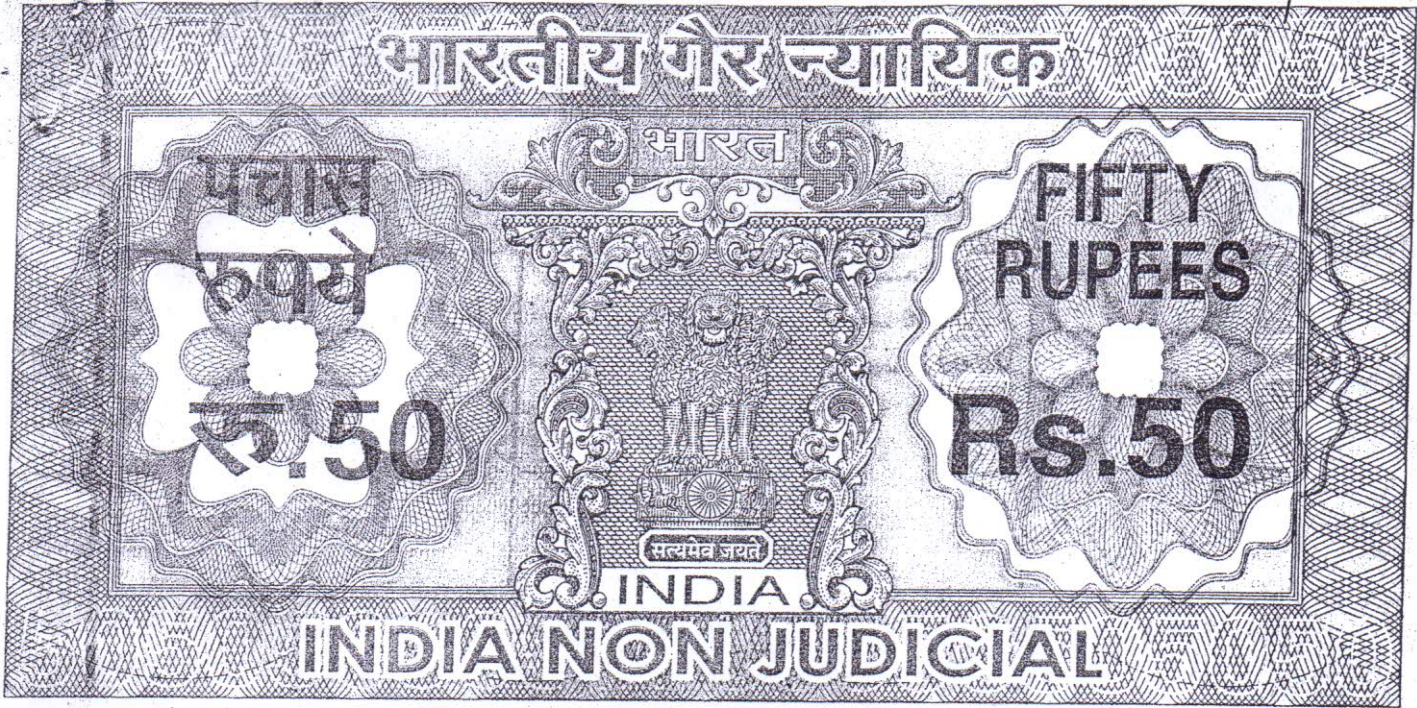


5084/17

103/2017



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

U 683817

6.1.17

NO: 33565/16
Mr = 8011875/

Additional Registrar of Assurances-IV, Kolkata



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

Additional Registrar of Assurance-IV, Kolkata

6 JAN 2017

THIS DEED OF CONVEYANCE is made on this the 6th day of January Two Thousand and Seventeen BETWEEN

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

GRN: 19-201617-003802383-2 Payment Mode Counter Payment
GRN Date: 31/12/2016 14:22:47 Bank: AXIS Bank
BRN: 00503012017SST949461703 BRN Date: 04/01/2017 00:00:00

DEPOSITOR'S DETAILS

Id.No. : 19041000433565/2/2016

[Query No./Query Year]

Name : SONOTEL HOSPITALITY PRIVATE LIMITED
Contact No. : 22903028 Mobile No. : +91-9204949737
E-mail : manoj@shriramozone.com
Address : 9 AJC Bose Road, Ideal Centre, Kolkata - 700 017
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	19041000433565/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	88219
2	19041000433565/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	480733

