/- (Rupees Eighty-one Lac Fifteen Thousand One Hundred and Twenty) only free from all encumbrances, charges, liens, lispences, attachments, claims and demands whatsoever on the terms and conditions stated hereunder ;



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OF ASSURANCES-IV, KOLKATA
- 2 DEC 2016

NOW THIS INDENTURE WITNESSETH as follows :-

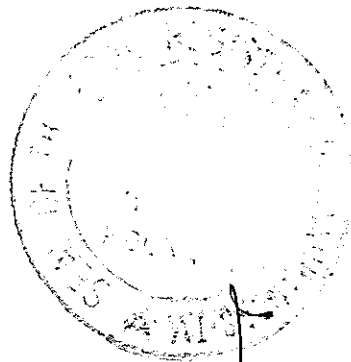
That in pursuance of the said agreement and in consideration of the said sum of Rs.81,15,120/- (Rupees Eighty-one Lac Fifteen Thousand One Hundred and Twenty) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and from the payment of the same and every part thereof do hereby acquit, release and discharge the Purchaser as also the **said property**) the Vendor doth hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT** piece or parcel of BASTU land measuring an area **07 cottahs 05 chittacks 22.50 sq.ft.** more or less out of 658 satak **togetherwith** one tile shed structure (Dwelling Unit cement flooring) measuring an area **100 sq.ft.**, being plan plot **No."D-1"** comprised in **R.S. & L.R. Dag No.2702** under R.S.Khatian No.1294, L.R. Khatian No. 1383/1 **new L.R. Khatian No.4215** lying and situate at Mouza- Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, Additional District Sub-Registration Office Bidhannagar, Pargana: Kalikata, J.L. No.23, in the District of 24-Parganas (North), as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said property** **TOGETHERWITH** all sewers, areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages,



2015

2015

appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto or any part thereof with which the same now are or is or at any time or times heretofore were or was held used occupied enjoyed accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendor into upon or in respect of the **said property** and every part thereof **TOGETHERWITH** all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the **said property** or any part thereof which now are or is or at any time or times hereafter shall or may in the possession, custody, power or control of the Vendor or her predecessor-in-title or in the custody of power or of any other person or persons from whom the Vendor can or may procure the same without any suit or action **TO HAVE AND TO HOLD** the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser or its successors-in-title and assigns absolutely and forever.



AMERICAN
NATIONAL BUREAU OF INVESTIGATION
DEPARTMENT OF JUSTICE

-2 035 115

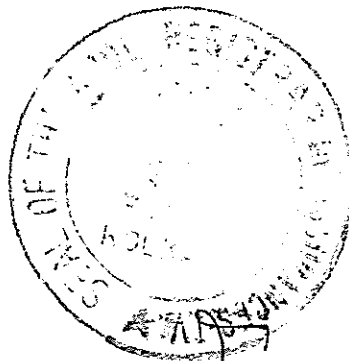
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SERIALIZED FILED

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows :-

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendor has good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the **said property** hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.

- b) That the Purchaser and its successors-in-title and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the **said property** and receive and take 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 lawfully equitably claiming from under or in trust for the Vendor or her Predecessor-in-Title.

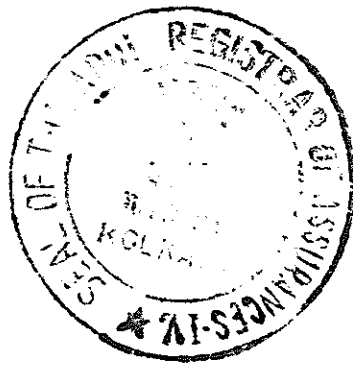
- c) That the **said property** free and clear from all encumbrances and attachments whatsoever and freely clearly and absolutely exonerated and forever released and discharged otherwise by the Vendor and also well and



ADDITIONAL BUREAU OF
LAND MANAGEMENT
- 2 015 015

sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate, title charge and encumbrances, mortgages, claims, demands, lispendences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendor.

