

8344/18

I-7846/2018

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 607449

Certified that the document is suitable to registration. The Signature Sheet and Subsequent Sheet Attached to the document are the part of the document.

Additional District Sub-Registrar
Comptrol. Dum Dum, 24-Pin. (North)

29 AUG 2018

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is being made on this the 29th day of August, Two Thousand Eighteen - (2018)

BETWEEN

29/8
11-45am
S-1000228814
Tal. Bangon Colony
Land-114.04dec
+18000 sqft
- Taxes shed
- Cement St.

29 AUG 2018

65920

SANJAY CHAKRABARTI
Advocate
High Court, Calcutta

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27 AUG 2018
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, K-1

27 AUG 2018

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Additional District Sub-Registrar
Durg-Durg 24 Parganas

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BALAJI PAPER AND NEWSPRINT PRIVATE LIMITED, PAN - AAGCS5168Q, a Company registered under the Companies Act, 1956 having its registered office at 23, Brabourne Road, P.O. - GPO, P.S. - Hare Street, Kolkata - 700001, being represented by the Director namely **MR. ANIL KUMAR AGARWAL, PAN - ACCPA5990P**, son of Late Ram Avtar Agarwal, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at 35, Ballygunge Park, P.O. - Ballygunge, P.S. - Karaya, Kolkata - 700019, hereinafter called and referred to as the "**OWNER/VENDOR**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors in office, executors, administrators, authorised representatives, nominees and assigns) of the **FIRST PART**.

AND

SAPNIL DEVELOPERS PRIVATE LIMITED, PAN - AAQCS7150N, having its registered office at 5/31, Neogi Para Road, P.O & P.S - Baranagar, Kolkata- 700 036, represented by the Director namely **MR. ATANU SANYAL, PAN - ATBPS8338M**, son of Late Amal Sanyal, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at 5/31, Neogi Para Road, P.O. and Police Station - Baranagar, Kolkata - 700036, hereinafter called and referred to as the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and



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Asst. District Sub-Registrar
Coimbatore Dist-Sub 2A Pgn

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include its successors - in - Office, executors, legal representatives, administrators and assigns) of the **SECOND PART.**

WHEREAS

(1) **WHEREAS** Prior to the year 1926, one Panch Kari Mondal was absolutely seized and possessed of or otherwise well and sufficiently entitled to the lands, hereditaments and premises comprised in Dag Nos. 1361, 1362, 1361/1832 under Khatian no. 322, present Revisional Khatian Nos. 138 and 582 of Mouza - Noapara, J.L. No. 9, Revenue Survey no. 22 and known as Municipal Premises No. 37, Akshoy Kumar Mukherjee Road under Police Station - Baranagar, in the District of North 24 Parganas.

(2) **AND WHEREAS** the said property was settled by the said Panch Kari Mondal unto Hem Chandra Duari and Kali Charan Duari as temporary Tenants for five years. That in the year 1941 the said Hem Chandra Duari and Kali Charan Duari surrendered their respective rights, title and interest under the said lease unto and to the said Panch Kari Mondal.

(3) **AND WHEREAS** the said Panch Kari Mondal thereafter died intestate on or about 1349 Chaitra B.S., leaving him surviving by his two sons Hrishikesh Mondal and Nutbehari Mondal as his only heirs and legal representatives.

(4) **AND WHEREAS** the said Nutbhari Mondal also died intestate on or about Ashar 1359 B.S. leaving him surviving by his son and widow Ram Chandra Mondal and Smt. Bimala Bala Mondal as his only heirs and legal representatives.

(5) **AND WHEREAS** on an objection Case No. 67 of 1956 being lodged by the heirs of the said Panch Kari Mondal the names of the said Duaries were shown in the Settlement Records as having been in forcible occupation of the said property by the Assistant Settlement Officer and which on being challenged by the said Duaries was upheld even by the Settlement Tribunal.

(6) **AND WHEREAS** title suits were thereafter filed by and between the said Mondals and the said Duaries being Civil Suit No. 1106 of 1960 and Civil Suit No. 1202 of 1960 in the Court of the First Munsiff at Sealdah for correction of the entries in the records of rights.

(7) **AND WHEREAS** during the pendency of the said Title suits one Kali Pada Das by an Indenture of Conveyance dated 21st day of December, 1962 and registered in Book No. I, Volume No. 137, pages 229 to 231, being No. 10025 for the year 1962 and by another Conveyance bearing even date and registered in Book No. I, Volume No. 144, pages 76 to 78, being No. 10026 for the year 1962 at the office of the then Sub-Registrar, Cossipore Dum Dum, 24 Parganas for the consideration therein mentioned purchased the alleged right and



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Dist. District Super- Magistrate
Coimbatore Dist. Police

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interest of the said Duaries in the said land, hereditaments and premises.

(8) **AND WHEREAS** by an Indenture of Conveyance dated 10th day of July, 1964 and registered in Book No. I, Volume No. 85, pages 259 to 266, being No. 6599 for the year 1964 at the office of the then Sub-Registrar, Cossipore Dum Dum, one Subarban Estates Pvt. Ltd. purchased the right, title and interest of said Hrishikesh Mondal, Ram Chandra Mondal and Smt. Bimala Bala Mondal and also the right and interest of Kalipada Das, if any, in the said property, hereditament and premises.

(9) **AND WHEREAS** by an Indenture dated the 7th day of April, 1965 made between Subarban Estates Private Limited therein referred to as the Vendor Company of the One part and Sudhirendra Nath Mitra, Rathindra Nath Mitra, Dinendra Nath Mitra and Barindra Mitra therein jointly referred to as the Purchasers of the other part registered with the sub registrar Dum Dum in Book No. I, Volume No. 589, pages 1 to 10, being No. 3221 for the year 1965 the said Suburban Estates Private Limited sold to said Sudhirendra Nath Mitra, Rathindra Nath Mitra, Dinendra Nath Mitra and Barindra Mitra ALL THAT the land measuring 3 Bihās 3 Cottāhs 10 Chittacks and 18 Sq.ft. more or less comprised in R.S. Dag Nos. 1362, 1361/1832, and part of R.S. Dag No. 1361 of Khatian Nos. 138 and 582 at Mouza - Noapara, J.L. No.9, within P.S. Baranagar, Sub Registry Cossipore Dum Dum within the limits of Baranagar



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Municipality being a portion of Holding no. 37, Akshay Kumar Mukherjee Road, in the District of North 24 Parganas for the consideration therein mentioned.

(10) **AND WHEREAS** by a Bengali Kobala dated the 10th day of June, 1966 made between Paresh Chandra Bose therein referred to as the Vendor of the One Part and Subir Mitra and Siddharta Mitra therein referred to as the Purchasers of the Other Part registered with the Sub Registrar, Cossipore Dum Dum in Book No. 1, Volume No. 73, pages 216 to 220, being No. 5729 for the year 1966 the said Paresh Chandra Basu sold to Subir Mitra and Siddharta Mitra ALL THAT the land measuring 2 Bihas 12 Cottahs 10 Chittacks more or less comprised in R.S. Dag Nos. 1355 of Khatian No. 46 and Dag nos. 1354 and 1356 of Khatian no. 50 at Mouza - Noapara, J.L. No.9, within P.S. Baranagar, Sub Registry Cossipore Dum Dum within the limits of Baranagar Municipality being a portion of Holding no. 37, Akshay Kumar Mukherjee Road, in the District of North 24 Parganas for the consideration therein mentioned.

(11) **AND WHEREAS** by another Deed of Conveyance dated 07.02.1966 registered in the office of the then Sub Registrar, Cossipore Dum Dum and recorded therein as Book No. 1, Volume No. 13, pages 137 to 143, being No. 997 for the year 1966, the said Sudhirendra Nath Mitra, Rathindra Nath Mitra, Dinendra Nath Mitra and Barindra Mitra purchased ALL THAT piece and parcel of land measuring about 9 Cottahas 12

Chittacks be the same a little more or less comprised under Dag No. 1357, Khatian No. 129 and 130, at Mouza - Noapara, J.L. No.9, within P.S. Baranagar, Sub Registry Cossipore Dum Dum within the limits of Baranagar Municipality from the then owner of the property.

(12) **AND WHEREAS** by another Deed of Conveyance dated 13.07.1968 registered in the office of the then Sub Registrar, Cossipore Dum Dum and recorded therein as Book No. I, Volume No. 87, pages 37 to 41, being No. 5964 for the year 1968, the said Sudhirendra Nath Mitra, Rathindra Nath Mitra, Dinendra Nath Mitra and Barindra Mitra purchased ALL THAT piece and parcel of land measuring about 9 Cottahas 01 Chittacks be the same a little more or less comprised under Dag No. 1353, Khatian No. 1114, at Mouza - Noapara, J.L. No.9, within P.S. Baranagar, Sub Registry Cossipore Dum Dum within the limits of Baranagar Municipality from the then owner of the property.

(13) **AND WHEREAS** thus after purchase, the abovenamed Sudhirendra Nath Mitra, Rathindra Nath Mitra, Dinendra Nath Mitra, Barindra Nath Mitra, Subir Mitra and Siddharta Mitra became the joint owners of the Premises no. 37, Akshay Kumar Mukherjee Road, Kolkata.

(14) **AND WHEREAS** after purchase of the said Premises 37, Akshay Kumar Mukherjee Road, Kolkata the owners thereof constructed and erected shed.



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Bangalore Karnataka 560001

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(15) **AND WHEREAS** one of the co-owners namely Sudhirendra Nath Mitra who during his lifetime was a Hindu governed by Dayabhaga School of Hindu Law died intestate on 13th January, 1975 leaving his wife sons and daughters namely Subrata Mitra, Subir Mitra, Siddharta Mitra, Smt. Gita Mitra and Smt. Seekha Basu Mullick as his only heirs and legal representatives upon whom the share in the Holding no. 37, Akshay Kumar Mukherjee Road of the deceased had devolved under provisions of Hindu Succession Act, 1956.

(16) **AND WHEREAS** after the death of the said Sudhirendra Nath Mitra, his daughter Smt. Seekha Basu Mullick and his widow Smt. Gita Mitra had released and relinquished their respective shares in the estate of the said Sudhirendra Nath Mitra in favour of the said Subrata Mitra, Subir Mitra and Siddhartha Mitra as and by way of family arrangement and/or settlement and they did not claim any right, title or interest in the deceased estate ever since and said Smt. Gita Mitra died testate on or about the 2nd May, 2002 without leaving the property scheduled or any interest therein as part of her estate.

(17) **AND WHEREAS** in or about 1979, dispute and differences arose between the heirs of the said Sudhirendra Nath Mitra of the one part and the other co-owners of the joint family business and properties including the said premises no. 37, Akshay Kumar Mukherjee Road, Kolkata of the other part



ADDITIONAL DISTRICT REGISTRAR
REGISTRATION DEPARTMENT
COIMBATORE

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regarding the management and control of the said joint family properties and businesses.

(18) **AND WHEREAS** in or about the year 1984 the said disputes and differences between the said parties were settled through the mediation of Mr. Ashim Kumar Sinha, Advocate and the said mediator tried his level best to mitigate the difference and dispute of the said parties, but the mediation of said Mr. Ashim Kumar Sinha, Advocate fails.

(19) **AND WHEREAS** since the parties to the family settlement failed to comply with their respective obligations and/or neglected or refused to perform their obligations, the said Rathindra Nath Mitra and his wife Manashi Mitra as plaintiffs instituted a Suit bearing No. 149 of 1987 before the Hon'ble High Court at Calcutta against the defendants Subrata Mitra, Subir Mitra, Siddharta Mitra, Gita Mitra, Barindra Nath Mitra, Rekha Mitra, Dinendra Nath Mitra, Chitra Mitra, Santanu Mitra for partition of their joint properties and for other reliefs.

(20) **AND WHEREAS** by a decree dated 12th October, 1993 passed in the said suit by the Hon'ble High Court at Calcutta, the respective allotments made to the parties therein were confirmed and the parties were declared to be entitled to their respective portions. In the said Decree, the Hon'ble High Court at Calcutta divided the said entire property into two demarcated portions i.e., Northern and Southern portion under Premises No.



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37, A.K. Mukherjee Road lying and situated at and under Dag Nos. 1353, 1354, 1355, 1356, 1357, 1361, 1362, 1361/1832, within Mouza - Noapara, P.S. - Baranagar.

(21) **AND WHEREAS** by a final decree dated 15th June, 1994 passed in the said suit giving effect to the terms and conditions of the decree dated 12th October, 1993 and the said parties had acted upon the said decree and have been enjoying their respective lots without any interruption by the other.

(22) **AND WHEREAS** subsequently the said Decree of the Hon'ble High Court at Calcutta passed in connection with Suit No. 149 of 1987 was registered in the office of Additional Registrar of Assurances-II, Kolkata and recorded therein as Book No. I, Volume No. I, Pages 1 to 10, being No. 00409 for the year 2003. That The Hon'ble High Court at Calcutta thereby and thereunder in its Decree as mentioned above demarcated the said entire premises no. 37, Akshay Kumar Mukherjee Road into two parts i.e. Southern Part and Northern Part. That the said demarcated entire Southern part of the entire premises measuring about 03 Bighas 08 Cttahs 13 Chittacks 38 Sq.ft. OR 1.1404 Acre be the same a little more or less and the rest of the entire premises falls with the demarcated Northern Portion. Be it mention herein that the said Smt. Manashi Mitra, Smt. Chitra Mitra, Barindra Nath Mitra, Smt. Rekha Mitra, Shantanu Mitra, Smt. Susmita Mitra Bose and Smt. Bhaswati (Sarkar) Sircar including their predecessor - in - interest/title



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jointly allotted being the demarcated entire Southern Portion of the said entire Premises No. 37, Akshay Kumar Mukherjee Road and since then enjoying and possessing the said property.

