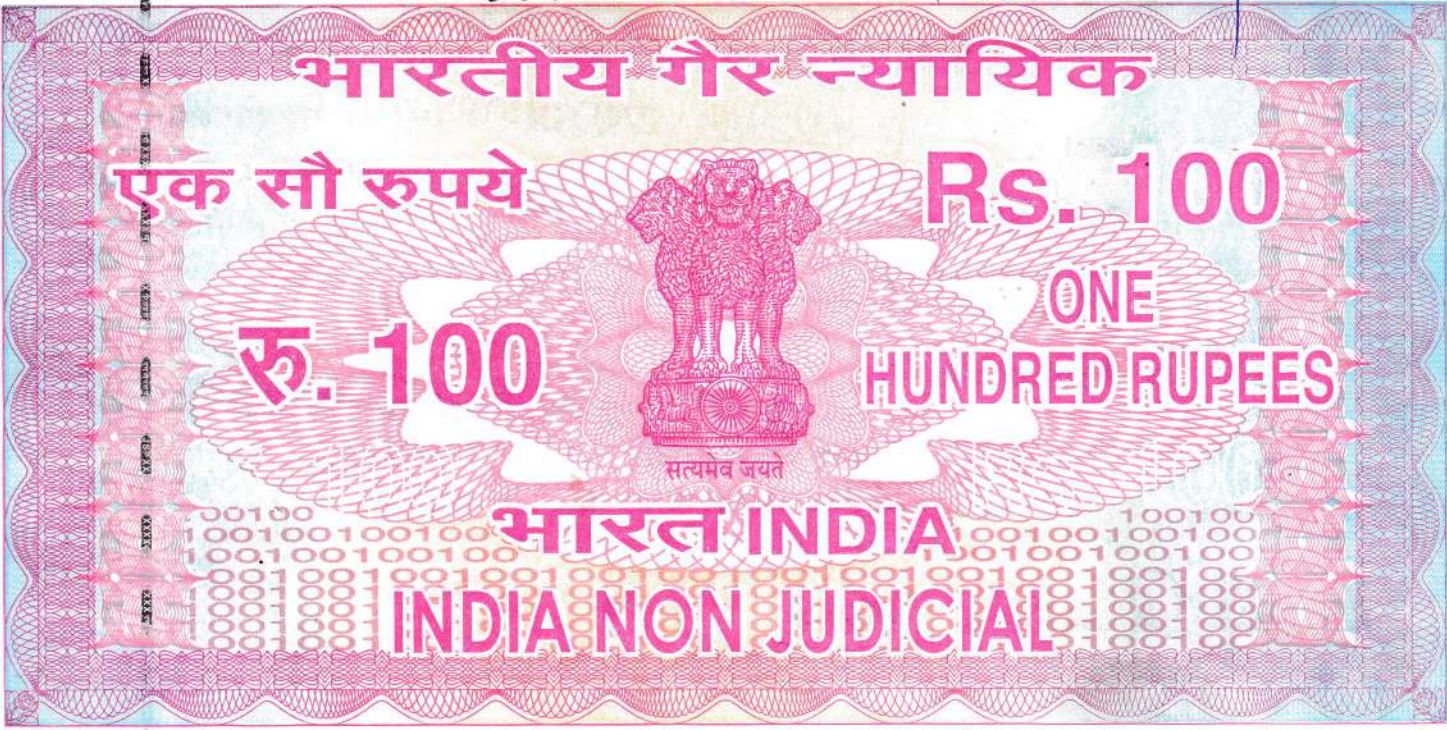


# DEED OF CONVEYANCE

Mouza Bikihakola, J.L. No. 18,  
Police Station Panchla, District Howrah

20/20

05010 2494/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 637995

418  
15/20  
3000 A 8522/2020

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this documents.

District Sub-Register  
Howrah  
District Sub-Registrar-I  
Howrah

**DEED OF CONVEYANCE**

06 AUG 2020

**THIS DEED OF CONVEYANCE** made this the 04<sup>th</sup> day of August

In the year Two Thousand & Twenty (2020) **BETWEEN**

Contd..

*[Handwritten signatures]*

5425 তার 30/07/2020

ক্রম - শ্রী / শ্রীমতী NISHAT INFRASTRUCTURE PVT. LTD

ঠিকানা 59, B.B. BOSE Road HOWRAH - 711001

মূল্য 100/- টাকা

স্বাক্ষর ভেঙারের নাম 

অরুণ সরকার  
হাওড়া কালেক্টরেট  
হাওড়া কোর্ট কমপাউন্ড

Abdul Salam Chowdhury



1780

For NISHAT INFRASTRUCTURE (P) LTD,

Abdul Salam Chowdhury

DIRECTOR



1781

Krishnendu Datta



1782

Sindhu Datta

District Sub-Registrar  
Howrah

04 AUG 2020



1783

Pradipnarayan Datta



1. **SRI KRISHNENDU DUTTA @ KRISHNENDU PRADIP DUTTA** (PAN: AJDPD5417G; AADHAAR: 444676478170), son of Sri Pradip Narayan Dutta, by religion Hindu, by nationality Indian, by occupation service, residing at E-Wing Flat No. 218 Maple Leaf CHS LTD. Raheja Vihar Chandivali Farm Road, Powai, Mumbai, Sakinaka, Mumbai, Maharashtra - 400072.
  
