

4408/19

I-4169/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document. 452935

Handwritten signature and date 17/9/19

2019 Additional Dist. Sub Registrar Serdah

THIS INDENTURE OF CONVEYANCE is made this ... day of September, Two Thousand and Nineteen;

-Between-

(1) SRI AMIT MITRA (PAN No. CLSPM7364Q) (OCI No. 3013090) son of Late Alok Chand Mitra, by faith Hindu, by occupation Business, presently residing at No.316, Central Avenue, Milton, MA 02186, U.S.A. and also resident of premises No.6A, Abinash Chandra Banerjee Lane, P.S. Beliaghata, Kolkata - 700 010, West Bengal represented by his Constituted Attorney Sri Udit Chand Mitra AND (2) SRI UDIT CHAND MITRA (PAN No. AFAPM0731R) (Aadhaar No. 625672775641) son of Late Alok Chand Mitra, by faith Hindu, by occupation Business, residing at No.6A, Abinash Chandra Banerjee Lane, P.S. Beliaghata, Kolkata - 700 010, West Bengal also at D-169, Sushant Lok-1, Whispering Meadows, P.S. & P.O. Gurgaon, Haryana-122 009, India, hereinafter jointly referred to as the "VENDORS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART;

And

Ranjit Chand Singh

Dr-01483875/19

Handwritten mark

Handwritten mark

Subj: B.K. Stalin - Co.

6A K S Rop RL

31 SEP 2019

Abhijit Sarkar
High Court, A.S.

Ramchand Singh



WTI
5084

Ramchand Singh



WTI
5085

Ujjwal Haldar



A.D.C.R., SEALDAH
11 SEP 2019
Dist.-South 24 Parganas

Sandeep
SANDEEP KATI
Advocate
6A, K S Rop, 6th
Gr Floor, Calcutta-1

MESSRS CAD CAM MANAGEMENT SERVICES PRIVATE LIMITED
(PAN No AACCC2349B), a company incorporated under the Companies Act, 1956 and having its registered office at No.167, Netaji Subhas Road, P.S. Burrabazar, Kolkata - 700007, represented by its Director Sri Ramesh Chand Singh (PAN No.AKKPS9975Q), son of Late Deep Chand Singh, carrying on business at No.167, Netaji Subhas Road, P.S. Burrabazar, Kolkata - 700 007, West Bengal, hereinafter referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns) of the OTHER PART:

WHEREAS:-

- A. By virtue of an Indenture of Conveyance dated the 21st day of April, 1964 registered in Book No.I, Volume No.19, Pages 131 to 138, Being No.744 for the year 1964 at the office of the Sub-Registrar, Sealdah, South 24-Parganas, one Sri Alope Chand Mitra was seized and possessed of or otherwise well and sufficiently entitled as the absolute owner in respect of All That the piece and parcel of land measuring 4 Cottahs 10 Chittacks and 27 Square Feet situate lying at and being portion of Municipal Premises No.6, Sura First Lane, P.S. Beliaghata, District - 24-Parganas, more fully described in the Schedule thereunder written.
- B. By virtue of another Indenture of Conveyance dated the 1st day of May, 1965 registered in Book No.I, Volume No.23, Pages 228 to 237, Being No.968 for the year 1965 at the office of the Sub-Registrar, Sealdah, South 24-Parganas, the said Alope Chand Mitra was seized and possessed of or otherwise well and sufficiently entitled as the absolute owner in respect of All That the piece and parcel of land measuring 1 Cottahs and 4 Chittacks situate lying at and being portion of Municipal Premises No.6, Abinash Chandra Banerjee Lane, Beliaghata, 24-Parganas, more fully described in the Schedule thereunder written.
- C. The said Alope Chand Mitra after having purchased the above mentioned two properties being portion of premises No.6, Sura First Lane and portion of premises No.6, Abinash Chandra Banerjee Lane as aforesaid, duly applied for and got the said two properties amalgamated in the records of the Kolkata Municipal Corporation. On amalgamation, the said two properties were renumbered as Municipal Premises No.6A, Abinash Chandra Banerjee Lane in the records of the Kolkata Municipal Corporation.

Ramesh Chand Singh

M. Chand Mitra

D. The said owner Alope Chand Mitra had duly constructed a five-storied residential building at or upon the land in aggregate measuring 5 Cottahs 14 Chittacks and 27 Square Feet comprised in the said premises No.6A, Abinash Chandra Banerjee Lane, Kolkata-700010, more fully described in *Part-I* of the *First Schedule* hereunder written.

E. In the premises aforesaid, the said Owner Alope Chand Mitra had become the absolute owner in respect of All That the piece and parcel of land in aggregate measuring 5 Cottahs 14 Chittacks and 27 Square Feet together with five-storied brick-built residential building lying erected and/or built thereat and the same situate lying at and being Municipal Premises No.6A, Abinash Chandra Banerjee Lane, P.O. & P.S. Beliaghata, Ward No.34, Kolkata - 700010, more fully described in *Part-I* of the *First Schedule* hereunder written.

F. By virtue of an Indenture of Conveyance dated the 15th day of May, 1978 registered in Book No.I, Volume No.21, Pages 72 to 83, Being No.523 for the year 1978 at the office of the Sub-Registrar, Sealdah, Smt. Sabita Mitra wife of Alope Chand Mitra having purchased, had become the absolute owner in respect of All That the piece and parcel of land measuring 3 Cottahs 0 Chittack and 7 Square Feet situate lying at and being portion of Municipal Premises No.5C, Abinash Chandra Banerjee Lane together with all easement rights over and in respect of 4 Feet wide common passage lying on the Western Side of the said land, more fully described in the Schedule thereunder written and also described in *Part-II* of the *First Schedule* hereunder written.

G. By a Deed of Gift dated the 15th day of May, 1981 registered in Book No.I, Volume No.220, Pages 144 to 149, Being No.5398 for the year 1981 at the office of the Registrar of Assurances at Alipore, 24-Parganas, one Sri Pratap Chand Mitra (since deceased) had transferred by way of Gift in favour of his elder nephew Sri Amit Mitra alias Amit Chand Mitra son of Alope Chand Mitra All That the piece and parcel of land measuring about 5 Cottahs 5 Chittacks and 6 Square Feet together with one brick built room with corrugated sheet roof lying erected and/or built thereat situate lying at and being portion of Municipal Premises No.4, Sura East Road, P.O. & P.S. Beliaghata, Ward No.34, Kolkata - 700010, more fully described in the Schedule thereunder written and also described in *Part-III* of the *First Schedule* hereunder written.

H. By another Deed of Gift dated the 15th day of May, 1981 registered in Book No.I, Volume No.234, Pages 65 to 91, Being No.5399 for the year 1981 at

Ram Chand Singh

Amit Mitra

the office of the Registrar of Assurances at Alipore, 24-Parganas, the said Sri Pratap Chand Mitra (since deceased) had transferred by way of Gift in favour of his younger nephew Sri Udit Chand Mitra son of Alope Chand Mitra All That the piece and parcel of land measuring about 5 Cottahs 2 Chittacks and 31 Square Feet situate lying at and being portion of Municipal Premises No.2/1A, Sura East Road (formerly No.5, Abinash Chandra Banerjee Lane and Sura First Lane), P.O. & P.S. Beliaghata, Ward No.34, Kolkata - 700010, more fully described in the Schedule thereunder written and also described in *Part-IV* of the *First Schedule* hereunder written.

I. On the 28th day of December, 1998 the said Alope Chand Mitra, who was a Hindu governed by Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his widow Smt. Sabita Mitra and two sons Sri Amit Mitra alias Amit Chand Mitra and Udit Chand Mitra as his only heirs, heiress and legal representatives, who had jointly inherited the estate of the said deceased including the said land and premises No.6A, Abinash Chandra Banerjee Lane, Kolkata - 700 010, more fully described in *Part-I* of the *First Schedule* hereunder written and the same in equal proportion.

J. By a Memorandum of Understanding dated the 19th September, 2012 the said Smt. Sabita Mitra, Sri Amit Mitra alias Amit Chand Mitra and Sri Udit Chand Mitra respectively the widow and sons of Late Alope Chand Mitra had jointly retained and appointed Messrs Cad Cam Management Services Pvt. Ltd., the Purchaser herein as the Developer and further entrusted to it the development of All That the plots of land comprised in the said properties being municipal premises No.6A, Abinash Chandra Banerjee Lane, Kolkata - 700 010, portion of premises No.5C, Abinash Chandra Banerjee Lane, Kolkata - 700 010, portion of premises No.4, Sura East Road, Kolkata - 700 010 and portion of premises No.2/1A, Sura East Road, Kolkata - 700 010 respectively described in Schedules "A", "B", "C" and "D" thereunder written and also described in *Parts-I, II, III and IV* of the *First Schedule* hereunder written on the terms and conditions recorded therein.

K. In pursuance of the said Memorandum of Understanding dated the 19th September, 2012 Messrs Cad Cam Management Services Private Limited, the Purchaser herein, made advance payment of Rs.10,00,000/- (Rupees Ten Lacs) only to the said co-owner Smt. Sabita Mitra and further aggregate sum of Rs.60,00,000/- (Rupees Sixty Lacs) only to the co-owner Sri Udit Chand Mitra, the Vendor No.2 herein.

Ranoh Chand Singh

Udit Chand Mitra

L. Since after entering into the said Memorandum dated the 19th September, 2012 as aforesaid, Messrs Cad Cam Management Services Pvt. Ltd., the Purchaser herein duly applied to the Kolkata Municipal Corporation and further got the portion of premises No.5C, Abinash Chandra Banerjee Lane, portion of premises No.4, Sura East Road and portion of premises No.2/1A, Sura East Road respectively described in *Parts-II, III and IV* of the *First Schedule* hereunder written amalgamated with the said land and premises No.6A, Abinash Chandra Banerjee Lane, Kolkata - 700 010 vide Assessee No.11-034-01-0006-2 by virtue of order dated February 23, 2012 passed by the Assessor-Collector (N) and the same confirmed by letter bearing Memo No.685/AC(N)/Div-XIII, 12-13 dated 26.02.2013 issued by the Assessment Collection Department (N), Kolkata Municipal Corporation.

M. On amalgamation of the said properties respectively described in *Parts-II, III and IV* of the *First Schedule* hereunder written with the property described in *Part-I* of the *First Schedule* hereunder written as aforesaid, the said owners Smt. Sabita Mitra, Sri Amit Mitra alias Amit Chand Mitra and Sri Udit Chand Mitra had jointly become the owners of **All That** the pieces and parcels of land in aggregate measuring 19 Cottahs 6 Chittacks and 25 Square Feet together with five-storied building and other structures whatsoever lying erected and/or built thereat situate lying at and being municipal premises No.6A, Abinash Chandra Banerjee Lane, P.O. & P.S. Beliaghata, Ward No.34, Kolkata - 700 010, more fully described in the *Second Schedule* hereunder written (hereinafter referred to as the "said Property").

N. Messrs Cad Cam Management Services Private Limited, the Purchaser herein duly applied for and obtained Plan bearing Building Permit No.2016030077 dated 03.02.2017 duly sanctioned by the Kolkata Municipal Corporation for development of the "said Property" and construction of residential building complex thereat.

O. By virtue of the said Memorandum dated the 19th September, 2012 the Purchaser herein had from time to time incurred and paid an aggregate sum of Rs.36,63,000/- (Rupees Thirty-Six Lacs and Sixty-Three Thousand) only towards development of the said property, which included payment of fees and costs for amalgamation of the properties, described in *Parts II, III and IV* of the *First Schedule* hereunder written with the property, described in *Part-I* of the *First Schedule* hereunder and also payment of the sanction fee and the costs for obtaining from the Kolkata Municipal Corporation the sanctioned plan for construction of the proposed building complex and payment of the

Ranish Chauhan Singh

Udit Chand Mitra

arrears of Municipal Corporation taxes for and on account of the said property for the period from February, 2012 upto June, 2019.