(23) **AND WHEREAS** the said Rathindra Nath Mitra died on the 5th August, 1996 after making and publishing his last Will and Testament dated 25th March, 1984 whereby and whereunder he gave devised and bequeathed his share in the said property unto and in favour of Shantanu Mitra, the son of his brother Dinendra Nath Mitra.

(24) **AND WHEREAS** the said Dinendra Nath Mitra died intestate on the 7th November, 1997 leaving him surviving his widow Smt. Chitra Mitra, son Shantanu Mitra and two daughters Smt. Bhaswati Sarkar and Smt. Susmita Mitra as his only legal representatives.

(25) **AND WHEREAS** on 16th January, 1998 the probate in respect of the said will of Rathindra Nath Mitra was granted by the Hon'ble High Court at Calcutta.

(26) **AND WHEREAS** the said Smt. Manashi Mitra, Smt. Chitra Mitra, Barindra Nath Mitra, Smt. Rekha Mitra, Shantanu Mitra, Smt. Susmita Mitra Bose and Smt. Bhaswati (Sarkar) Sircar while enjoying and possessing the said property, by a Deed of Conveyance dated 16.01.2003 registered in the office of Additional Registrar of Assurances-II, Kolkata and recorded therein as Book No. I, Volume No. 1, pages 1 to 23,



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being No. **02895 for the year 2003** sold, conveyed and/or transferred ALL THAT piece and parcel of land measuring about 03 Bighas 08 Cottahs 13 Chittacks 38 sq.ft. OR 1.1404 Acre be the same a little more or less unto and in favour of one SHREE BALAJI PAPERS SALES PVT. LTD. described therein as Purchaser of the Other Part being the Vendor/Owner herein for valuable consideration mentioned therein lying and situated at Mouza - Noapara, J.L.No.9, Re.Sa.No.9, Touzi No. 173 comprised in R.S. Dag No.1353, corresponding to R.S. Khatian No. 1114 (Land measuring 0.1500 Acre); R.S. Dag No. 1354 corresponding to R.S. Khatian No.50 (Land measuring 0.1400 Acre); R.S. Dag No. 1355(P) corresponding to R.S. Khatian No. 46 (Land measuring 0.6100 Acre); R.S. Dag No. 1356(P) corresponding to R.S. Khatian No. 50 (Land measuring 0.0720 Acre); R.S. Dag No. 1357(P) corresponding to R.S. Khatian No. 129 and 130 (Land measuring 0.0913 Acre); R.S. Dag No. 1361 corresponding to R.S. Khatian No. 138 (Land measuring 0.03855 Acre); R.S. Dag No. 1361 corresponding to R.S. Khatian No. 582 (Land measuring 0.03855 Acre), Police Station - Baranagar being the demarcated entire Southern Portion (allotted to the erstwhile Vendors by the Hon'ble High Court at Calcutta in its final decree in connection with Suit No. 149 of 1987) of the said Municipal Premises No. 37, Akshay Kumar Mukherjee Road, Kolkata - 700 090.



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AND WHEREAS after such purchase, the vendor herein duly mutated its name with the concerned local Baranagar Municipality in respect of the said property and obtained Municipal Premises No. 37/A, Akshay Kumar Mukherjee Road, presently known as Talbagan Colony, P.S. - Baranagar, Kolkata - 700 090 under Ward No. 19, being Municipal Holding No. 617 and since then owning and possessing the said property as lawful owner thereof without any disturbance from any corner whatsoever and paying the municipal taxes regularly. There is a monthly tenant namely Sri Somnath Sarkhel, son of Kali Pada Sarkhel, resides in the said property as a tenant for the last 15 years under the tenancy of the vendor and the said tenant still resides in the said property. There is a title suit being No. 156 of 2018 is pending before the Learned Civil Judge (Jr. Div.) at Sealdah.

AND WHEREAS SHREE BALAJI PAPERS SALES PVT. LTD. subsequently converted into BALAJI PAPER & NEWSPRINT PVT. LTD. by the Registrar of Companies vide FRESH CERTIFICATE OF INCORPORATION CONSEQUENT ON CHANGE OF NAME vide C.O. No. 21-87316 on and from 28.05.2004.

AND WHEREAS the Owner/Vendor herein being desirous has expressed its intention to sell/transfer/convey/alienate/demise and/or devise the **SCHEDULE** property hereunder written and/or given, whereupon the Purchaser herein has approached



সি. ডিস্ট্রিক্ট সু-রেজিস্ট্রার
কুমিল্লা বুর-ও-সি ২৪ পূর্ব পূ

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the Owner/Vendor herein and agreed to purchase, own and acquire the same free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

AND WHEREAS the Vendor herein for its business purposes, duly mortgaged the said property with the consortium of Allahabad Bank and Indian Overseas Bank and the title deed of the said property is lying with Indian Overseas Bank.

AND WHEREAS the owner herein for its lawful reason decided to settle the said loan with the consortium of Allahabad Bank and Indian Overseas Bank by selling out the said property. With the above intention, the Vendor herein approached the said consortium of Allahabad Bank and Indian Overseas Bank and the said consortium of Allahabad Bank and Indian Overseas Bank accepted the proposal of the Vendor herein and agreed to release the said property from mortgage subject to deposit the sale proceed of the said property with consortium of Allahabad Bank and Indian Overseas Bank.

AND WHEREAS this being the situation, the Vendor herein approached the purchaser herein to purchase the said property and the purchaser herein accepted the proposal of the Vendor herein agreed to purchase the said property at and for a total



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consideration of Rs.6,75,00,000/- (Rupees Six Crore Seventy Five Lac) only. Accordingly one Agreement for Sale was executed on 25.09.2017 by and between the Vendor herein, Purchaser herein, Allahabad Bank and Indian Overseas Bank and the purchaser herein paid a sum of Rs.2,00,00,000/- (Rupees Two Crore) only as an advance with the loan account of the Vendor lying with the said with the consortium of Allahabad Bank and Indian Overseas Bank.

AND WHEREAS subsequent thereto the parties hereto have considering the present decreasing market position of land, the parties herein amicably agreed, considered, accepted to complete the transaction and both the parties hereto have decided and agreed to reduce the earlier fixed consideration and finalise the entire deal at or for the consideration of Rs.5,75,00,000/- (Rupees Five Crores Seventy Five Lac only) subject to approval of the said consortium of Allahabad Bank and Indian Overseas Bank. Accordingly the Vendor herein approached the said consortium of Allahabad Bank and Indian Overseas Bank and the said consortium of Allahabad Bank and Indian Overseas Bank by its letter dated 22.03.2018 vide ref. no. IFB/KOL/GR-II/2017-18/1092 and 23.03.2018 vide ref. no. 015/IOB/IEP/BPNPL/ /17-18 respectively accepted the proposal of the vendor herein and agreed to release the mortgage of the property according to the proposal of the

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Vendor subject to payment of balance amount of Rs. 3,75,00,000/- (Rupees Three Crore Seventy Five Lac) only by the Purchaser herein.