2. **SRI SHIRSHENDU DUTTA** (PAN: AJHPD5641G; AADHAAR: 863341192955), son of Sri Deb Narayan Dutta, by religion Hindu, by nationality Indian, by occupation service, residing at No. 54/2/3, Andul Road, Police Station A.J.C. Bose Botanical Garden, Post Office : Danesh Sheikh lane, District Howrah, Pin: 711 109;

hereinafter jointly called and referred to as the **OWNERS/VENDORS**, which term or expression shall unless excluded by or made repugnant to the context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

*AND*

**M/S. NISHAT INFRASTRUCTURE PVT. LTD. (PAN-AADCN7562J)**, a company incorporated under the provisions of the companies act 1956 having its registered office at 59, Bon Behari Bose Road, P.O., P.S. & District Howrah-711101, represented through its Director **MR. ABDUL SALAM KHAN (PAN- AFTPK2124B, AADHAR No. 3625 5040 3187)**, hereinafter referred to as the **PURCHASER** (*which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, executors, administrators, legal representatives and assigns*) of the **SECOND PART**.

*Amrity* *Debn*



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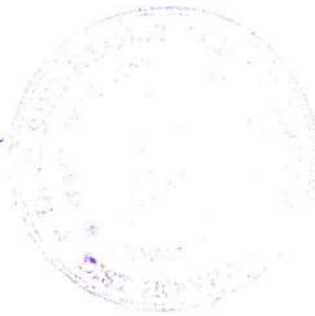
Deb narayan Dutta



1785

Kanika Dutta

Ranjit Mondal.  
S/o - Bijoy Mondal.  
59, Bon Behari Bose Road  
P.S & Dist - Howrah  
Pin no. 711101  
Occ - Service

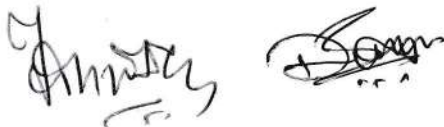


District Sub-Registrar-I  
Howrah

04 AUG 2020

*AND*

1. **SRI PRADIP NARAYAN DUTTA** (PAN: ADRPD9105D; AADHAAR: 932085474554), son of Late Shib Narayan Dutta, by religion Hindu, by nationality Indian, by occupation business, residing at No. 54/10, Andul Road, Police Station A.J.C. Bose Botanical Garden, Post Office: Danesh Sheikh lane, District Howrah, Pin: 711 109 and presently residing at 13B, H.I.G. Tower - I, "AKANKHA" KRISNACHURA, New Town, Police Station : New Town Ecopark , Post Office : New Town AKANKHA , Rajarhat, Kolkata - 700161, District North 24-Parganas;
2. **SRI DEB NARAYAN DUTTA** (PAN: ADPPD5840H; AADHAAR: 402857329613), son of Late Shib Narayan Dutta, by religion Hindu, by nationality Indian, by occupation business, residing at No. 54/2/3, Andul Road, Police Station A.J.C. Bose Botanical Garden, Post Office : Danesh Sheikh lane, District Howrah, Pin: 711109.
3. **SMT. KANIKA DUTTA** (PAN: ADZPD1313P; AADHAAR: 850698768062), wife of Sri Pradip Narayan Dutta, by religion Hindu, by nationality Indian, by occupation retired, residing at No. 54/10, Andul Road, Police Station A.J.C. Bose Botanical Garden, Post Office : Danesh Sheikh lane, District Howrah, Pin: 711 109 and presently residing at 13B, H.I.G. Tower-I, "AKANKHA" KRISNACHURA, New Town, Police Station : New Town Ecopark , Post Office : New Town AKANKHA, Rajarhat, Kolkata - 700161, District North 24-Parganas;





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Howrah

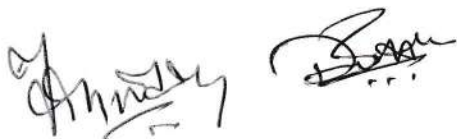
04 AUG 2020



hereinafter jointly and collectively called and referred to as the **CONFIRMING PARTIES**, which term or expression shall unless excluded by or made repugnant to the context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and/or assigns) of the **THIRD PART**.

**WHEREAS** by virtue of a conveyance (Bengali Kobala) dated 20<sup>th</sup> May 1968 (corresponding to 6<sup>th</sup> Jaistha 1375 B.S.) registered in the office of the District Registrar, Howrah and recorded in Book No. I, