



✓
MAR 2019

112946

01 MAR 2019

ADVOCATES
S. S. CHANDRAN
6, RAJENDRA SERVICE STREET,
KOLKATA - 700 091

SCIMITRA CHANDA
Household Vendor
8/2, K. S. Roy Road, Kol-1



- 3 MAR 2019

01581/19

①

1683/19

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Y 563461

NO. 219598/2019

MV = Rs. 80,69,584/-

Certified that the Document is genuine &
Registered. The Registrar, West Bengal
24/03/19

CONVEYANCE DEED

THIS INDENTURE OF CONVEYANCE made this
5th day of March, TWO THOUSAND AND NINETEEN

B-E-T-W-E-E-N

19/03/19

PRAYASH MERCHANT PVT LTD (PAN AADCP7873N) a company incorporated in accordance with the provisions of the Companies Act 1956 and an existing company in accordance with the provisions of the Companies Act 2013 having its registered office situated at No. 184 Harish Mukherjee Road, P.S. & P.O. Kalighat, Kolkata 700 026 and represented by its Director **SHRI NARENDRA SINGH (PAN CRBPS9997N)** son of Sri Ramadhar Singh residing at No. 157 N.S. Road, Kolkata 700 001 P.O. & P.S. Burrabazar hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **ONE PART**;

AND

AISHA DEVELOPERS LLP (PAN ABBFA9217F) a limited liability partnership firm constituted in accordance with the provisions of the Limited Liability Partnership Act 2008 having its registered office situated at No. 184 Harish Mukherjee Road, P.S. & P.O. Kalighat, Kolkata 700 026 and represented by its Designated Partner **SHRI SHYAM SUNDAR NANGALIA (PAN ABUPN8177A)** son of late Bhuramull Nangalia residing at No. 32C New Road, Alipore, Kolkata 700 027 P.O. & P.S. Alipore 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 the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and their respective heirs, legal representatives, executors administrators and assigns) of the **OTHER PART**;

WHEREAS:

- A)** By a registered Deed of Conveyance dated 27th July 2007 and made between Park Housing Corporation therein referred to as the Vendor of the One Part and Prayash Merchants Private Limited (the Vendor herein) therein referred to as the Purchaser of the Other Part and registered at the office of the Additional District Sub Registrar, Sealdah in book No. 1 Volume No. 27 Pages 222 to 243 Being No. 612 for the year 2007 the Vendor herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of land containing by estimation an area of 26 cottahs 4 chittacks and 21 sq.ft. (more or less) **TOGETHER WITH** the buildings and structures standing

3

thereon situate lying at and being Municipal Premises No. 39 Darga Road, P.S. Beniapur, Kolkata 700 017 (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the said **PREMISES**) for the consideration and subject to the terms and conditions contained and recorded in the said Deed of Conveyance.

- B) On and from the date of acquiring the said Premises the Vendor has been exercising all powers and authority of ownership over and in respect of the said Premises.
- C) Various parts and portions of the building situated at the said Premises is presently in occupation of various persons (hereinafter referred to as the **OCCUPANTS**)
- D) The Purchaser is carrying on business inter alia in undertaking development of real estate in the State of West Bengal.
- E) Further to agreement dated 28th September 2018 entered into between the parties hereto, the Purchaser has agreed to purchase and acquire ALL THAT the undivided 5% share or interest equivalent to 1 cottahs 9 chittacks 10 sq.ft. (more or less) into or upon the said Premises (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the **UNDIVIDED SHARE**) for the consideration and subject to the terms and conditions contained and recorded in the said Sale Agreement And mentioned herein below.
- F) For the purpose of perfecting the title of the Purchaser in respect of the said Undivided Share the parties have agreed to execute this Indenture of Conveyance
- G) At or before execution of this Deed the Vendor has assured and represented to the Purchaser as follows:

- i) That the Vendor is presently absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Premises.
- ii) That excepting that various parts and portions of the said Premises is presently in occupation of various persons (OCCUPANTS) the said Premises is otherwise free from all encumbrances, charges, liens, lispendens attachments trusts whatsoever or howsoever;
- iii) That the Vendor has a marketable title in respect of the said Premises and/or Undivided Share;
- iv) THAT the said Sale Agreement dated 28th September 2018 has been given effect to and/or acted upon.
- v) That the Vendor is legally competent to sell and transfer the said Undivided Share;

H) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchaser has agreed to purchase and acquire the said undivided Share SUBJECT HOWEVER to the rights of the said Occupants but otherwise free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever for the consideration and subject to the terms and conditions hereinafter appearing

NOW THIS INDENTURE WITNESSETH as follows:

- I. **THAT** in consideration of a sum of **Rs.51,00,000/- (Rupees fifty one lacs only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents and adjusted and appropriated out of the amount paid by the Purchaser to the Vendor under the said Sale Agreement (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written, admit and acknowledge to have been received) and of and from the same and every part thereof the Vendor doth hereby acquit release

and discharge the Purchaser as well as the said Undivided Share hereby intended to be sold transferred and conveyed, the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto the Purchaser **ALL THAT** the undivided 6% share or interest equivalent to 1 cottahs 9 chittacks 10 sq.ft. (more or less) (hereinafter referred to as the **UNDIVIDED SHARE** more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written) into or upon **ALL THAT** the piece and parcel of land containing by estimation an area of 26 cottahs 4 chittacks and 21 sq.ft. (more or less) **TOGETHER WITH** the buildings and structures standing thereon situate lying at and being Municipal Premises No. 39 Darga Road, P.S. Beniapukur, Kolkata 700 017 (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the said **PREMISES**) held and/or belonging to the Vendor **SUBJECT HOWEVER** to the rights of the said Occupants but otherwise free from all encumbrances charges liens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, requisitions, executions, prohibitions, restrictions, easements whatsoever **TO HOLD** the said **UNDIVIDED SHARE** unto and to the Purchaser absolutely and forever **SUBJECT HOWEVER** to the rights of the said Occupants but otherwise free from all encumbrances charges liens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, requisitions, executions, prohibitions, restrictions, easements whatsoever **OR HOWSOEVER OTHERWISE** the said **UNDIVIDED SHARE** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said **UNDIVIDED SHARE** AND/OR Premises or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to

appertaining thereto AND the reversion or reversions remainder or remainders and the rents issues and profits and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust Premises claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the said **UNDIVIDED SHARE** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said **UNDIVIDED SHARE** and/or Premises or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit both at law or in equity TO HAVE AND TO HOLD the said **UNDIVIDED SHARE** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever subject however to the rights of the said Occupants but otherwise free from all encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments requisitions executions prohibitions restrictions and easements whatsoever.

- II. AND the Vendor doth hereby covenant with the Purchaser that the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said **UNDIVIDED SHARE** and every part thereof subject however to the rights of the said Occupants but otherwise free from all encumbrances charges and liabilities of whatsoever nature AND the Vendor doth hereby covenant with the Purchaser that the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said **UNDIVIDED SHARE** hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented

from granting selling conveying assigning and assuring the said **UNDIVIDED SHARE** or any part thereof in the manner as aforesaid.

- III. AND THAT NOTWITHSTANDING any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said **UNDIVIDED SHARE** hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same.
- IV. AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Vendor now has in itself good right full and absolute power to grant sell convey transfer assure and assign the said **UNDIVIDED SHARE** hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid AND THAT the Vendor has put the Purchaser in possession of the said **UNDIVIDED SHARE** and the Purchaser has received and accepted the same without any dispute, demand or claim whatsoever against the Vendor in respect of the said **UNDIVIDED SHARE**.
- V. AND THAT all the municipal rates taxes and outgoings payable in respect of the said **UNDIVIDED SHARE** upto the date of execution of the said Sale Agreement i.e. 28th September 2018 shall be paid borne and discharged by the Vendor and thereafter the same shall be paid by the Purchaser.
- VI. AND THAT the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same 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 or

equitably claiming from under or in trust for the Vendor or from under or in trust or any of her predecessors in title AND THAT the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless, and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements whatsoever suffered or made or liabilities created in respect of the said **UNDIVIDED SHARE** by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or its predecessors in title as aforesaid or otherwise.

- VII. AND THAT the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the said Lands comprised in the said Premises or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 AND THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 or any other law or proceeding AND THAT no notice, which is or may be subsisting, has been served on the Vendor for the acquisition of the said Premises and/or **UNDIVIDED SHARE** or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under and the Vendor has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said undivided share/Premises or any part thereof AND THAT no suit and/or proceeding is pending in any Court of law affecting the said undivided share/Premises and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority.

VIII. AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said **UNDIVIDED SHARE** or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said **UNDIVIDED SHARE** and every part thereof unto and to the use of the Purchaser.

IX. AND THIS DEED FURTHER WITNESSETH

- i) That the Vendor shall sell and transfer the said remaining 94% share or interest into or upon the said Premises (hereinafter referred to as the **REMAINING SHARE**) to the Purchaser and to none else in terms of what has been agreed upon and in the event of the Purchaser exercising the option of acquiring the said Remaining Share for the consideration agreed upon the Vendor shall be obligated to sell and transfer the said Remaining share to the Purchaser or its nominee and/or nominees and to no one else.
- ii) That the Purchaser shall be entitled to negotiate with the various occupants presently in occupation of various parts and portions of the said Premises for the purpose of obtaining vacant possession on such terms and conditions as the Purchaser in Consultation with the Vendor and in the event of any of the occupants vacating any part or portion of the said Premises the Purchaser shall be entitled to retain possession thereof and all costs charges and expenses for the purpose shall be paid at the first instance by The Purchaser and then reimbursed by the Vendor. If any constructed area is to be given to any occupant in full or part settlement, the same shall also be to the account of the Vendor.

- iii) The Purchaser shall also be entitled to enter into any Development Agreement with any other person and/or persons for the purpose of undertaking the development of the said Premises for such consideration and on such terms and conditions as the Purchaser in its absolute discretion may deem fit and proper and the Vendor hereby agrees and undertakes to sign and execute all agreements deeds documents and instruments as may be necessary and/or required from time to time.

X. AND THIS DEED FURTHER WITNESSETH THAT THE VENDOR:

- i) Shall not sell transfer alienate and/or further encumber the said Remaining share
- ii) Shall not create any interest of any other third party into or upon the said Remaining Share
- iii) Shall hold the said Remaining Share in trust and for the benefit of the Purchaser
- iv) Shall bear all costs charges and expenses for transfer of the said undivided share in favour of the Purchaser.

**THE FIRST SCHEDULE ABOVE REFERRED TO
(PREMISES)**

ALL THAT the piece and parcel of land containing by estimation an area of 26 cottahs 4 chittacks and 21 sq.ft. (more or less) **TOGETHER WITH** the buildings and structures standing thereon situate lying at and being Municipal Premises No. 39 Darga Road, P.S. Beniapukur, Kolkata 700 017 within the limits of the Kolkata Municipal Corporation under Ward No. 064

**THE SECOND SCHEDULE ABOVE REFERRED TO
(THE UNDIVIDED SHARE)**

ALL THAT the undivided 6% share or interest equivalent to 1 cottahs 9 chittacks 10 sq.ft. (more or less) into or upon the said Premises more fully and particularly mentioned and described in the **FIRST SCHEDULE** above written

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

SIGNED AND DELIVERED BY THE VENDOR At Kolkata in the presence of:

KATIL NANGRA
32 C, NEW ROAD,
WIPAK, KOLKATA - 21

Katil Nangra
(Signature)

For, PRANASH MERCHANT PVT. LTD.

Narainendra Singh
Director

AISHA DEVELOPERS LLP

(Signature)
Partner AISHA DEVELOPERS LLP

Shyam Sundar Prasad

SIGNED AND DELIVERED BY THE PURCHASER At Kolkata in the presence of:

Kaurava
(Signature)
C. Old Post Office
Road
(Signature)

DRAFTED AND PREPARED IN MY OFFICE:

Ajay Gaggur
AJAY GAGGAR
ADVOCATE,
HIGH COURT, CALCUTTA
Enrolment No.1160/2003

Received of and from the within named Purchaser the within mentioned sum of Rs.51,00,000/- (Rupees fifty one lacs only) being the within mentioned consideration money expressed to have been paid by the Purchaser to the Vendor as per memo of consideration below :

MEMO OF CONSIDERATION

By RTGS dated 12.10.2018 through Andhra Bank, Karaya Road Branch, Kolkata	Rs.40,00,000.00
By RTGS dated 07.02.2019 through Andhra Bank, Karaya Road Branch, Kolkata	Rs.1,00,000.00
By RTGS dated 26.02.2019 through Andhra Bank, Karaya Road Branch, Kolkata	Rs.7,00,000.00
By Cheque No. 000315 dated 04.03.2019 Andhra Bank Karaya Road Branch,	Rs.3,00,000.00

	Total Rs.51,00,000.00
	=====

(Rupees Fifty one lakhs only)

Witnesses:

(Signature)
 (Signature)
 6-07-19 first officer
 Kolkata. 750001

For, PRA/25/11

Name of the Bank



SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AISHA DEVELOPERS LLP



03/03/2015

Payment Account Number

ABBFA9217F

20032015

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

**PRAYASH MERCHANT PRIVATE
LIMITED**

24/06/2005

Permanent Account Number

AADCP7873N

03022006



ভারত সরকার

Government of India



রাহুল নংগালিয়া
Rahul Nangalia

পিতা : শ্যামসুন্দর নংগালিয়া
Father : SHYAMSUNDAR NANGALIA
জন্ম সাল / Year of Birth : 1982
পুরুষ / Male



5282 5080 6195

আধার - সাধারণ মানুষের অধিকার



ভারত সরকারের অনন্য আইডি কার্ড প্রাধিকার

Unique Identification Authority of India

ঠিকানা:
12/সি বি ভূমির, নিউ রোড,
আলিপুর, কোলকাতা, পশ্চিমবঙ্গ,
700027

Address:
32C B 3, NEW ROAD, Alipore
H.O. Alipore, Kolkata, West
Bengal, 700027

5282 5080 6195

1600 299 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NARENDRA SINGH

RAMADHAR SINGH

02/03/1975

Permanent Account Number
CRBPS9997N

Narendra Singh

Signature



10001010

Narendra Singh

यह कार्ड के बारे में / एवं से प्रश्न सुनिए जी / सीएम
आयकर विभाग, पुणे एवं जी एम
सेवा केंद्र, नयापूर रोड,
बॉम्बे टेलिफोन एक्सचेंज के पास है।
बॉम्बे, पुणे - 411 048

If this card is lost / missing / lost card returned
Please inform Section 202
Income Tax PAN Service Unit - NSDL,
3rd Floor, Scyphus Chambers,
Near Bazar, Telephone Exchange,
Bombay, Pune - 411 048

Tel: 91-20-2721 4320, Fax: 91-20-2721 8081
e-mail: nsdl@nsdl.co.in



ভারত সরকার
Government of India



নাম/নং
NARENDRA SINGH
পিতা : রামধর সিং
Father : Ramadhar Singh
জন্ম তারিখ / DOB : 02/03/1975
পুরুষ / Male



8824 6774 4319

আধার - সাধারণ মানুষের অধিকার

Narendhra Singh



ভারতীয় একমুদ্রিত পরিচয় প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা: 157, নেতাজী সুভাস রোড, কোলকাতা ডি.পি.ও., কোলকাতা, কোলকাতা ডি.পি.ও., পশ্চিম বঙ্গ, 700001
Address: 157, NETAJI SUBHAS ROAD, Kolkata G.P.O., Kolkata, Kolkata G.p. West Bengal, 700001

8824 6774 4319



1800 301 1047

help@uidai.gov.in

www.uidai.gov.in

Narendhra Singh



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারক
ভারত সরকার
Unique Identification Authority of India
Government of India