AND WHEREAS by a deed of declaration dated 23rd day of June, 2018 registered on 26th day of June, 2018 in the office of Additional District Sub Registrar, Cossipore Dum Dum and registered in Book No. I, Volume No. 1506-2018, page from 247220 to 247236, Being No. 150605589 for the year 2018 the Vendor herein duly rectified and/or corrected and/or modified of its title deed being No.02895 for the year 2003.

AND WHEREAS by an Agreement for Sale dated 26th day of June, 2018 registered in the office of Additional District Sub Registrar, Cossipore Dum Dum and registered in Book No. I, Volume No. 1506-2018, page from 248894 to 248952, Being No. 150605650 for the year 2018 duly executed by the Vendor herein described therein of the First Part agreed to sale the aforesaid property morefully and particularly described in the schedule written thereunder and also hereunder to the Purchaser herein described therein of the Second Part and accordingly the Purchaser herein further paid a sum of Rs.2,00,00,000/- (Rupees Two Crore) only in total Rs.4,00,00,000/- (Rupees Four Crore) only morefully and particularly mentioned in the Memo of Consideration therein out of the total agreed consideration amount of Rs.5,75,00,000/- (Rupees Five Crore Seventy Five Lac) only to the Vendor herein



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and the Vendor herein duly received said amount and acknowledge the same.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Registered Agreement for Sale dated 26th day of June, 2018 registered in the office of Additional District Sub Registrar, Cossipore Dum Dum and registered in Book No. I, Volume No. 1506-2018, page from 248894 to 248952, Being No. 150605650 for the year 2018 and in consideration of the total sum of **Rs.5,75,00,000/- (Rupees Five Crore Seventy Five Lac)** only of the lawful money of Union of India, in hand well and truly paid by the Purchaser to the Vendor, as per Memo below, on or before the execution of these presents (the receipt whereof the Vendor do hereby admit and acknowledge as per Memo or Consideration hereunder written and of and from the payment of the same and every part thereof the Vendor do hereby acquit release, relinquish, transfer, handover and forever discharge the said Purchaser as well as the said property hereby sold) the Vendor being the absolute owner of the said premises as more morefully and particularly described in the Schedule hereunder written do hereby grant, transfer, convey, sell, release, relinquish, assure and assign unto and in favour of the Purchaser as is and where is basis **ALL THAT** the piece and parcel of land and it's hereditaments measuring about 03 Bighas 08 Cottahs 13 Chittacks 38 sq.ft. OR 1.1404 Acre be the same a little more or less alongwith 18000 sq.ft. cement floor R.T. Shed standing thereon lying and situated at Mouza - Noapara,



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J.L.No.9, Re.Sa.No.9, Touzi No. 173 comprised in R.S. Dag No.1353, corresponding to R.S. Khatian No. 1114 (Land measuring 0.1500 Acre); R.S. Dag No. 1354 corresponding to R.S. Khatian No.50 (Land measuring 0.1400 Acre); R.S. Dag No. 1355(P) corresponding to R.S. Khatian No. 46 (Land measuring 0.6100 Acre); R.S. Dag No. 1356(P) corresponding to R.S. Khatian No. 50 (Land measuring 0.0720 Acre); R.S. Dag No. 1357(P) corresponding to R.S. Khatian No. 129 and 130 (Land measuring 0.0913 Acre); R.S. Dag No. 1361 corresponding to R.S. Khatian No. 138 (Land measuring 0.03855 Acre); R.S. Dag No. 1361 corresponding to R.S. Khatian No. 582 (Land measuring 0.03855 Acre), Police Station - Baranagar being Municipal Premises No. 37A, Akshay Kumar Mukherjee Road presently known as Talbagan Colony, Kolkata - 700090, and part of Holding no. 1196 (Old) 617 (New), within Ward No. 26 (Old) 19 (New) of Baranagar Municipality, within P.S. - Baranagar, Kolkata - 700 090, Additional District Sub-Registration Office at Cossipore Dum Dum, District: North 24 Parganas morefully and particularly described in the Schedule hereunder written and delineated in the map or plan annexed hereto and depicted by Red border lines OR HOWSOEVER otherwise the said land hereditaments messuages and premises now are or is on heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, ditches, common fences, water, watercourses and all other former and ancient rights, lights, libertics, benefits, privileges,



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advantages, easements, appendages and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually hold, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof AND all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the vendor into or upon the said land and every part thereof AND all the deeds, pattahs, muniments, writings, evidences of title whatsoever relating to or concerning with the said land hereditaments messuages and premises and every part thereof which now are or hereafter shall or may be in the custody, power, control or possession of the vendor or any person or persons from whom the said vendor may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land hereditaments messuages and premises so to be unto the said purchaser absolutely forever free from all encumbrances.

And the said Vendor do hereby covenant with the Purchaser as follows :-

That notwithstanding any act deed, matter or thing whatsoever made or done or executed or knowingly suffered to the contrary, the said Vendor now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, assign, relinquish, release, sell the said property hereby sold or



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expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and delivered vacant and peaceful possession of the said land hereditaments messuages and premises to the Purchaser simultaneously with the execution of these presents.

AND the Purchaser shall and may at all times hereafter alongwith its successors, executors, representatives and assigns peaceably and quietly hold possess and enjoy the said land hereditaments meassuages and premises or every part thereof and pay the rents, taxes, electric charges to the appropriate authorities upon getting its name mutated in the office of the Collector, 24 Parganas North as well as in the office of the Baranagar Municipality and receive the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of its predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted exonerated discharged saved harmless and keep the Purchaser indemnified from or against all charges, mortgages, estates, encumbrances created by the Vendor or any of its predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid, further the Vendor and all persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendor shall and



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Registrar Bangalore 24 Ppt 10

29 AUG 2018

will from time to time or at all times hereafter at the costs and request of the Purchaser do and execute or cause to be done and executed all such acts, deeds things and matters whatsoever for further better and more perfectly assuring and conveying the said land hereditaments messuages and premises to and unto the said Purchaser as shall or may be reasonably required.

The Vendor also declare that the land hereditaments meassuges and premises hereby sold has not been previously leased out, sold out, mortgaged, agreed to be leased out, sold out or mortgaged out (save and except as declared herein above), nor in any way transferred by the Vendor, and there is no charge, lien, lispensens or any attachment whatsoever. The Vendor sold the said land messuages and premises fully described in the schedule below while having good clear and marketable title therein and all the statements or covenants made hereinbefore by the Vendor is true, genuine, no defect in title and free from all encumbrances and the Vendor delivered vacant and khas physical possession of the said land hereditaments messuages and premises to the Purchaser and the same are binding upon the respective successors, executors, legal representatives of the Vendor. That if any defect or error be detected latter on in this Deed of Conveyance, the Vendor herein as well as its legal representatives at the request of the Purchaser and cost of the Purchaser bound to execute Deed of Rectification/Declaration or error whatsoever in future.



West District Sub-Registrar
Dum-Dum 24 Pps 00

29 AUG 2018

If any of the statements or covenants made hereinbefore by the Vendor is found to be false, untrue or any defect in title is detected hereafter the Vendor shall be liable for the same and the Vendor indemnify the Purchaser for and against all the losses, damages, claims, cost and other demands which may be suffered and/or incurred by the Purchaser in case someone else claims any right, title, interest and/or demand whatsoever to the said property and building thereon or any part thereof or otherwise and/or raise any objection for the transfer of the said property by the Purchaser at its cost and expenses. That all the losses and damages, if any of whatsoever nature in respect of the said property as aforesaid, which may be suffered and/or incurred by the Purchaser shall be recovered and realized by the Purchaser from the moveable and immovable property of the Vendor and re-imburement and compensation to be made by the Vendor to the Purchaser without any delay, demur, deduction, objection or otherwise. Further this Indemnity Bond shall be binding upon the respective successors, executors, legal representatives of the Vendor.

The Vendor shall co-operate and assist for the purpose of mutation in the office of B.L. & L.R.O. and Baranagar Municipality and any other office by signing and providing all relevant documents to the Purchaser as and when asked by the Purchaser for the said purpose.



Agri. District Sub-Registration
Commission Bani-Oara 24 Patti RD

29 AUG 2018

SCHEDULE OF THE PROPERTY
(Description of the entire property)

ALL THAT the piece and parcel of land and it's hereditaments measuring about **03 Bighas 08 Cottahs 13 Chittacks 38 sq.ft.**
OR 1.1404 Acre be the same a little more or less alongwith cement floor R.T. Shed structure standing thereon measuring about 18,000 sq.ft. (tenanted) be the same a little more or less lying and situated at Mouza - Noapara, J.L.No.9, Re.Sa.No.9, Touzi No. 173 comprised in R.S. Dag No.1353, corresponding to R.S. Khatian No. 1114 (Land measuring 0.1500 Acre); R.S. Dag No. 1354 corresponding to R.S. Khatian No.50 (Land measuring 0.1400 Acre); R.S. Dag No. 1355(P) corresponding to R.S. Khatian No. 46 (Land measuring 0.6100 Acre); R.S. Dag No. 1356(P) corresponding to R.S. Khatian No. 50 (Land measuring 0.0720 Acre); R.S. Dag No. 1357(P) corresponding to R.S. Khatian No. 129 and 130 (Land measuring 0.0913 Acre); R.S. Dag No. 1361 corresponding to R.S. Khatian No. 138 (Land measuring 0.03855 Acre); R.S. Dag No. 1361 corresponding to R.S. Khatian No. 582 (Land measuring 0.03855 Acre) together



Mr. District Sub-Registrar
Bangalore Bure-Dum 24 Aug 18
29 AUG 2018

with all kinds of easements and appurtenances thereto within the ambit of being the demarcated entire Southern portion numbered as Premises No. formerly 37A, Akshay Kumar Mukherjee Road, presently known as Talbagan Colony and part of Holding no. 1196 (Old) 617 (New), within Ward No. 26 (Old) 19 (New) of Baranagar Municipality, within P.S. - Baranagar, Kolkata - 700 090, Additional District Sub-Registration Office at Cossipore Dum Dum, District: North 24 Parganas, proportionate Revenue annually payable to the State of West Bengal butted and bounded in the manner as appearing hereunder as follows :-

ON THE NORTH : By Northern portion of Premises No. 37, Akshay Kumar Mukherjee Road;

ON THE SOUTH : By Talbagan Colony;

ON THE EAST : Partly by 15 feet wide Municipal Road and partly by Talbagan Colony;

ON THE WEST : By Manna Para.

The above property is also delineated in the annexed Plan, bordered RED and the said plan is part of this Deed.



Additional District Sub-Registrar
Bangalore
29 AUG 2018

IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto set and subscribed their hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the Vendor at Kolkata in presence of:

Atul Kumar Sanyal
310 Kali Bariangal Street
2, Dr. M. M. Ghosh Road
P.O. Ramrajy - 713347

BALAJI PAPER & NEWSPRINT PVT. LTD.

Atul Kumar Sanyal

Signature of the Vendor

SIGNED SEALED AND ACCEPTED by the Purchaser at Kolkata in presence of:

Animesh Agorwal
S/O Monish Agorwal
35A, Ballygunge Park
Kolkata - 700019

SAPNIL DEVELOPERS PVT. LTD.

Animesh Agorwal
Director

Signature of the Purchaser

Drafted by :

Sanjay Chelkumbhar
Advocate

High Court, Calcutta:

WB - 216/97



Addl. District Sub-Registrar
Coimbatore Bum-Dum 24 Pgs 10

29 AUG 2018

RECEIVED from the withinnamed Purchaser, the within mentioned sum of **Rs.5,75,00,000/- (Rupees Five Crore Seventy Five Lac)** only being full and final consideration money, as per memo below :-

MEMO OF CONSIDERATION

| Date | RTGS/Cheque /Draft No. | Bank | Branch | Amount (Rs.) |
|------------|--------------------------|------|----------------|--------------------------|
| 24.09.2017 | RTGS BKIDH17269267959 | BOI | KAMARHATTY | 1,98,00,000.00 |
| 24.09.2017 | TCS | - | - | 2,00,000.00 |
| 26.06.2018 | RTGS BKIDH18177598988 | BOI | BARANAGAR | 1,98,00,000.00 |
| 26.06.2018 | TCS | - | - | 2,00,000.00 |
| 29.08.2018 | RTGS BKIDH18241778405 | BOI | BARANAGAR | 1,73,25,000.00 |
| | TCS | - | - | 1,75,000.00 |
| | | | Total : | Rs.5,75,00,000.00 |

(Rupees Five Crore Seventy Five Lac) only.