Total

568952

In Words : Rupees Five Lakh Sixty Eight Thousand Nine Hundred Fifty Two only



SHRIRAM OZONE HOUSING DEVELOPMENT PVT. LTD. having **PAN: AAOCS5381H**, a company incorporated under the Companies Act, 1956 and having its registered office at First Floor, Premises No.128/3, Hazra Road, P.S. Bhawanipur, Kolkata-700026, represented by of its constituted attorney **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, by virtue of a Power of Attorney dated 02.04.2014 registered at the office of ARA-III, Kolkata in Book No. IV, CD Volume No.4, Pages- 6045-6058 being No.02411 for the year 2014, 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 its successors-in-office and assigns) of the **ONE PART**

-AND-

SONOTEL HOSPITALITY PRIVATE LIMITED, having **PAN: AAPCS5464C**, a company incorporated under the Companies Act, 1956 and having its registered office at Unit No.3, 3rd Floor, 'Ideal Centre', 9, A.J.C. Bose Road, Kolkata-700017, represented by its authorized representative **Shri Amar Nath Sharma**, son of Sri Ram Niwas Sharma, by sex: Male, by faith: Hindu, by nationality: Indian, having Voter ID Card No. No.HZG0287326 and **PAN: BJJPS8839Q** residing at 2A, Harish Chatterjee Street, P.S. Kalighat, Kolkata-700025, 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 ;**

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** ;

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 Namita Sarkar became the owner of **73 satak** of land 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 Namita Sarkar 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.1013/2 ;

AND WHEREAS thus the said Namita Sarkar, 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 more or less comprised in R.S. & L.R. Dag No.2702 under R.S. Khatian No.1294, L.R. Khatian No.1013/2, lying and situate at Mouza - Ghuni, Police Station - Rajarhat, District: 24-Parganas (North) ;

AND WHEREAS by a Deed of Conveyance dated 08.09.2006 registered at the office of the District Sub-Registrar-II, Barasat, recorded in Book No.I, being No.9255 for the year 2006 made between Namita Sarkar, 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 Vitol Commercial Pvt. Ltd, therein described as the Purchaser, the said Namita Sarkar, sold, transferred and conveyed through her constituted attorney, unto and in favour of the said Vitol Commercial Pvt. Ltd. **ALL THAT** piece or parcel of land measuring an area **6 cottahs 11 chittacks 22.50 sq.ft.** more or less **togetherwith** one tile shed structure (Dwelling Unit) measuring an area **100 sq.ft.** more or less being plan plot **No.C-3** comprised in **R.S. & L.R. Dag No.2702** under R.S. Khatian No.1294, L.R. Khatian No.1013/2, lying and situate 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 Vitol Commercial Pvt. Ltd. became absolute Owner **ALL THAT** piece or parcel of land measuring an area **6 cottahs 11 chittacks 22.50 sq.ft.** more or less **togetherwith** one tile shed structure (Dwelling Unit) measuring an area **100 sq.ft.** more or less being plan plot **No.C-3** comprised in **R.S. & L.R. Dag No.2702** under R.S. Khatian No.1294, L.R. Khatian No.1013/2, lying and situate at Mouza-Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, J.L. No.23, District: 24-Parganas (North) ;

AND WHEREAS after purchase the said Vitol Commercial Pvt. Ltd. duly mutated its name in the records of B.L.&L.R.O. in respect of the aforesaid property under L.R. Khatian No.3156 ;

AND WHEREAS by an Indenture of Conveyance dated the 28th day of June, 2011, registered at the office of the Additional District Sub-Registrar Bidhan Nagar, recorded in Book No.I, CD Volume No.14, Pages: 8452 to 8466, Being No.07373 for the year 2011 made between Vitol Commercial Pvt. Ltd., therein described as the Vendor And Shri Ram Ozone Housing Development Pvt. Ltd., therein described as the Purchaser, the said Vitol Commercial Pvt. Ltd. sold, transferred and conveyed unto and in favour of Shri Ram Ozone Housing Development Pvt. Ltd. **ALL THAT** piece or parcel of bastu land measuring an area **6**

cottahs 11 chittacks 22.50 sq.ft. more or less **togetherwith** one tile shed structure (Dwelling Unit) measuring an area **100 sq.ft.** more or less being plan plot **No.C-3** comprised in **R.S. & L.R. Dag No.2702** under L.R. Khatian No.3156, lying and situate at Mouza- Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, J.L. No.23, District: 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, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever ;

AND WHEREAS the Vendor herein, thereafter mutated its name in the Records of Rights in respect of the aforesaid property under L.R. Khatian No.4688 ;

AND WHEREAS thus the said Shri Ram Ozone Housing Development Pvt. Ltd. the Vendor herein became absolute Owner **ALL THAT** piece or parcel of bastu land measuring an area **6 cottahs 11 chittacks 22.50 sq.ft.** more or less **togetherwith** one tile shed structure (Dwelling Unit cement flooring) measuring an area **100 sq.ft.** more or less being plan plot **No.C-3** comprised in **R.S. & L.R. Dag No.2702** under L.R.