প্রাধিকারক আই ডি/Enrollment No.: 1204/1205/98870

To
 Shyam Sundar Nangala
 Shyam Sundar Nangala
 C/O Shyam Nangala
 32C New Road
 Rajpur Kolkata
 Alipore Kolkata
 West Bengal 700021
 0830091869



আপনার আধার সংখ্যা/ Your Aadhaar No.:

7129 4139 7614

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA
 Shyam Sundar Nangala
 Shyam Sundar Nangala
 ৩২ সি এন রোড / ৩২সি এন রোড
 রাজপুর / Rajpur



7129 4139 7614

আধার - সাধারণ মানুষের অধিকার

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

GRN: 19-201819-036953342-1

Payment Mode Online Payment

GRN Date: 06/03/2019 14:54:53

Bank : State Bank of India

BRN : CKI7488412

BRN Date: 06/03/2019 14:56:40

DEPOSITOR'S DETAILS

Id No. : 19010000219598/12/2019

[Query No./Query Year]

Name : PRAYASH MERCHANT-PVT.LTD
Contact No. : Mobile No. : +91 9830081999
E-mail : RAHULNANGALIA@HOTMAIL.COM
Address : 184 HARISH/MUKHERJEE ROAD KOLKATA 700026
Applicant Name : Org Aisha Developers.LLP
Office Name :
Office Address :
Status of Depositor : Seller/Executants
Purpose of payment / Remarks : Sale, Sale Document Payment No 12

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010000219598/12/2019	Property Registration- Stamp duty	0030-02-103-003-02	1800
2	19010000219598/12/2019	Property Registration- Registration Fees	0030-03-104-001-18	300

Total

2100

In Words : Rupees Two Thousand One Hundred only

GOVT. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

BRN: 19-201819-036753988-1
GKN Date: 04/03/2019 16:01:38
BRN: CKI7264930
Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 04/03/2019 16:05:07

DEPOSITOR'S DETAILS

Id No. : 19010000219598/7/2019
(Query No./Query Year)

Name : AISHA DEVELOPERS LLP
Contact No. : Mobile No. : +91 9830081999
E-mail :
Address : 184 HARISH MUKHERJEE RD KOLKATA 700026
Applicant Name : Org Aisha Developers LLP
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
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	19010000219598/7/2019	Property Registration- Stamp duty	0030-03-103-003-02	182345
2	19010000219598/7/2019	Property Registration- Registration Fees	0030-03-104-001-16	80494

Total

562839

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

Major Information of the Deed

Deed No :	I-1901-01683/2019	Date of Registration	07/03/2019
Query No / Year	1901-0000219598/2019	Office where deed is registered	
Query Date	07/02/2019 3:04:14 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Aisha Developers LLP 184, Harish Mukherjee Road,, Thana : Kalighat, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9830091899, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement (No of Agreement : 2)		
Set Forth value	Market Value		
Rs. 57,32,000/-	Rs. 80,69,584/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,84,195/- (Article 23)	Rs. 80,794/- (Article:A(1), E. M(a), M(b), 1)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Beniapurkur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Darga Road/CIT Sch VIII, Road Zone : (Sundari Mohan Avenue – No.4 Bridge On Road) , Premises No: 39, , Ward No: 064
Pin Code : 700017

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		1 Katha 9 Chatak 10 Sq Ft	57,02,000/-	80,39,584/-	Property is on Road Litigated Property.
Grand Total :					2.601Dec	57,02,000 /-	80,39,584 /-	

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	Prayash Merchant Private Limited 184, Harish Mukherjee Road,, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal India. PIN - 700026 , PAN No. : AADCP7873N, Status :Organization, Executed by Representative, Executed by: Representative