WITNESS :

1. *Ashy Kumar Sanyal*
2. *DR. M. N. Ghosh Roy*
Po. Ranigang - 713347

BALAJI PAPER & NEWSPRINT PVT LTD

Ashy Kumar Sanyal

Signature of the Vendor

2. *Ranjit*
354 Ballygunge Post,
Kolkata - 700019



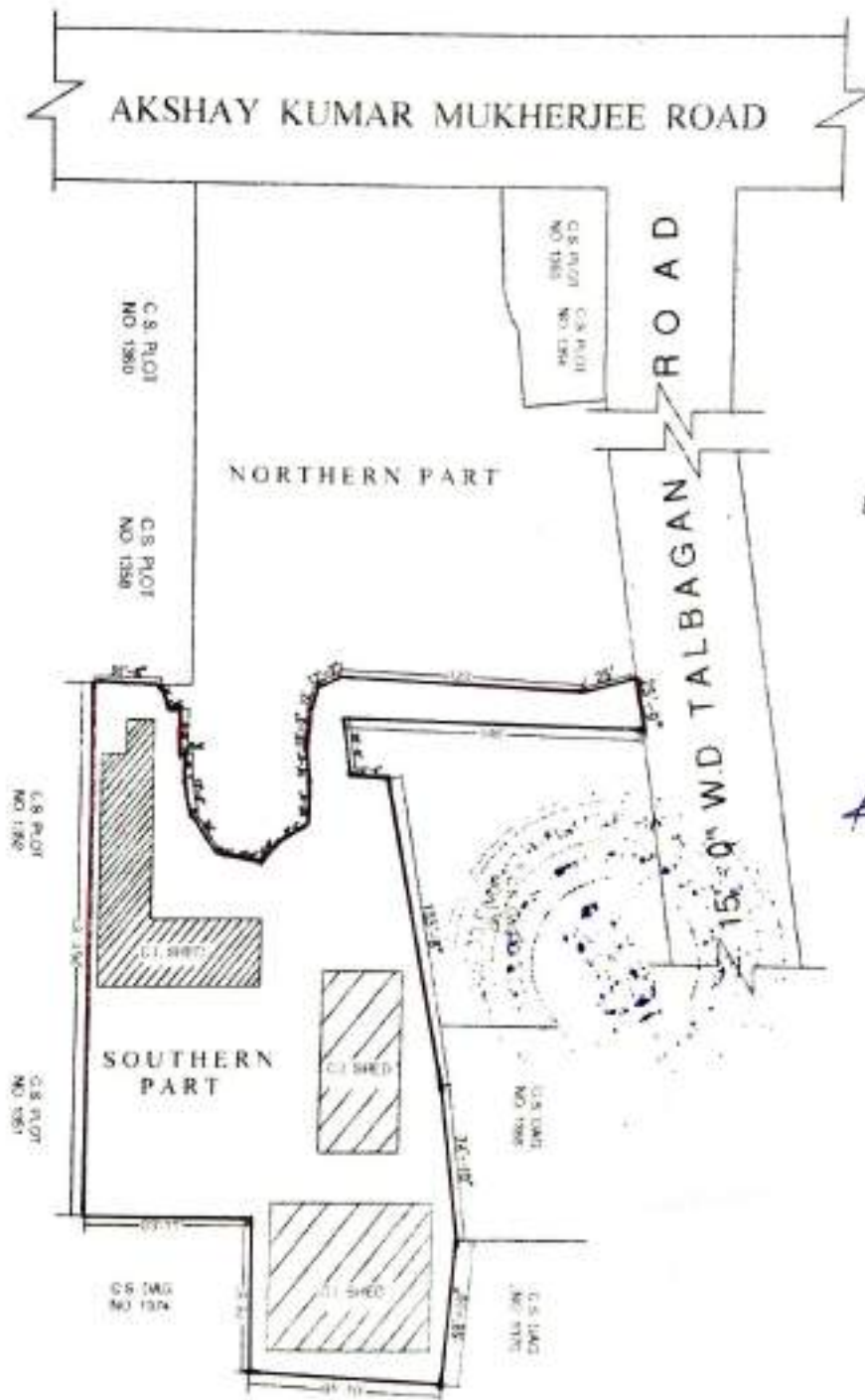
Additional District Sub-Registrar
Coimbatore Dum-Dum 24 Pgs 09

29 AUG 2018

SITE PLAN OF A LAND (SOUTHERN PART) AT PRE. NO. - 37A, A.K. MUKHERJEE ROAD, (NOW TALBAGAN ROAD), KOLKATA - 700090, J.L. NO- 9, R.S. DAG NO - 1353, 1354, 1355(P), 1356(P), 1357(P), 1361, R.S. KHATIAN NO - 46, 50, 129, 130, 138, 582, 1114, MOUZA - NOAPARA, WORD NO - 19, HOLDING NO - 617, P.S. & MUNICIPALITY BARANAGAR, DIST-24 PGS (N).

LAND AREA = 03 BIGHAS - 08 COTTAHS - 13 CHITTACKS - 38SFT. = 1.1404 ACRES.
C.I. SHED AREA = 18000 SFT.

SCALE - 1" = 8'



SITE PLAN



BALAJI PAPER & NEWSPRINT PVT. LTD.

[Signature]

SIGN. OF VENDOR

SAPNIL DEVELOPERS PVT. LTD.

[Signature]
Director

SIGN. OF PURCHASER

Sojal Das

SAJAL DAS

Planner, Estimator & Supervisor
Licence No. BM/LBS-A 101
40, A.K. Banerjee Lane, Kol-36

SIGN. OF L.B.S.






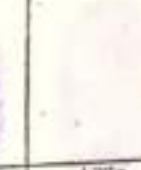









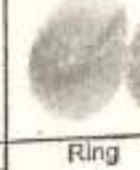
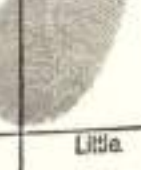




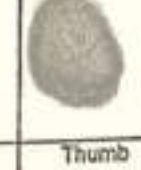





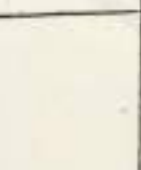


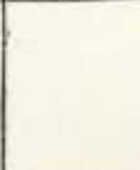

Important: After the payment, please SAVE/PRINT the check/copy for your future reference.

[Save as Excel](#) [Print](#) [Logout](#)



W.R. District Sub-Registrar
Jaipur
29 AUG 2018

PAGE NO. _____
 SPECIMEN FORM FOR TEN FINGERPRINTS

| SL NO. | Signature of the Executants / Presentants | Little | Ring | Middle | Fore | Thumb |
|---|---|--|---|---|--|--|
| | | Left Hand | | | | |
| <i>Anil Aggarwal</i> |  |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| | | Right Hand | | | | |
| | |  |  |  |  |  |
| | | | | | | |
| <i>Harmeet Arora</i> |  | Little | Ring | Middle | Fore | Thumb |
| | | Left Hand | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| | | Right Hand | | | | |
|  |  |  |  |  | | |
| | | | | | | |
| | | Little | Ring | Middle | Fore | Thumb |
| Left Hand | | | | | | |
|  |  |  |  |  | | |
| Thumb | Fore | Middle | Ring | Little | | |
| Right Hand | | | | | | |
|  |  |  |  |  | | |
| | | | | | | |