- d) That the Vendor and all persons and persons lawfully or equitably claiming any estate right, title or interest whatsoever in the **said property** or any part thereof from under or in trust for the Vendor or from or under any of her Predecessor-in-Title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser doth or execute or cause to be done and executed all such acts, deed and things whatsoever for further better and more perfectly assuring the **said property** and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.
- e) That no part of the **said property** being conveyed under these presents is vested with Government or Semi-Government Authority and there is no Bargadar in respect of any part of the **said property** in any way and the Vendor has good right, full power and absolute authority to sell the

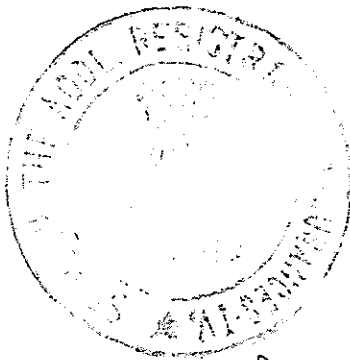


ADDITIONAL REGISTRAR
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- 2 DEC 2016

same in the manner aforesaid and for any reason whatsoever if the Purchaser is dispossessed or deprived of full enjoyment of the **said property** or any part thereof then in that event the Vendor doth hereby agree to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the **said property** hereby sold to the Purchaser.

f) That the Vendor shall and will at all times hereafter at the request of the Purchaser produce all or any of the documents of title relating to the **said property** as the Purchaser may direct all the title deed documents and writing for evidencing of title in respect of the **said property**, and also furnish to the Purchaser copies of or extracts from the said title deeds documents and writings and shall and will in the meanwhile keep the same safe unobliterated and un-cancelled.

g) That the Vendor doth hereby undertake to pay all outstanding District Board or Panchayat rates and taxes, Government revenue and all other imposition whatsoever due and payable by the Vendor or any of her Predecessors-in-Title in respect of the **said property** up to the date of these presents and further agrees to keep the Purchaser



ADDITIONAL REGISTRAR
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- 2 DEC 2018

fully indemnified in respect of all costs, charges and expenses arising in respect thereof.

- h) The Vendor has handed over khas possession of the **said property** to the Purchaser and the Purchaser shall mutate its name in respect of the **said property**.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of BASTU land measuring an area **07 cottahs 05 chittacks 22.50 sq.ft.** more or less out of 658 satak **togetherwith** one tile shed structure (Dwelling Unit cement flooring) measuring an area **100 sq.ft.**, being plan plot **No."D-1"** comprised in **R.S. & L.R. Dag No.2702** under R.S.Khatian No.1294, L.R. Khatian No. 1383/1, new L.R. Khatian No.4215 lying and situate at Mouza- Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, Additional District Sub-Registration Office Bidhannagar, Pargana: Kalikata, J.L. No.23, in the District of 24-Parganas (North), and butted and bounded as follows :

R.S. & L.R. Dag No.2702:

ON THE NORTH	Part of R.S. & L.R. Dag No.2702;
ON THE SOUTH	Part of R.S. & L.R. Dag No.2702;
ON THE EAST	Part of R.S. & L.R. Dag No.2702;
ON THE WEST	Part of R.S. & L.R. Dag No.2702;



ADDITIONAL REGISTRAR
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- 2 DEC 2016

IN WITNESS WHEREOF the parties hereto have executed these presents the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

Neelam Agarwal

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

Exclusive Facility Management Pvt. Ltd.

Dheerika Tyoti Sen
Authorized Signatory/Director

Witnesses :

Pradi
Pradi Kumar Senthil
30 P. S. Senthil
Occupation - Business
31, Panraj Mullick ~~Sentil~~, Kal - 19

Dihendra Nath Mallik
5/0 H. R. N. Mallik
Occupation - Service
115, T. P. Road, Kal - 6

Drafted by :

S. Karmakar, F-345/06
Advocate, High Court, Calcutta.



Handwritten mark resembling a stylized signature or the number "2" with a vertical line extending upwards.

RECEIVED by the VENDOR of and from within
 named PURCHASER the within mentioned the
 Rs.81,15,120/- (Rupees Eighty-one Lac Fifteen
 Thousand One Hundred and Twenty) only
 being the consideration money
 as per memo below :

Rs.81,15,120.00

MEMO OF CONSIDERATION

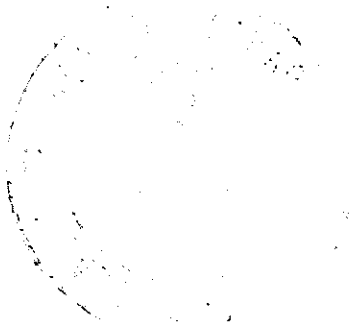
Date	Mode of Payment	In favour of	Amount (Rs.)
23.11.2016	By RTGS having UTR No. UTIBH16328022950	Vendor	80,33,969.00
	TDS		81,151.00
		Total :	81,15,120.00

(Rupees Eighty-one Lac Fifteen Thousand One Hundred and Twenty) only

Witnesses :























Dipendra Nath Malik

Neelam Agarwal



2 DEC 1915

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presents						
1.	 <i>Neelam Agarwal</i>						
		(LEFT HAND)					
							
		(RIGHT HAND)					
2.	 <i>Dhruva Jyoti Sen</i>						
		(LEFT HAND)					
							
		(RIGHT HAND)					
3.							
		(LEFT HAND)					
		(RIGHT HAND)					
4.							
		(LEFT HAND)					
		(RIGHT HAND)					



...
...
- 2 DEC 2016
...



ভারতের নির্বাচন কমিশন
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 SCG2032969



নির্বাচকের নাম : ধ্রুবজ্যোতি সেন
 Elector's Name : Dhruvajyoti Sen
 পিতার নাম : নিকুঞ্জ বিহারী সেন
 Father's Name : Nikunja Behari Sen
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ
 Date of Birth : 17/12/1978

SCG2032969

ঠিকানা:
 482, সেন্ট্রাল রোড, জাদবপুর, কলকাতা-700032

Address:
 482, CENTRAL ROAD, JADAVPUR,
 KOLKATA-700032

Date: 04/05/2017
 150 জাদবপুর বিধান কেন্দ্রের নির্বাচন নিয়ন্ত্রক
 অফিসের স্বাক্ষর
 Facsimile Signature of the Electoral
 Registration Officer for
 150-Jadavpur Constituency

নিয়ম অনুযায়ী এই কার্ড প্রাপ্ত হওয়ার পরেই এটি কার্যকর হবে।
 কোন কারণে পরিবর্তন প্রয়োজন হলে নির্বাচন নিয়ন্ত্রক
 কার্যালয়ে যোগাযোগ করতে হবে।
 In case of change in address mentioned in this Card, No
 on the relation form for including your name in the
 list at the changed address and to obtain the card
 with same number



ADDITIONAL RECEIPT
OF ASSURANCE PREMIUM ALKATA
- 2 DEC 2019



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

DXG2214146

পরিচয় পত্র



Elector's Name Nilam Agarwal

নির্বাচকের নাম শীলম আগরওয়াল

Husband's Name Naresh Agarwal

স্বামীর নাম নরেশ আগরওয়াল

Sex F

লিঙ্গ স্ত্রী

Age as on 1.1.2006 34

১.১.২০০৬ এ বয়স ৩৪

Address:

Pokabandh Para. word No - 6 Jhalda Purulia 723202

ঠিকানা:

পোকান্দহ পাড়া . ওয়ার্ড নং-৬ জালদা পুরুলিয়া ৭২৩২০২

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন আধিকারিক

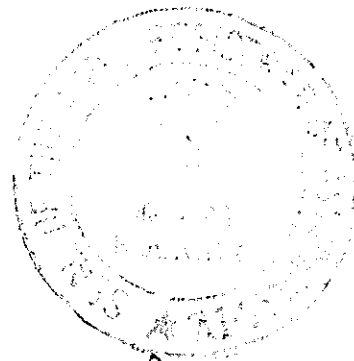
Assembly Constituency: 237-Jhaida

বিধানসভা নির্বাচন কেন্দ্র : ২৩৭-জালদা

District: Purulia জেলা: পুরুলিয়া

Date: 07.02.2006 তারিখ: ০৭.০২.২০০৬

0459998



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 2 DEC 2016

आयकर विभाग

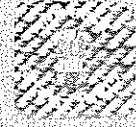
INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

EXCLUSIVE FACILITY MANAGMENT
PRIVATE LIMITED



16/08/2011

Permanent Account Number

AACCE7947H

31/08/2011



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 2 DEC 2010

Form No. 19 (2008)
 Rule 4(4), Clauses XV
 A. & B. Rules.



Licence for Advocates' Clerks, other than Articled Clerks.
 High Court Appellate Side Bench Court
 Appellate Side Calcutta

LICENCE
 (Not transferable)

No. M-45

This is to authorise Shri Rajan Kumar Mahto
 son of Shri Kama Kal Mahto residing at
Mahammadpur, Bhogwanpur, Barh, Madhyanagar
Mr. Rajan Kumar Mahto Advocate, during the year
 2008

Date: 11.9.2008

Licensing Authority
 Appellate Side Calcutta

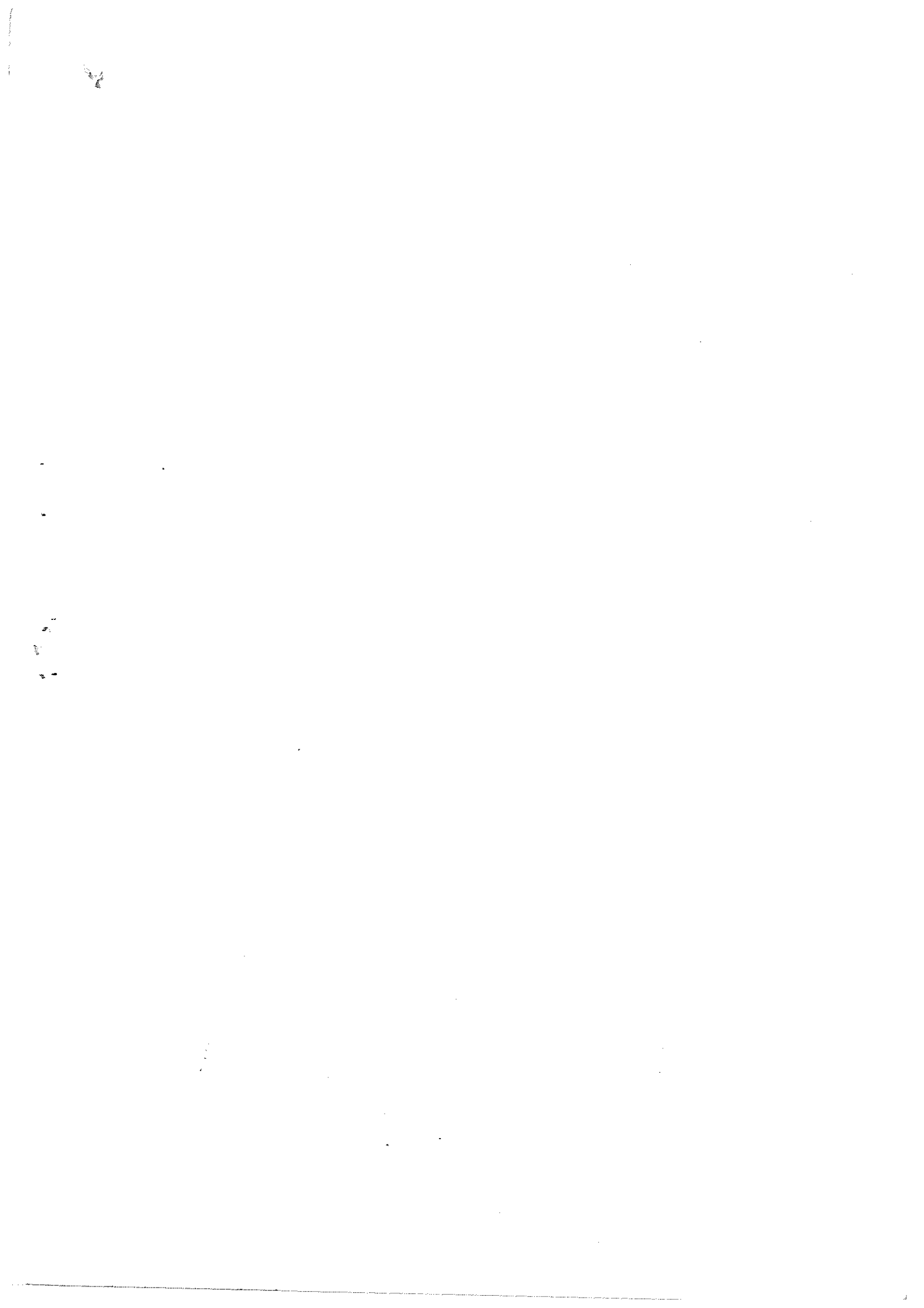
To be produced when required and returned to Licensing Authority for renewal not later than the 31st December every year.

Signature of the Advocate

To The Licensing Authority please renew for	Year	Date of renewal and renewing officer's signature
<u>Rajan K Mahto</u>	<u>2008-09</u>	<u>[Signature]</u>
<u>Rajan K Mahto</u>	<u>2009</u>	For Licensing Authority <u>[Signature]</u>
<u>Rajan K Mahto</u>	<u>2010</u>	For Licensing Authority <u>[Signature]</u>
<u>Rajan K Mahto</u>	<u>2011</u>	For Licensing Authority <u>[Signature]</u>
<u>Rajan K Mahto</u>	<u>2012</u>	For Licensing Authority <u>[Signature]</u>
<u>Rajan K Mahto</u>	<u>2013</u>	For Licensing Authority <u>[Signature]</u>



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 2 DEC 2015



DATED THIS DAY OF 2016

-BETWEEN-

SMT. NEELAM AGARWAL

VENDOR

-AND-

EXCLUSIVE FACILITY
MANAGEMENT PVT. LTD.

PURCHASER

DEED OF CONVEYANCE

Major Information of the Deed

Deed No :	I-1904-11105/2016	Date of Registration	12/5/2016 11:34:19 AM
Query No / Year	1904-1000402580/2016	Office where deed is registered	
Query Date	16/11/2016 3:35:32 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	TAPAS KUMAR MAITY 7C,K S ROY ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831818356, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 81,15,120/-	Rs. 87,54,375/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,25,383/- (Article:23)	Rs. 96,392/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-2702	LR-4215	Bastu	Bastu	7 Katha 5 Chatak 22.5 Sq Ft	80,85,884/-	87,24,375/-	Property is on Road
Grand Total :					12.1172Dec	80,85,884 /-	87,24,375 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	29,236/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	29,236 /-	30,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt NEELAM AGARWAL Wife of Shri NARESH KUMAR AGARWAL NAMOPARA, P.O:- JHALDA, P.S:- Jhalda, District:-Purulia, West Bengal, India, PIN - 723202 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Self, Date of Execution: 02/12/2016 , Admitted by: Self, Date of Admission: 02/12/2016 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EXCLUSIVE FACILITY MANAGEMENT PVT LTD SHANTINIKETAN BUILDING,8 CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AACCE7947H, Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr DHRUBA JYOTI SEN Son of 46/2,CENTRAL ROAD, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : EXCLUSIVE FACILITY MANAGEMENT PVT LTD (as AUTHORISED SIGNATORY)

Identifier Details :

Name & address	
Mr TAPAS KUMAR MAITY Son of Mr KANAI LAL MAITY 7C,K S ROY ROAD, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt NEELAM AGARWAL, Mr DHRUBA JYOTI SEN	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt NEELAM AGARWAL	EXCLUSIVE FACILITY MANAGEMENT PVT LTD-12.1172 Dec

Transfer of property for S1

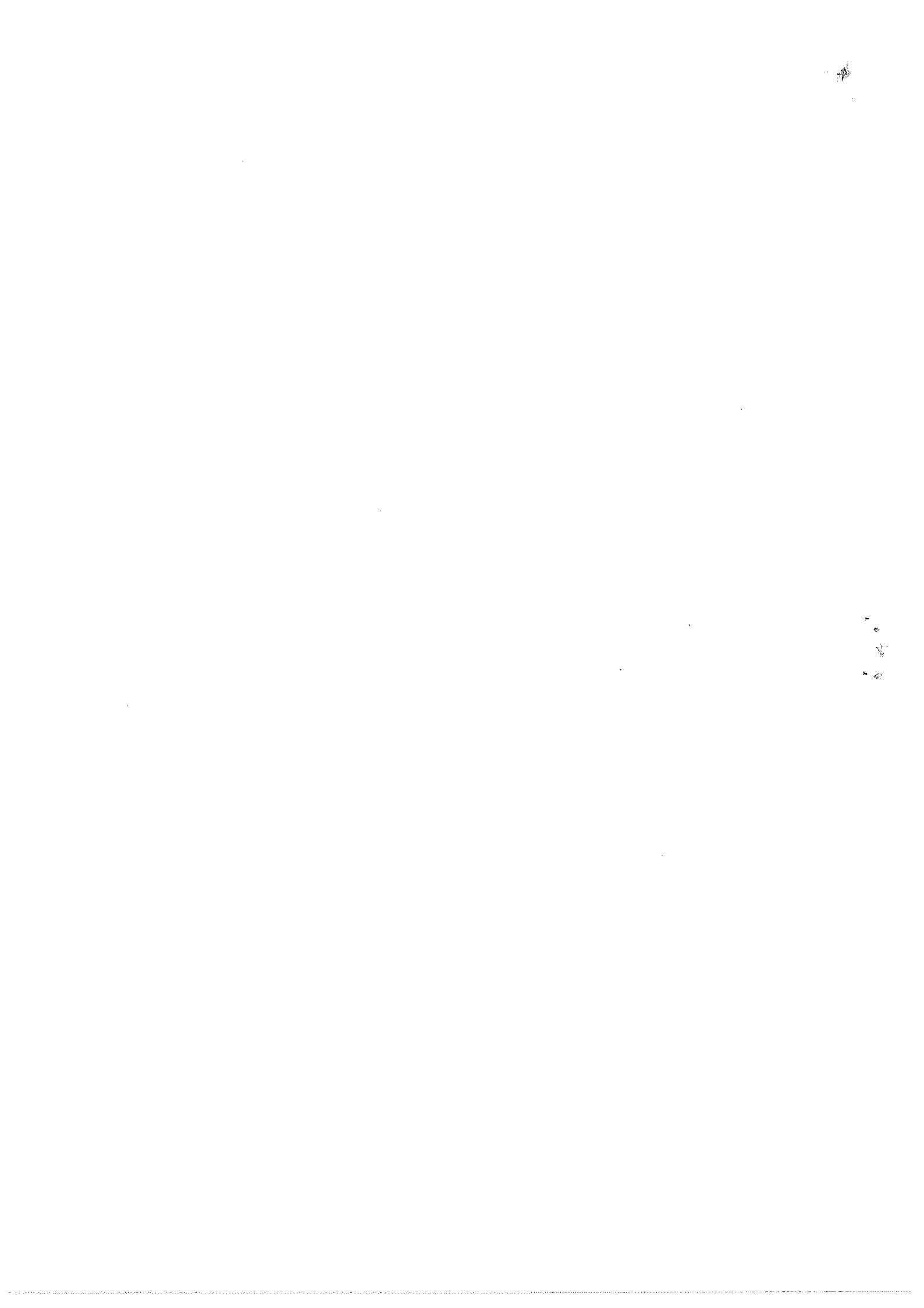
SI.No	From	To. with area (Name-Area)
1	Smt NEELAM AGARWAL	EXCLUSIVE FACILITY MANAGEMENT PVT LTD-100 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 2702(Corresponding RS Plot No:- 2702), LR Khatian No:- 4215	Owner:নীলম আগরওয়াল, Gurdian:নরেশ আগরওয়াল, Address:নমোপাড়া, পো:ঝালদা, পুরুলিয়া-723202, Classification:বালু, Area:0.12000000 Acre,

Endorsement For Deed Number : I - 190411105 / 2016



On 16-11-2016

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 87,54,375/-



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 02-12-2016

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

Presented for registration at 19:17 hrs on 02-12-2016, at the Private residence by Mr DHRUBA JYOTI SEN ,.

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

Execution is admitted on 02/12/2016 by Smt NEELAM AGARWAL, Wife of Shri NARESH KUMAR AGARWAL, NAMOPARA, P.O: JHALDA, Thana: Jhalda, , Purulia, WEST BENGAL, India, PIN - 723202, by caste Hindu, by Profession Business

Indetified by Mr TAPAS KUMAR MAITY, , , Son of Mr KANAI LAL MAITY, 7C,K S ROY ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 02-12-2016 by Mr DHRUBA JYOTI SEN, AUTHORISED SIGNATORY, EXCLUSIVE FACILITY MANAGEMENT PVT LTD, SHANTINIKETAN BUILDING,8 CAMAC STREET, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr TAPAS KUMAR MAITY, , , Son of Mr KANAI LAL MAITY, 7C,K S ROY ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 05-12-2016

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 Fees

Certified that required Registration Fees payable for this document is Rs 96,392/- (A(1) = Rs 96,294/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 96,392/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2016 12:00AM with Govt. Ref. No: 192016170033298422 on 30-11-2016, Amount Rs: 96,392/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 00530112016SST7821846059 on 01-12-2016, Head of Account 0030-03-104-001-16

1

2

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,25,283/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 5,25,283/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 085503, Amount: Rs.100/-, Date of Purchase: 21/11/2016, Vendor name: S Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2016 12:00AM with Govt. Ref. No: 192016170033298422 on 30-11-2016, Amount Rs: 5,25,283/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 00530112016SST7821846059 on 01-12-2016, Head of Account 0030-02-103-003-02



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

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12

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 409769 to 409801
being No 190411105 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.12.08 19:00:11 +05:30
Reason: Digital Signing of Deed.

AS

(Asit Kumar Joarder) 08-12-2016 19:00:10
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)