Khatian No.3156 new **L.R. Khatian No.4688**, lying and situate at Mouza- Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, J.L. No.23, District: 24-Parganas (North) ;

AND WHEREAS the Vendor desirous of selling **ALL THAT** piece or parcel of bastu land measuring an area **6 cottahs 11 chittacks 22.50 sq.ft.** more or less **togetherwith** one tile shed structure (Dwelling Unit cement flooring) measuring an area **100 sq.ft.** more or less being plan plot **No.C-3** comprised in **R.S. & L.R. Dag No.2702** under L.R. Khatian No.3156 new **L.R. Khatian No.4688**, 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, District: 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 the Purchaser has agreed to purchase and the Vendor has agreed to sell the **said property** at a total consideration of Rs.80,10,000/- (Rupees Eighty Lakh Ten Thousand) only free from all encumbrances, charges, liens, lispendences, attachments, claims and demands whatsoever on the terms and conditions stated hereunder ;

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the said sum of Rs.80,10,000/- (Rupees Eighty Lakh Ten Thousand) 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 **6 cottahs 11 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.** more or less being plan plot **No.C-3** comprised in **R.S. & L.R. Dag No.2702** under L.R. Khatian No.3156 new **L.R. Khatian No.4688**, 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, District: 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, 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 its 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.

THE VENDOR DOTH 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 its 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 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 its 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 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 its Predecessors-

in-Title in respect of the **said property** up to the date of these presents and further agrees to keep the Purchaser 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 **6 cottahs 11 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.** more or less being plan **Plot No.C-3** comprised in **R.S. & L.R. Dag No. 2702** under L.R. Khatian No.3156 new L.R. Khatian No.4688, 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, District: 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;

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

Shriram Ozone Housing Development Pvt. Ltd.

Dheeba Jyoti Sen

Authorized Signatory

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

SONOTEL HOSPITALITY PVT. LTD.

Pawan Nath Sharma

Authorized Signatory

Witnesses :

- ① *Taps Kumar Maib*
70 K.S Ray Road
Kolkata - 1
- ② *Dilip Masakar*
Gold post office st
Kd - 1

Drafted by :

S. Karmakar, F-345/08
Advocate, High Court, Calcutta.

RECEIVED by the VENDOR of and from within named PURCHASER the within mentioned the Rs.80,10,000/- (Rupees Eighty Lac Ten Thousand) only being the consideration money as per memo below :

MEMO OF CONSIDERATION

Date	Mode of Payment	Amount (Rs.)
04.01.2017	Through RTGS transaction No. UTIBH17004088543 dated 04.01.2017 from Axis Bank Ltd.	20,00,000.00
04.01.2017	Through Cheque No.193753 dated 04.01.2017 drawn on Axis Bank Ltd.	20,00,000.00
04.01.2017	Through Cheque No.193754 dated 04.01.2017 drawn on Axis Bank Ltd.	20,00,000.00
04.01.2017	Through Cheque No.193755 dated 04.01.2017 drawn on Axis Bank Ltd.	19,29,900.00
04.01.2017	TDS Amount	80,100.00
Total :		80,10,000.00

(Rupees Eighty Lakh Ten Thousand) only

Witnesses :

① Tapo Kumar Howari



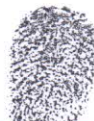



















② Dilip Nasaikan

Shriram Ozone Housing Development Pvt. Ltd.

Dhruvika Jyoti Sen

Authorized Signatory

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presents						
1.	 <i>Dhruva Jyoti Sen</i>						
		(LEFT HAND)					
							
		(RIGHT HAND)					
2.	 <i>Anur Nath Sharma</i>						
		(LEFT HAND)					
							
		(RIGHT HAND)					
3.							
		LITTLE	RING	MIDDLE	FORE	THUMB	
		(LEFT HAND)					
		THUMB	FORE	MIDDLE	RING	LITTLE	
		(RIGHT HAND)					
4.							
		LITTLE	RING	MIDDLE	FORE	THUMB	
		(LEFT HAND)					
		THUMB	FORE	MIDDLE	RING	LITTLE	
		(RIGHT HAND)					

Court

Form No. 18 (Rev. 1954)
A.S. Rules



Licence for Advocates' Clerks, other than Articled Clerks
High Court

High Court, A.S.
Appellate Stage
Calcutta

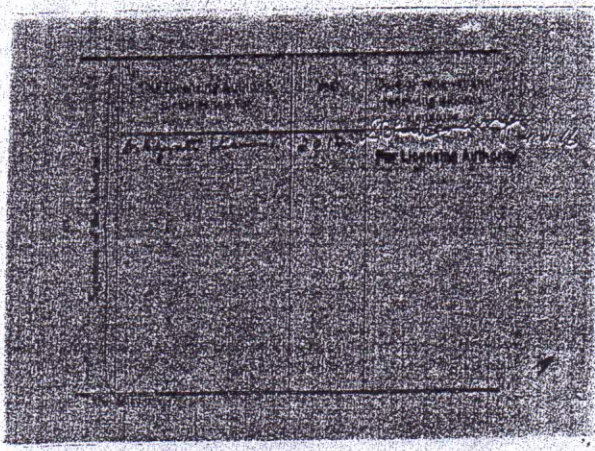
LICENCE
(Not transferable)

No. M-45
This is to authorize Sri Gopal Kr. Mahto
of Kolkata to act as the licensed clerk of
the High Court, Calcutta during the year
1955
Date 11-07-1955

Licence Authority
Registrar (J.S.)
High Court, A.S.
Calcutta

To be produced when licensed and returned for renewal not later than
1st December every year

Tapan Kumar Mahto



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
HZG0287326



নির্বাচকের নাম : অমর নাথ শর্মা

Elector's Name : Amar Nath Sharma

পিতার নাম : শ্রী রাম নিবাস শর্মা

Father's Name : Shri Ram Niwas Sharma

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 14/12/1973
Date of Birth

HZG0287326

ঠিকানা:
2এ হরিশ চ্যাটার্জী স্ট্রীট ভবানীপুর, কলকাতা
700025

Address:
2A HARISH CHATTERJEE STREET,
BHOWBANIPUR, Kolkata 700025

Date: 03/08/2007

148-আলিপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
148-Alipore Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিটে নাম
তোলা ও একই নামের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
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.


046/0077

आयकर विभाग
INCOME TAX DEPARTMENT
DHRUBA JYOTI SEN
NIKUNJA BEHARI SEN

भारत सरकार
GOVT. OF INDIA

17/12/1978
Permanent Account Number
ATKPS1503M

Dhruba Jyoti Sen
Signature



In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, UTTSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खाने/पाने पर कृपया सूचित करें/ लौटाएं :-
आयकर पैन सेवा यूनिट, यूटीएसएल
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई - 400 614.


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

SCG2032969





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

SCG2032969

ঠিকানা:
 46/2, সেন্ট্রাল রোড, জাদাবপুর, কলকাতা-700032

Address:
 46/2, CENTRAL ROAD, JADAVPUR,
 KOLKATA-700032



Date: 04/08/2012

150-জাদাবপুর নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
 অফিসের স্বাক্ষর

Facsimile Signature of the Electoral
 Registration Officer for
 150-Jadavpur Constituency

কোন পরিবর্তন হলে মূল কার্ডের কপিটি নিয়ে নির্বাচন নিয়ন্ত্রককে লিখিতভাবে জানাতে হবে এবং নতুন কার্ডের জন্য আবেদন করতে 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.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

AMAR NATH SHARMA

SHRI RAM NIWAS

14/12/1973

Permanent Account Number
BJJPS8839Q

Amar Nath Sharma
Signature



17012007

Major Information of the Deed

Deed No :	I-1904-00103/2017	Date of Registration :	06/01/2017
Query No / Year	1904-1000433565/2016	Office where deed is registered	
Query Date	26/12/2016 1:27:06 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. : 9903119171, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 80,10,000/-	Rs. 80,11,875/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 4,80,783/- (Article:23)	Rs. 88,219/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2702	LR-4688	Bastu	Bastu	6 Katha 11 Chatak 22.5 Sq Ft	79,80,000/-	79,81,875/-	Property is on Road
Grand Total :					11.0859Dec	79,80,000 /-	79,81,875 /-	

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.	30,000/-	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	30,000 /-	30,000 /-	