P. On the 27th December, 2017 the said co-owner Smt. Sabita Mitra widow of Late Alope Chand Mitra, who was a Hindu Lady governed by Dayabhaga School of Hindu Law, died intestate leaving behind her sons the said Sri Amit Mitra alias Amit Chand Mitra and Sri Udit Chand Mitra as her only heirs and legal representatives, who had jointly inherited the estate of their mother including her undivided 1/3rd (one-third) share or interest in the "said Property", described in the *Second Schedule* hereunder written and the same in equal proportion.

Q. In the premises aforesaid, Sri Amit Mitra alias Amit Chand Mitra and Sri Udit Chand Mitra, the Vendors herein are jointly seized and possessed of or otherwise well and sufficiently entitled as the absolute owners in respect of All That the land and premises No.6A, Abinash Chandra Banerjee Lane, Kolkata - 700 010, more fully described in the *Second Schedule* hereunder written, each having equal undivided ½ (one-half) share or interest therein.

R. The said Memorandum of Understanding dated the 19th September, 2012 has by mutual consent of both the Vendors and the Purchaser duly been cancelled and/or nullified and thereupon the Vendors herein decided to sell the "said Property" and accordingly, they approached the Purchaser and further declared and confirmed as follows: -

- (a) That the "said Property", described in the *Second Schedule* hereunder written, is free from all encumbrances, mortgages, charges, liens, lispendens, acquisitions, requisitions and trust whatsoever;
- (b) That the Vendors have been and are in occupation and possession of the "said Property" and that on the Purchaser herein completing the purchase the Vendors would simultaneously make over the vacant and peaceful possession of the "said Property" in favour of the Purchaser;
- (c) That in case of the Purchaser herein agreeing to purchase the "said Property" the aggregate sum of Rs.70,00,000/- (Rupees Seventy Lakh) only paid by the Purchaser towards advance in pursuance of the said Memorandum of Understanding dated 19th September, 2012 as mentioned in *Clause (k)* aforesaid, as also the aggregate sum of Rs.36,63,000/- (Rupees Thirty-Six Lakh and

Ramesh Chand Singh

Udit Mitra

Sixty-Three Thousand) only paid and/or incurred by the Purchaser towards development cost which included payment of the arrears of Municipal Corporation Taxes in respect of the "said Property" as also sanction fee for obtaining sanctioned plan as mentioned in *Clause (O)* hereinabove shall be adjusted towards part payment of the consideration for sale of the "said Property";

S. The Vendors have agreed to sell and the Purchaser has agreed to purchase All That the said Land and Premises No.6A, Abinash Chandra Banerjee Lane, P.O. & P.S. Beliaghata, Ward No.34, Kolkata - 700 010, more fully described in the *Second Schedule* hereunder written, free from all encumbrances whatsoever, at or for the total consideration sum of Rs.7,11,10,000/- (Rupees Seven Crores Eleven Lakh and Ten Thousand Only).

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said Agreement and in consideration of the aggregate sum of Rs.7,11,10,000/= (Rupees Seven Crores Eleven Lakh Ten Thousand Only) duly paid to the Vendors by the Purchaser on or before the execution of these presents (the receipt whereof the Vendors abovenamed do and each of them doth hereby admit and acknowledge and of and from the payment of the same and every part thereof acquit release and discharge the Purchaser as also the "said Property" hereby sold, transferred and conveyed or intended so to be) the Vendors abovenamed do and each of them doth hereby grant, sell, transfer, convey, assign and assure unto and in favour of the Purchaser abovenamed All That the pieces and parcels of plots of land in aggregate measuring 19 (nineteen) Cottahs 6 (six) Chittacks and 25 (twenty-five) Square Feet Together With five-storied brick built building consisting of residential space measuring about 2000 Square Feet more or less on the Ground Floor, residential space measuring about 2000 Square Feet more or less on the First Floor, residential space measuring about 2000 Square Feet more or less on the Second Floor, residential space measuring 2000 Square Feet more or less on the Third Floor and residential space measuring 2000 Square Feet more or less on the Fourth Floor and the same situate lying at and being Municipal Premises No.6A, Abinash Chandra Banerjee Lane, P.O. & P.S. Beliaghata, Ward No.34, Kolkata - 700 010 and the same shown and delineated in RED borders in the map or plan marked "X" annexed hereto and the same more fully described in the *Second Schedule* hereunder written (hereinafter referred to as the "said Property") free from all encumbrances, mortgages, charges,

Ranjan Chandra Singh

!!!

liens, lispens, claims, demands, liabilities, leases, tenancies and trusts whatsoever;

OR HOWSOEVER OTHERWISE the "said Property" or any part thereof now are or is or heretofore were or was situated butted bounded called known numbered described and distinguished;

TOGETHER WITH all structures, ways, walls, compounds, areas, paths, passages, sewers, drains, water, water-courses and all manner of connections and all other rights of land comprised therein A N D all liberties, privileges, easements and appurtenances whatsoever thereunto belonging or held or occupied therewith or reputed to belong or appurtenant thereto A N D the rents issues and profits of the "said Property" AND ALL the estate, right, title, interest, property, claim and demand whatsoever both at law and in equity of the Vendors into upon and in any manner concerning the "said Property" and every part thereof AND ALSO all deeds, pattahs, muniments, writings and evidences of title and other documents relating to or concerning the "said Property" or any part thereof, which now are or hereafter shall or may be in the custody, power or possession of the Vendors or any other person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity;