Major Information of the Deed :- I-1901-01683/2019-07/03/2019

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Aisha Developers LLP 184, Harish Mukherjee Road, P.O:- Kalighat, P.S:- Kalighat, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.:- ABBFA9217F, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Narendra Singh (Presentant) Son of Mr Ramadhar Singh Date of Execution - 05/03/2019, , Admitted by: Self, Date of Admission: 05/03/2019, Place of Admission of Execution: Office			
	157, N S Road, P.O:- Burrabazar, P.S:- Burrobar, District-Kolkata, West Bengal, India, PIN - 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CRBPS9997N Status : Representative, Representative of : Prayash Merchant Private Limited (as Director)	Mar 5 2019 4:50PM	LTI 05/03/2019	05/03/2019
2	Name	Photo	Finger Print	Signature
	Mr Shyam Sundar Nangalia Son of Late Bhuramull Nangalia Date of Execution - 05/03/2019, , Admitted by: Self, Date of Admission: 05/03/2019, Place of Admission of Execution: Office			
	32C, New Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : ABUPN8177A Status : Representative, Representative of : Aisha Developers LLP (as Designated Partner)	Mar 5 2019 4:57PM	LTI 05/03/2019	05/03/2019

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL NANGALIA Son of Mr A K Manna 32C, NEW ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
	05/03/2019	05/03/2019	05/03/2019

Identifier Of Mr Narendra Singh, Mr Shyam Sundar Nangalia

Major Information of the Deed :- I-1901-01683/2019-07/03/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Prayash Merchant Private Limited	Aisha Developers LLP-2.60104 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Prayash Merchant Private Limited	Aisha Developers LLP-100.00000000 Sq Ft

Endorsement For Deed Number : I - 190101683 / 2019

On 22-02-2019

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 80,69,584/-

Debasis

Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 05-03-2019

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

Presented for registration at 15:50 hrs on 05-03-2019, at the Office of the A.R.A. - I KOLKATA by Mr Narendra Singh

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

Execution is admitted on 05-03-2019 by Mr Narendra Singh, Director, Prayash Merchant Private Limited, 184, Harish Mukherjee Road,, P.O.- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr RAHUL NANGALIA, . . Son of Mr A K Manna, 32C, NEW ROAD, P O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 05-03-2019 by Mr Shyam Sundar Nangalia, Designated Partner, Aisha Developers LLP, 184, Harish Mukherjee Road,, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr RAHUL NANGALIA, . . Son of Mr A K Manna, 32C, NEW ROAD, P O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,794/- (A(1) = Rs 80,696/- .E = Rs 14/- .I = Rs 55/- .M(a) = Rs 25/- .M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 80,494/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2019 4:05PM with Govt. Ref. No: 192018190367539881 on 04-03-2019, Amount Rs: 80,494/-, Bank State Bank of India (SBIN0000001), Ref. No. CKI7264930 on 04-03-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed - I-1901-01683/2019-07/03/2019

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,84,195/- and Stamp Duty paid by online = Rs 4,82,345/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/03/2019 4:05PM with Govt. Ref. No: 192018190367539881 on 04-03-2019, Amount Rs: 4,82,345/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKI7264930 on 04-03-2019, Head of Account 0030-02-103-003-02



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 07-03-2019

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,794/- (A(1) = Rs 80,696/- , 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 300/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/03/2019 2:56PM with Govt. Ref. No: 192018190369533421 on 06-03-2019, Amount Rs: 300/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKI7488412 on 06-03-2019, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,84,195/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 1,800/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 112945, Amount: Rs.50/-, Date of Purchase: 01/03/2019, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/03/2019 2:56PM with Govt. Ref. No: 192018190369533421 on 06-03-2019, Amount Rs: 1,800/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKI7488412 on 06-03-2019, Head of Account 0030-02-103-003-02



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1901-01683/2019-07/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2019, Page from 88852 to 88881

being No 190101683 for the year 2019.



Digitally signed by DEBASIS PATRA
Date: 2019.03.15 13:45:40 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 15/03/2019 13:45:36
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

@@
DATED THIS 5th DAY OF ~~FEBRUARY~~ ^{March}, 2019
@@

BETWEEN

PRAYASH MERCHANT PVT LTD

.....OWNER

AND

AISHA DEVELOPERS LLP

.....PURCHASER

CONVEYANCE

GAGGAR & CO. LLP
ADVOCATE
6 OLD POST OFFICE STREET
KOLKATA 700001