Addl. District Sub- Registrar
Coimbatore Dist-Dum-Dum 24 Pys 10

29 AUG 2018

आयकर विभाग
Income Tax Department
अनुदान संख्या: 100/100/100/100
दिनांक: 01/01/1958

Income Tax Department
Income Tax (AS) Services Unit, S.O.
201 Floor, Supreme Court Building
New Delhi, India - 110 002

Tel: 91-20-2721 8050, Fax: 91-20-2721 3091
e-mail: 100@100.nic.in

आयकर विभाग
INCOME TAX DEPARTMENT
ANIL KUMAR AGARWAL
RAM AWATAR AGARWAL
01/01/1958
Permanent Account Number
ACCPA5990P


Signature

भारत सरकार
GOVT. OF INDIA



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

GRN: 19-201819-027984842-1 Payment Mode Online Payment
GRN Date: 28/08/2018 22:14:32 Bank : Bank of Boroda
BRN : 94881471 BRN Date: 28/08/2018 22:14:00

DEPOSITOR'S DETAILS

Name : SAPNIL DEVELOPERS PVT LTD
Contact No. : 08335050021 Mobile No. : +91 8335050021
E-mail : sapnildevelopers@gmail.com
Address : 531 NEOGI PARA ROADBARANAGARBARANAGAR
Applicant Name : Mr Sanjay Chakrabarti
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale after registered sale agreement without possession Payment No 9

Id No. : 15061000228814/9/2018

(Query No /Query Year)

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|----------------------------|--------------------|------------|
| 1 | 15061000228814/9/2018 | Property Registration Fees | 0030-03-104-001-16 | 668702 |

In Words : Rupees Six Lakh Sixty Eight Thousand Seven Hundred Two only Total 668702



भारतीय रिज़र्वबैंक प्राधिकरण
RESERVE BANK OF INDIA AUTHORITY

पता - इंदिरा स्ट्रीट, कोलकाता ७
कोलकाता ७०० ०१५

Address: BUREWAN
COMPOUND CIRCULAR ROAD
LALPUR RANCHI Ranchi
G.P.O. Ranchi 834001



आर.बी.आई.



भारतीय रिज़र्वबैंक



भारतीय रिज़र्वबैंक

भारतीय रिज़र्वबैंक

Amal

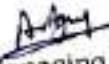
| | | |
|---|---|------------------------------|
| आयकर विभाग INCOME TAX DEPARTMENT |  | भारत सरकार GOVT. OF INDIA |
| BALAJI PAPER AND NEWSPRINT PRIVATE LIMITED | | |
| 10/06/1998 Permanent Account Number | | |
| AAGCS5168Q | | |
| Signature | | |

BALAJI PAPER & NEWSPRINT PVT. LTD.


Managing Director

| |
|---|
| <p>In case this card is lost / found, kindly inform / return to: Income Tax PAN Services Unit, UTBSL, Plot No. 3, Sector 11, CBD Belapur, Navi Mumbai - 400 614.</p> <p>यदि कार्ड खो जाये तो कृपया सूचित करें/वापस करें। आयकर विभाग, UTBSL, प्लॉट नं. 3, सेक्टर 11, एम.डी. बेलपुर, नवी मुंबई - 400 614.</p> |
|---|

BALAJI PAPER & NEWSPRINT PVT. LTD.


Managing Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAPNIL DEVELOPERS PRIVATE
LIMITED



12/12/2011

Permanent Account Number

AAQCS7150N

24/12/2011

SAPNIL DEVELOPERS PVT. LTD.

Atanu Sanyal
Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ATANU SANYAL
AMAL SANYAL
15/11/1963
Permanent Account Number
ATBPS8338M

Atanu Sanyal
Signature



13032013

Atanu Sanyal



भारत सरकार
GOVERNMENT OF INDIA



आम आदमी
AMM KUMAR AGARWAL
जन्म वर्ष : Year of Birth: 1968
पुल्ल : Male



5608 8316 1232

आधार - आम आदमी का अधिकार

A-991

Major Information of the Deed

| | | | |
|--|--|---|------------|
| Deed No : | I-1506-07846/2018 | Date of Registration | 29/08/2018 |
| Query No / Year | 1506-1000228814/2018 | Office where deed is registered | |
| Query Date | 13/08/2018 11:37:51 AM | A D S R. COSSIPORE DUMDUM, District North 24-Parganas | |
| Applicant Name, Address & Other Details | Sanjay Chakrabarti Thana Hare Street, District Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8617291825. Status Advocate | | |
| Transaction | Additional Transaction | | |
| [0105] Sale, Sale after registered sale agreement without possession | [4305] Other than Immovable Property. Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs 5,75,00,000/- | Rs 6,68,68,770/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs 100/- (Article 23) | Rs 6,68,702/- (Article A(1), E) | | |
| Remarks | Sale after Registered Sale agreement of [Deed No/Year]- 150605650/2018 Received Rs 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area) | | |

Land Details :

District North 24-Parganas, P S - Baranagar, Municipality BARANAGAR, Road Tal Bagan Colony, Mouza Noapara, Premises No 37A, Ward No: 19

| Sch No | Plot Number | Khatian Number | Land Use | | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------|----------|-------|--------------|-------------------------|-----------------------|---|
| | | | Proposed | ROR | | | | |
| L1 | RS-1353 | RS-1114 | Bastu | Shali | 0.15 Acre | 69,83,300/- | 82,15,640/- | Width of Approach Road: 15 Ft., Adjacent to Metal Road, Litigated Property, Encumbered by Tenant. |
| L2 | RS-1354 | RS-50 | Bastu | Danga | 0.14 Acre | 65,17,800/- | 76,67,930/- | Width of Approach Road: 15 Ft., Adjacent to Metal Road, Litigated Property, Encumbered by Tenant. |
| L3 | RS-1355 | RS-46 | Bastu | Danga | 0.61 Acre | 2,83,98,800/- | 3,34,10,267/- | Width of Approach Road: 15 Ft., Adjacent to Metal Road, Litigated Property, Encumbered by Tenant. |
| L4 | RS-1356 | RS-50 | Bastu | Danga | 0.072 Acre | 33,52,000/- | 39,43,507/- | Width of Approach Road: 15 Ft., Adjacent to Metal Road, Litigated Property, Encumbered by Tenant. |

Major Information of the Deed :- I-1506-07846/2018-29/08/2018

| | | | | | | | | |
|----------------------|---------|--------|-------|-------|------------------|----------------------|----------------------|---|
| L5 | RS-1357 | RS-129 | Bastu | Shali | 0.04565 Acre | 21,25,300/- | 25,00,293/- | Width of Approach Road: 15 Ft., Adjacent to Metal Road, Litigated Property, Encumbered by Tenant. |
| L6 | RS-1361 | RS-138 | Bastu | Shali | 0.03855 Acre | 17,94,750/- | 21,11,420/- | Width of Approach Road: 15 Ft., Adjacent to Metal Road, Litigated Property, Encumbered by Tenant. |
| L7 | RS-1361 | RS-582 | Bastu | Shali | 0.03855 Acre | 17,94,750/- | 21,11,420/- | Width of Approach Road: 15 Ft., Adjacent to Metal Road, Litigated Property, Encumbered by Tenant. |
| L8 | RS-1357 | RS-130 | Bastu | Shali | 0.04565 Acre | 21,25,300/- | 25,00,293/- | Width of Approach Road: 15 Ft., Adjacent to Metal Road, Litigated Property, Encumbered by Tenant. |
| TOTAL : | | | | | 114.04Dec | 530,92,000 /- | 624,60,770 /- | |
| Grand Total : | | | | | 114.04Dec | 530,92,000 /- | 624,60,770 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|--|--------------------|-------------------------|-----------------------|---|
| S1 | On Land L1, L2, L3, L4, L5, L6, L7, L8 | 18000 Sq Ft. | 44,08,000/- | 44,08,000/- | Structure Type: Structure Tenanted, Litigated Property. |
| Gr. Floor, Area of floor : 18000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 18000 sq ft | 44,08,000 /- | 44,08,000 /- | |

Seller Details :



















| Sl No | Name, Address, Photo, Finger print and Signature |
|-------|--|
| 1 | Balaji Paper And Newsprint Private Limited 23 Brabourne Road, P.O - GPO, P.S - Hare Street, District - Kolkata, West Bengal, India. PIN - 700001, PAN No.: AAGCS5168Q, Status - Organization, Executed by: Representative, Executed by: Representative |

Major Information of the Deed :- I-1506-07846/2018-29/08/2018

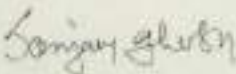
Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Sapnil Developers Private Limited 5/31 Neogi Para Road, P.O - Baranagar, P.S:- Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700036 , PAN No. : AAQCS7150N, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | | | | | | | | | | |
|--|--|--|---|--------------|-----------|--|--|--|---|---------------------|-----|------------|------------|
| 1 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Anil Kumar Agarwal (Presentant) Son of Late Ram Avtar Agarwal Date of Execution - 29/08/2018, , Admitted by: Self, Date of Admission: 29/08/2018, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Aug 29 2018 12:15PM</td> <td>LTI</td> <td>29/08/2018</td> <td>29/08/2018</td> </tr> </tbody> </table> <p>35 Ballygunge Park, P.O:- Bullygunge, P.S:- Karaya, District-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : ACCPA5990P Status : Representative, Representative of : Balaji Paper And Newsprint Private Limited (as Director)</p> | Name | Photo | Finger Print | Signature | Anil Kumar Agarwal (Presentant) Son of Late Ram Avtar Agarwal Date of Execution - 29/08/2018, , Admitted by: Self, Date of Admission: 29/08/2018, Place of Admission of Execution: Office |  |  |  | Aug 29 2018 12:15PM | LTI | 29/08/2018 | 29/08/2018 |
| Name | Photo | Finger Print | Signature | | | | | | | | | | |
| Anil Kumar Agarwal (Presentant) Son of Late Ram Avtar Agarwal Date of Execution - 29/08/2018, , Admitted by: Self, Date of Admission: 29/08/2018, Place of Admission of Execution: Office |  |  |  | | | | | | | | | | |
| Aug 29 2018 12:15PM | LTI | 29/08/2018 | 29/08/2018 | | | | | | | | | | |
| 2 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Atanu Sanyal Son of Late Amal Sanyal Date of Execution - 29/08/2018, , Admitted by: Self, Date of Admission: 29/08/2018, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Aug 29 2018 12:16PM</td> <td>LTI</td> <td>29/08/2018</td> <td>29/08/2018</td> </tr> </tbody> </table> <p>5/31 Neogi Para Road, P.O - Baranagar, P.S - Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : ATBPS8338M Status : Representative, Representative of : Sapnil Developers Private Limited (as Director)</p> | Name | Photo | Finger Print | Signature | Atanu Sanyal Son of Late Amal Sanyal Date of Execution - 29/08/2018, , Admitted by: Self, Date of Admission: 29/08/2018, Place of Admission of Execution: Office |  |  |  | Aug 29 2018 12:16PM | LTI | 29/08/2018 | 29/08/2018 |
| Name | Photo | Finger Print | Signature | | | | | | | | | | |
| Atanu Sanyal Son of Late Amal Sanyal Date of Execution - 29/08/2018, , Admitted by: Self, Date of Admission: 29/08/2018, Place of Admission of Execution: Office |  |  |  | | | | | | | | | | |
| Aug 29 2018 12:16PM | LTI | 29/08/2018 | 29/08/2018 | | | | | | | | | | |

Identifier Details :

| Name & address | |
|---|------------|
| Sanjay Ghosh Son of Late Dharanidhar Ghosh 36 Patna Road, P.O:- Nimta, P.S:- Nimta, District-North 24-Parganas, West Bengal, India, PIN - 700049, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Anil Kumar Agarwal, Atanu Sanyal | 29/08/2018 |
|  | |

Major Information of the Deed :- I-1506-07846/2018-29/08/2018

Endorsement For Deed Number : I - 150607846 / 2018

On 28-08-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,68,68,770/-



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

On 29-08-2018

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 11.45 hrs on 29-08-2018, at the Office of the A D S R. COSSIPORE DUMDUM by Anil Kumar Agarwal .

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

Execution is admitted on 29-08-2018 by Anil Kumar Agarwal, Director, Balaji Paper And Newsprint Private Limited, 23 Brabourne Road, P.O:- GPO, P.S:- Hare Street, District-Kolkata, West Bengal, India, PIN - 700001

Identified by Sanjay Ghosh, , Son of Late Dharanidhar Ghosh, 36 Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Others

Execution is admitted on 29-08-2018 by Atanu Sanyal, Director, Sapnil Developers Private Limited, 5/31 Neogi Para Road, P.O:- Baranagar, P.S:- Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700036

Identified by Sanjay Ghosh, , Son of Late Dharanidhar Ghosh, 36 Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,68,702/- (A(1) = Rs 6,68,688/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,68,702/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 28/08/2018 10:14PM with Govt. Ref. No: 192018190279848421 on 28-08-2018, Amount Rs: 6,68,702/-, Bank: Bank of Boroda (BARBOINDIAE), Ref. No. 94881471 on 28-08-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1506-07846/2018-29/08/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs.0/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 65920, Amount: Rs.100/-, Date of Purchase: 27/08/2018, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/08/2018 10:14PM with Govt. Ref. No: 192018190279848421 on 28-08-2018, Amount Rs: 0/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 94881471 on 28-08-2018, Head of Account



Suman Basu

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2018, Page from 353224 to 353271
being No 150607846 for the year 2018.



Digitally signed by SUMAN BASU
Date: 2018.08.31 12:42:06 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 31/08/2018 12:41:42
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)