TO HAVE AND TO HOLD the "said Property", more fully described in the *Second Schedule* hereunder written as also shown and delineated in RED borders in the map or plan annexed hereto hereby sold, granted, conveyed, transferred, assigned and assured or expressed or intended so to be in perfect and indefeasible estate of inheritance unto and to the use and benefit of the Purchaser abovenamed, absolutely and forever, without any manner of conditions, use, trust and other things whatsoever to alter defeat encumber or make void the same A N D free from all encumbrances, mortgages, charges, liens, lispens, claims, demands, liabilities, leases, tenancies and trusts whatsoever;

AND THE VENDORS abovenamed do and each of them doth hereby covenant with the Purchaser as follows: -

THAT notwithstanding any act deed matter or thing whatsoever by the Vendors or any predecessor in title of the Vendors made, committed or knowingly suffered to the contrary, the Vendors are lawfully, rightfully and absolutely seized and possessed of or otherwise well and

Ram Chaud Singh

11/11/11

sufficiently entitled as the absolute owners in respect of the "said Property" hereby granted sold, conveyed and transferred or intended so to be in perfect and indefeasible estate of inheritance, without any manner of condition use trust or other things whatsoever to alter defeat encumber or make void the same AND free from all encumbrances whatsoever;

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

AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the "said Property" hereby granted sold, conveyed and transferred A N D receive the rents, issues and profits of the "said Property", without any lawful eviction interruption hindrance claims or demands whatsoever from or by the Vendors or any other person or persons having or lawfully or equitably claiming from under or in trust for the Vendors;

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

AND THAT the "said Property" is not affected by any attachment including attachment under any certificate case or any proceeding started at the instance of the Income Tax authorities or other Government authorities under the Public Demands Recovery Act or any other acts or otherwise whatsoever. AND ALSO THAT there are no Certificate case or proceeding pending against the Vendors for realization of the arrears of Income Tax or other taxes or dues or

Raun Chaud Singh

11/11-11/11/11/11

otherwise under the Public Demands Recovery Act and/or any other laws for the time being in force;

AND THAT the "said Property" is not affected by any notice or scheme of the Kolkata Improvement Trust or the Kolkata Municipal Corporation or the Kolkata Metropolitan Development authority or the Government authority or any other public body or authority for alignment;

AND FURTHER THAT no declaration has been made or published nor any notice issued for requisition or acquisition of the "said Property" or any part thereof under the Land Acquisition Act or any other acts or laws for the time being in force;

AND FUTURE THAT there is no impediment under the provision of the Urban Land (Ceiling & Regulation) Act, 1976 for the Vendors to grant, transfer, convey, sell, assign and assure the "said Property" in favour of the Purchaser in the manner aforesaid;

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

AND THE VENDORS abovenamed do and each of them doth hereby agree and confirm as follows:

- a) THAT the Purchaser abovenamed shall be entitled to apply for and have its name mutated as the owner in respect of the "said Property" in the records of the Kolkata Municipal Corporation and other Government authorities and/or department, without any objection by or on behalf of the Vendors herein or any of them;
- b) AND THAT the Purchaser herein shall be entitled to the benefits of the plan being Building Permit No.2016030077 dated 03.02.2017 issued by the

Ranbh Chand Singh

M. K. M. M. M.

Kolkata Municipal Corporation for development of the "said Property" and construction of building complex thereat;

- c) AND ALSO THAT that the Purchaser herein shall be entitled to use and enjoy all the existing electricity connections lying at the "said Property" and further to get the same transferred in its own name, subject to the Purchaser herein regularly paying the charges on account of the Electricity as may be consumed at the "said Property" as also keeping the Vendor indemnified and harmless against payment of the same.

THE FIRST SCHEDULE ABOVE REFERRED TO

PART - I

All That the piece and parcel of land in aggregate measuring 5 Cottahs 14 Chittacks and 27 Square Feet together with five-storied brick-built residential building lying erected and/or built thereat and the same situate lying at and being Municipal Premises No.6A, Abinash Chandra Banerjee Lane, P.O. & P.S. Beliaghata, Ward No.34, Kolkata - 700010.

PART - II

All That the piece and parcel of land measuring 3 Cottahs 0 Chittack and 7 Square Feet situate lying at and being portion of Municipal Premises No.5C, Abinash Chandra Banerjee Lane together with all easement rights over and in respect of 4 Feet wide common passage lying on the Western Side of the said land and the said premises butted and bounded in the manner following: -

- On the North : 6A, Abinash Chandra Banerjee Lane, Calcutta;
On the South : Portion of 5C, Abinash Chandra Banerjee Lane, belonging to Smt. Ava Rani Paul and Mira Rani Paul;
On the East : Portion of premises No.5, Abinash Chandra Banerjee Lane now renumbered as 2, Sura East Road;
On the West : Partly by 4' feet wide common passage and partly by 8' feet wide common passage;

PART - III

All That the piece and parcel of land measuring about 5 Cottahs 5 Chittacks and 6 Square Feet together with one brick built room with corrugated sheet roof lying erected and/or built thereat situate lying at and being portion of Municipal Premises No.4, Sura East Road, P.O. & P.S. Beliaghata, Ward No.34, Kolkata - 700010 and the said premises butted and bounded in the manner following: -

Ranjan Chandra Singh

U. W. Chandra Singh

- On the North : 16' - 0" ft. wide passage;
On the East : Premises Nos.6 & 8, Sura East Road;
On the South : Part of premises No.5, A. C. Banerjee Lane and No.3, A. C. Banerjee Lane;
On the West : 10' - 0" ft. wide common passage;

PART - IV

All That the piece and parcel of land measuring about 5 Cottahs 2 Chittacks and 31 Square Feet situate lying at and being portion of Municipal Premises No.2/1A, Sura East Road (formerly No.5, Abinash Chandra Banerjee Lane and Sura First Lane), P.O. & P.S. Beliaghata, Ward No.34, Kolkata - 700010 and the said premises butted and bounded in the manner following: -

- On the North : Premises No.4, Surah East Road;
On the East : Part of premises No.3, A. C. Banerjee Lane;
On the South : Part of premises No.3, A. C. Banerjee Lane;
On the West : Part of premises No.3, A. C. Banerjee Lane;