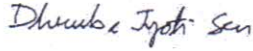


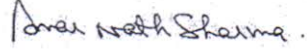
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHRIRAM OZONE HOUSING DEVELOPMENT PVT. LTD. 128/3, HAZRA ROAD, P.O:- HAZRA, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AAOCS5381H, Status : Organization, Executed by: Representative

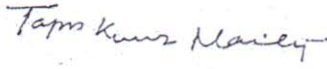
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SONOTEL HOSPITALITY PRIVATE LIMITED 9, A J C BOSE ROAD, IDEAL CENTER, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AAPCS5464C, Status : Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DHRUBA JYOTI SEN Son of Mr N B SEN Date of Execution - 06/01/2017, , Admitted by: Self, Date of Admission: 06/01/2017, Place of Admission of Execution: Office	 06/01/2017	 LTI 06/01/2017	 06/01/2017
	46/2, CENTRAL ROAD, JADAVPUR, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ATKPS1503M, Status : Representative, Representative of : SHRIRAM OZONE HOUSING DEVELOPMENT PVT. LTD. (as CONSTITUTED ATTORNEY)			
2	Name Shri AMAR NATH SHARMA Son of Shri RAM NIWAS SHARMA Date of Execution - 06/01/2017, , Admitted by: Self, Date of Admission: 06/01/2017, Place of Admission of Execution: Office	 06/01/2017	 LTI 06/01/2017	 06/01/2017
	2A, HARISH CHATTERJEE STREET, P.O:- KALIGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BJJPS8839Q, Status : Representative, Representative of : SONOTEL HOSPITALITY PRIVATE LIMITED (as AUTHORIZED REPRESENTATIVE)			

Identifier Details :

Name & address	
Mr TAPAS KUMAR MAITY Son of 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 Mr DHRUBA JYOTI SEN, Shri AMAR NATH SHARMA	06/01/2017
	

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	SHRIRAM OZONE HOUSING DEVELOPMENT PVT. LTD.	SONOTEL HOSPITALITY PRIVATE LIMITED-11.0859 Dec

Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	SHRIRAM OZONE HOUSING DEVELOPMENT PVT. LTD.	SONOTEL HOSPITALITY PRIVATE LIMITED-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:- 4688	Owner:শ্রীরাম ওজোন হাউসিং ডেভলপমেন্ট, Gurdian:প্রা:লি:, Address:নাইহ ফ্লোর, শান্তিনিকেতন বিল্ডিং, ৪ নং ক্যামাক স্ট্রীট, কলি-১৭, Classification:বাস্ত, Area:0.11000000 Acre,

Endorsement For Deed Number : I - 190400103 / 2017

On 26-12-2016

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 80,11,875/-

Ashoke Kumar Biswas

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

On 06-01-2017

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.

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

Presented for registration at 12:23 hrs on 06-01-2017, at the Office of the A.R.A. - IV KOLKATA by Mr DHRUBA JYOTI SEN ,

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

Execution is admitted on 06-01-2017 by Mr DHRUBA JYOTI SEN, CONSTITUTED ATTORNEY, SHRIRAM OZONE HOUSING DEVELOPMENT PVT. LTD., 128/3, HAZRA ROAD, P.O:- HAZRA, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr TAPAS KUMAR MAITY, , , Son of 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

Execution is admitted on 06-01-2017 by Shri AMAR NATH SHARMA, AUTHORIZED REPRESENTATIVE, SONOTEL HOSPITALITY PRIVATE LIMITED, 9, A J C BOSE ROAD, IDEAL CENTER, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr TAPAS KUMAR MAITY, , , Son of 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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 88,219/- (A(1) = Rs 88,121/- , 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 88,219/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/01/2017 12:00AM with Govt. Ref. No: 192016170038023832 on 31-12-2016, Amount Rs: 88,219/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 00503012017SST9494617035 on 04-01-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,80,733/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 4,80,733/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 107971, Amount: Rs.50/-, Date of Purchase: 03/01/2017, Vendor name: A Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/01/2017 12:00AM with Govt. Ref. No: 192016170038023832 on 31-12-2016, Amount Rs: 4,80,733/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 00503012017SST9494617035 on 04-01-2017, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 9209 to 9239
being No 190400103 for the year 2017.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2017.01.13 11:15:14 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 13-01-2017 11:15:13
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS DAY OF 2017

-BETWEEN-

SHRI RAM OZONE HOUSING
DEVELOPMENT PVT. LTD.

VENDOR

-AND-

SONOTEL HOSPITALITY PRIVATE
LIMITED
PURCHASER

DEED OF CONVEYANCE

1