THE SECOND SCHEDULE ABOVE REFERRED TO

"said Property"

All That the pieces and parcels of land in aggregate measuring 19 Cottahs 6 Chittacks and 25 Square Feet Together with old 50 years old dilapidated five-storied brick built building consisting of residential space measuring about 2000 Square Feet more or less on the Ground Floor, residential space measuring about 2000 Square Feet more or less on the First Floor, residential space measuring about 2000 Square Feet more or less on the Second Floor, residential space measuring 2000 Square Feet more or less on the Third Floor and residential space measuring 2000 Square Feet more or less on the Fourth Floor situate lying at and being Municipal Premises No.6A, Abinash Chandra Banerjee Lane, P.O. & P.S. Beliaghata, Ward No.34, Kolkata - 700 010 and the same shown in RED borders in the map or plan marked "X" annexed hereto and the same is butted and bounded in the manner as follows:-

- On the North : Partly by Common Passage and partly by Premises No.6B, Abinash Chandra Banerjee Lane;
On the South : Partly by Premises No.34B, Beliaghata Main Road and partly by Premises Nos.3 and 5A, Abinash Chandra

Ranjan Chandra Singh

Md. Hanif Hossain

Banerjee Land and Passage leading to No.5B, Abinash Chandra Banerjee Lane;

On the East : Partly by Premises No.6, Sura East Road and partly by Premises No.34B, Beliaghata Main Road;

On the West : By Common Passage and Abinash Chandra Banerjee Lane and partly by Premises Nos.5A and 5B, Abinash Chandra Banerjee Lane;

IN WITNESS WHEREOF the Vendors and the Purchasers above named have hereunto put their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendors above named at Kolkata in the presence of:

Rohit Jain

76/1 GROUNDWATER ROAD
KOL-418

Kalyan Kumar Mukherjee
10 B, Sura East Road
Beliaghata, Kol - 70010

Amit Mitra
Amit Mitra
by the Pen of
Amit Mitra
constituted attorney
(UNIT KANAK MITRA)

SIGNED SEALED AND DELIVERED

by the Purchaser above named at Kolkata in the presence of:

Rohit Jain
(Kalyan Kumar Mukherjee)

For Gaur-Jain Management Services Private Limited

Raun Chaud Singh
Director

B.K. Jain
Prepared & Drafted by:
B.K. Jain & Co. (Advocates)
6A, K.S. Roy Road,
Kolkata-700 001
Sandeep Jain (Advocate)
Enrollment No.F-961/1373/96

Received of and from the within named Purchasers the within mentioned amount of earnest money/part payment of the consideration money as per this Memo written hereunder

Rs. 7,11,10,000.00

(Rupees Seven Crores Eleven Lacs and Ten Thousand Only);

MEMO OF CONSIDERATION

Sl. No.	Particulars	Amount
1.	Paid by Cheque No. 016501 dated 19.09.2012 drawn on Allahabad Bank, Burrabazar Branch, Kolkata in favour of Udit Chand Mitra the Vendor No.2 herein for	Rs. 50,00,000.00
2.	Paid by Cheque No. 016502 dated 19.09.2012 drawn on Allahabad Bank, Burrabazar Branch, Kolkata in favour of Sabita Mitra for	Rs. 10,00,000.00
3.	Paid by Cheque No. 016523 dated 26.02.2014 drawn on Allahabad Bank, Burrabazar Branch, Kolkata in favour of Udit Chand Mitra the Vendor No.2 herein for	Rs. 10,00,000.00
4.	From time to time paid by the Purchaser on behalf of the Vendors in respect of Amalgamation, property tax etc. in respect of premises No.6A, Abinash Chandra Banerjee Lane, Kolkata for a period from 2012 to 2019 for	Rs. 36,63,000.00
5.	Paid by Cheque No. 000005 dated 13.09.2019 drawn on Kotak Mahindra Bank, Burrabazar Branch, Kolkata in favour of Udit Chand Mitra the Vendor No.2 herein for	Rs. 2,98,67,950.00
6.	Paid by Cheque No. 000006 dated 13.09.2019 drawn on Kotak Mahindra Bank, Burrabazar Branch, Kolkata in favour of Amit Mitra the Vendor No.1 herein for	Rs. 2,09,79,200.00
7.	T.D.S. in favour of Amit Mitra, the Vendor No. 1 herein for	Rs. 92,44,300.00
8.	T.D.S. in favour of Udit Chand Mitra, the Vendor No. 2 herein for.	Rs. 3,55,550.00
Total:		<u>Rs. 7,11,10,000.00</u>












(Rupees Seven Crores Eleven Lacs and Ten Thousand Only);












Witness:











Rohit Jain
Kalyan Kumar Mukherjee

Udit Chand Mitra
Amit Mitra
By the ren of
Udit Chand Mitra
constituted attorney.

SPECIMEN FORM FOR TEN FINGERPRINTERS

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Ramph Chandra Singh</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>W. D. Singh</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
3						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						

PLAN AT PRE. NO. - 6A, ABHINASH CHANDRA BANERJEE LANE, KOLKATA - 700 010,
 K.M.C. WARD NO. - 034, P.O. & P.S. - BELIAGHATA, BR. - III.
 AREA:- 19K - 06CH - 25SFT. OR 1298.309 SQ.M. (M/L) (AS PER DEED & PHYSICAL MEASUREMENT)

NOTE:- ALL DIMENSIONS ARE IN MM.

SCALE - (1:300)

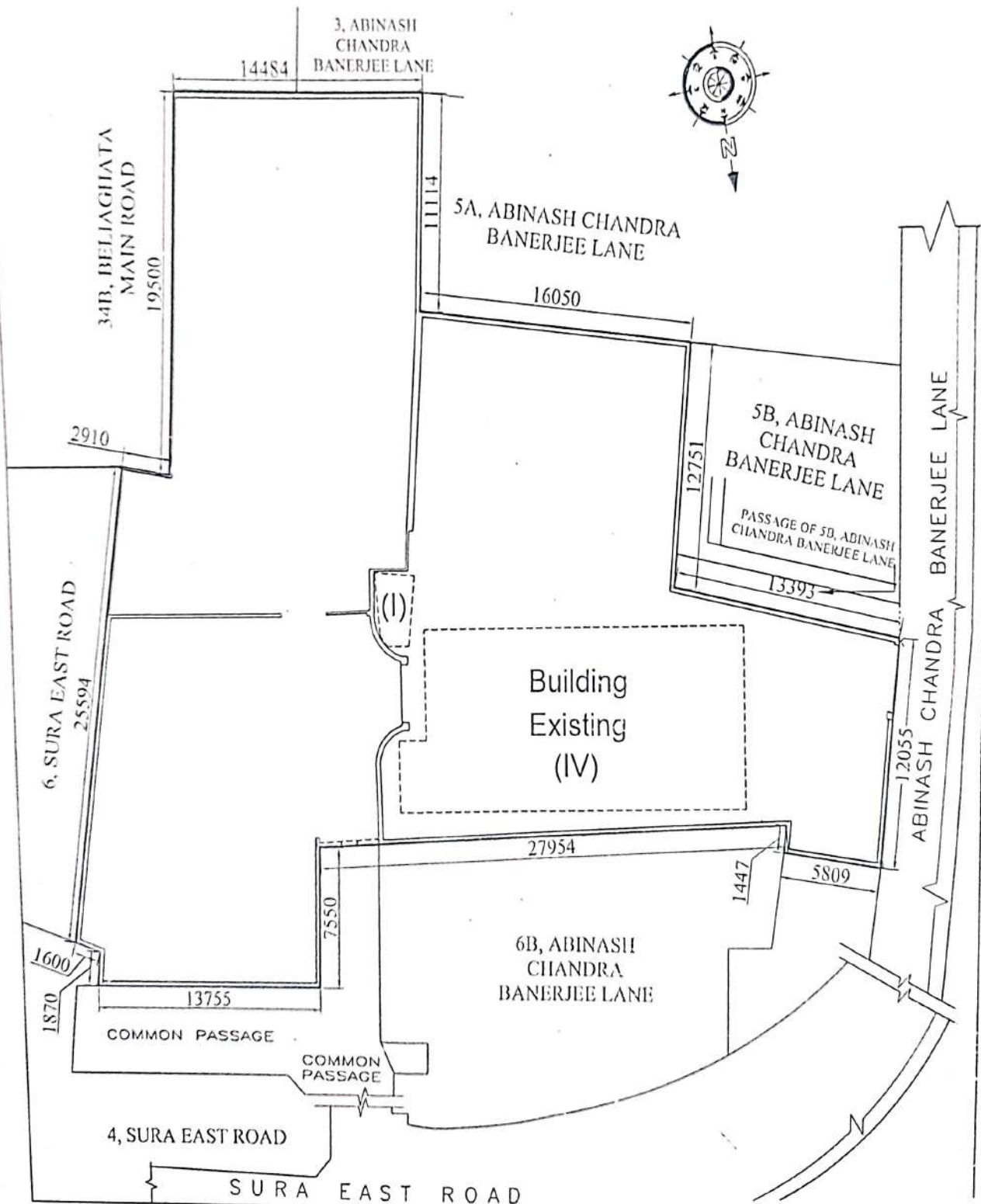
Handwritten:
 Mr. Amit Mitra
 by the Power of
 Mr. Amit Mitra
 constituted attorney.

SIGNATURE OF VENDOR(S)

For Civil Engineering Services Private Limited

Handwritten: Rakesh Chandra Singh
 Director

SIGNATURE OF PURCHASER(S)



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

GRN: 19-201920-007431129-1

GRN Date: 17/09/2019 12:03:37

BRN : 900819342

Payment Mode Online Payment

Bank : HDFC Bank

BRN Date: 17/09/2019 12:04:49

DEPOSITOR'S DETAILS

Id No. : 16060001483875/7/2019

[Query No /Query Year]

Name : Bijay Kumar Jain

Contact No. : 9831003210

Mobile No. : +91 9831003210

E-mail : kolkata@bijoy.in

Address : 6AKIRAN SHANKAR ROY ROAD

Applicant Name : Mr Sandeep Jain

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16060001483875/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	5178154
2	16060001483875/7/2019	Property Registration- Registration Fees	0030-03-104-001-16	739762

In Words : Rupees Fifty Nine Lakh Seventeen Thousand Nine Hundred Sixteen only

Total

5917916



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

GRN: 192019200088799188
GRN Date: 02/11/2019 14:38:25
BRN : 5895837940905
SBI ePay txn No. : 193063764789

Payment Mode : Net Banking-SELF
Payment Gateway SBI EPay-HDFC Retail Bank
BRN Date: 02/11/2019 14:40:27
SBI ePay txn Date. 02/11/2019 14:39:14

DEPOSITOR'S DETAILS

Name : CAD CAM MANAGEMENT SERVICES PRIVATE LIMITED
Contact No. : Id No. : 16060001483875/11/20
E-mail : VICKY48611@GMAIL.COM
Address : 167 NSROAD 2ND FLOOR KOLKATA700007
User Type : Buyer/Claimants
Mobile No. +91 8240092653

Query Year

PAYMENT DETAILS

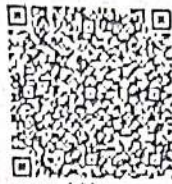
Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16060001483875/11/2019	Property Registration- Registration Fees	0030-03-104-001-16	5400
2	16060001483875/11/2019	Property Registration- Stamp duty	0030-02-103-003-02	37800
			Total Amount	43200

In Words : Rupees Forty Three Thousand Two Hundred Only.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



AACCC2349B

नाम / Name

CAD CAM MANAGEMENT SERVICES PRIVATE
LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation
30/12/1988


07072018

For Cad-Cam Management Services Private Limited

Rajesh chand Singh

Director

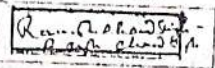
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AKKPS9975Q



नाम / NAME
RAMESH CHAND SINGH

पिता का नाम / FATHER'S NAME
DEEP CHAND SINGH

जन्म तिथि / DATE OF BIRTH
15-12-1955

हस्ताक्षर / SIGNATURE


आयकर अधिकारी, (कम्प्यू. अंश.), कोल.
COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

Ramesh Chand Singh



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India
 ভূমিকাভুক্তির আই ডি / Enrollment No.: 1040/19893/31167

To
 রমেশ চাঁদ সিং
 Ramesh Chand Singh
 RAJA KATRA 167 N S ROAD
 Barabazar H.O
 Barabazar
 Kolkata
 West Bengal 700007
 150863416
 ML508634161FT



আপনার আধার সংখ্যা / Your Aadhaar No. :
6996 1786 7753

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



রমেশ চাঁদ সিং
 Ramesh Chand Singh
 পিতা : দীপ চাঁদ সিং
 Father : DIP CHAND SINGH
 জন্মতারিখ / DOB : 15/12/1955
 লিঙ্গ / Male



6996 1786 7753

আধার - সাধারণ মানুষের অধিকার

Ramesh Chand Singh



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকদের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ঠিকানা:
 রাজা কাত্রা, ১৬৭ এন.এস.
 রোড, বড়বাজার এইচ ও,
 কোলকাতা, পশ্চিমবঙ্গ, ৭০০০০৭

Address:
 RAJA KATRA, 167 N S ROAD,
 Barabazar H.O, Barabazar,
 Kolkata, West Bengal, 700007

6996 1786 7753



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

UDIT CHAND MITRA
 ALOKE CHAND MITRA
 23/07/1965
 Permanent Account Number
 AFAPM0731R


 Signature



Udit Chand Mitra

In case this card is lost/damaged, kindly inform/return to
 Income Tax PAN Services Unit, UITSB
 Plot No. 33, Sector 11, CBD Belapur
 Navi Mumbai - 400 614

इस कार्ड के खोने/घटने पर कृपया सूचित करें/वापस करें
 आयकर पैन सेवाएँ यूनिट, UITSB
 प्लॉट नं. 33, सेक्टर 11, सीबीडी बेलपुर
 नवी मुंबई - 400 614



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रमांक Enrolment No : 1028/11018/13908

To,
 Udit Mitra
 उदित मित्र
 S/O Alok Chand Mitra
 D-169, sushant lok-1 whispering meadows
 GURGAON
 Gurgaon
 Haryana 122009

01/11/2011



UC 01480022 7 IN
 Ref No: 412B3E9X-1480022

Udit Mitra



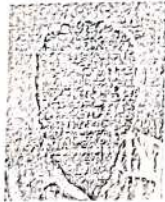
आपका आधार क्रमांक / Your Aadhaar No. :

6256 7277 5641

आधार — आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



उदित मित्र
 Udit Mitra
 :
 :
 जन्म वर्ष / Year of Birth : 1965
 पुरुष / Male
 6256 7277 5641



आधार — आम आदमी का अधिकार



Government of India

संघीय लोकसेवा आयोग
Union Public Service Commission



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।

Aloke Chand Mitra

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

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.



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता : S/O अलोक चंद्र मिश्र, डी-169,
सुशान्त लोक-1, व्हीस्पेरिंग मैडोव्स,
गुर्गाँव, हरियाणा, 122009

Address: S/O Alok Chand Mitra,
D-169, sushant lok-1,
whispering meadows,
GURGAON, Haryana, 122009



BAR COUNCIL OF WEST BENGAL

STATUTORY BODY UNDER THE ADVOCATES ACT, 1961
2 & 3, KIRANSANKAR BOY ROAD, CALCUTTA-700 001
PHONES 241 8906/7223

IDENTITY CARD



Name.....
SANDEEP JAIN

.....Advocate

Father's/Husband's Name.....
BIJOY KUMAR JAIN

[Signature]
CHAIRMAN EX-COMMITTEE

[Signature]
CHAIRMAN

Card No..... A-6749

Address Recorded on the Roll... 6/1C, Palm Avenue, ...
4th Floor, Calcutta-700 019

Present Address Same as above

Enrolment No F-961/1373/96

Date of Enrolment 09.04.99 Date of Birth 08.12.70

[Signature]
Date 07.5.99

[Signature]
Secretary/Assistant Secretary

[Signature]
Adv.








Government of West Bengal




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

OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16060001483875/2019

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	Shri Udit Chand Mitra 6A, Abinash Chandra Banerjee Lane, P.O:- Beliaghata, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700010	Seller			<i>Udit Chand Mitra</i> 17/9/2019.
2	Udit Chand Mitra 6A, Abinash Chandra Banerjee Lane, P.O:- Beliaghata, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700010	Attorney of Seller [Shri Amit Mitra]			<i>Udit Chand Mitra</i> 17/9/2019.
3	Shri Ramesh Chand Singh 167, Netaji Subhas Road, P.O:- Burrabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700010	Represent ative of Buyer [CAD CAM MANAGE MENT SERVICE S PRIVATE LIMITED]			<i>Ramesh Chand Singh</i> 17/9/2019

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sandeep Jain Son of B.K. Jain 6A, K.S. Roy Road, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Shri Udit Chand Mitra, Udit Char Mitra, Shri Ramesh Chand Singt			

 (Kaushik Ray)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 SEALDAH
 South 24-Parganas, West
 Bengal

Major Information of the Deed

Deed No :	I-1606-04169/2019	Date of Registration	05/11/2019
Query No / Year	1606-0001483875/2019	Office where deed is registered	
Query Date	12/09/2019 5:55:22 PM	A D S R. SEALDAH, District. South 24-Parganas	
Applicant Name, Address & Other Details	Sandeep Jain Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831003210, Statu : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 7,11,10,000/-	Rs. 7,45,14,766/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 52,16,054/- (Article:23)	Rs. 7,45,162/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urbar area)		

Land Details :

District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Abinash Ch. Banerjee Lane, Road Zone : (Beliaghata Main Road (Ward-34) -- Hem ch Naskar Road) , , Premises No: 6A, , Ward No: 034 Pin Code : 700010

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 6 Chatak 25 Sq Ft	6,79,00,000/-	6,89,12,266/-	Property is on Road
Grand Total :				32.026Dec	679,00,000 /-	689,12,266 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10000 Sq Ft.	32,10,000/-	56,02,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2000 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2000 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 2000 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 2000 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		10000 sq ft	32,10,000 /-	56,02,500 /-	

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Amit Mitra Son of Late Alok Chand Mitra 6A, Abinash Chandra Banerjee Lane, P.O:- Beliaghata, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CLSPM7364Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney</p>
2	<p>Shri Udit Chand Mitra Son of Late Alok Chand Mitra 6A, Abinash Chandra Banerjee Lane, P.O:- Beliaghata, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFAPM0731R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/09/2019 , Admitted by: Self, Date of Admission: 17/09/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/09/2019 , Admitted by: Self, Date of Admission: 17/09/2019 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>CAD CAM MANAGEMENT SERVICES PRIVATE LIMITED 167, Netaji Subhas Road, P.O:- Burrabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN 700007 , PAN No.:: AACCC2349B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Udit Chand Mitra Son of Late Alok Chand Mitra 6A, Abinash Chandra Banerjee Lane, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Shri Amit Mitra</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Ramesh Chand Singh (Presentant) Son of Late Deep Chand Singh 167, Netaji Subhas Road, P.O:- Burrabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKKPS9975Q,Aadhaar No Not Provided by UIDAI Status : Representative Representative of : CAD CAM MANAGEMENT SERVICES PRIVATE LIMITED (as Director)</p>

Officer Details :

Name	Photo	Finger Print	Signature
Mr Sandeep Jain Son of B.K. Jain 6A, K.S. Roy Road, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			

Identifier Of Shri Udit Chand Mitra, Udit Chand Mitra, Shri Ramesh Chand Singh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Amit Mitra	CAD CAM MANAGEMENT SERVICES PRIVATE LIMITED-16.013 Dec
2	Shri Udit Chand Mitra	CAD CAM MANAGEMENT SERVICES PRIVATE LIMITED-16.013 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Amit Mitra	CAD CAM MANAGEMENT SERVICES PRIVATE LIMITED-5000.00000000 Sq
2	Shri Udit Chand Mitra	CAD CAM MANAGEMENT SERVICES PRIVATE LIMITED-5000.00000000 Sq

Endorsement For Deed Number : I - 160604169 / 2019

On 16-09-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 7,45,14,766/-



Kaushik Ray

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 17-09-2019

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

Presented for registration at 18:22 hrs on 17-09-2019, at the Private residence by Shri Ramesh Chand Singh ,

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

Execution is admitted on 17/09/2019 by Shri Udit Chand Mitra, Son of Late Alok Chand Mitra, 6A, Abinash Chandra Banerjee Lane, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business

Identified by Mr Sandeep Jain, , Son of B.K. Jain, 6A, K.S. Roy Road, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-09-2019 by Shri Ramesh Chand Singh, Director, CAD CAM MANAGEMENT SERVICE PRIVATE LIMITED (Private Limited Company), 167, Netaji Subhas Road, P.O:- Burrabazar, P.S:- Burrobazar, Kolkata District:-Kolkata, West Bengal, India, PIN - 700007

Identified by Mr Sandeep Jain, , Son of B.K. Jain, 6A, K.S. Roy Road, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Udit Chand Mitra, , Son of Late Alok Chand Mitra, 6A, Abinash Chandra Banerjee Lane, P.O: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Other as the constituted attorney of Shri Amit Mitra 6A, Abinash Chandra Banerjee Lane, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010 is admitted by him

Identified by Mr Sandeep Jain, , Son of B.K. Jain, 6A, K.S. Roy Road, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 18-09-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,45,162/- (A(1) = Rs 7,45,148/- , E = Rs 14) and Registration Fees paid by online = Rs 7,39,762/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 17/09/2019 12:04PM with Govt. Ref. No: 192019200074311291 on 17-09-2019, Amount Rs: 7,39,762/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 900819342 on 17-09-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 52,16,054/- and Stamp Duty paid by online = Rs 51,78,154/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 17/09/2019 12:04PM with Govt. Ref. No: 192019200074311291 on 17-09-2019, Amount Rs: 51,78,154/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 900819342 on 17-09-2019, Head of Account 0030-02-103-003-02



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 05-11-2019

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 : 1 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,45,162/- (A(1) = Rs 7,45,148/- , E = Rs 14) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 02/11/2019 2:40PM with Govt. Ref. No: 192019200088799188 on 02-11-2019, Amount Rs: 5,400/-, Bank SBI EPay (SBIEPay), Ref. No. 5895837940905 on 02-11-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 52,16,054/- and Stamp Duty paid by Stamp R
100/-, by online = Rs 37,800/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 54649, Amount: Rs.100/-, Date of Purchase: 11/09/2019, Vendor name: Ab
Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of
Online on 02/11/2019 2:40PM with Govt. Ref. No: 192019200088799188 on 02-11-2019, Amount Rs: 37,800/-, I
SBI EPay (SBlePay), Ref. No. 5895837940905 on 02-11-2019, Head of Account 0030-02-103-003-02



Kaushik Ray

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1606-2019, Page from 156556 to 156588
being No 160604169 for the year 2019.



Digitally signed by KAUSHIK ROY
Date: 2019.11.05 16:28:25 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 05-11-2019 16:28:09
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)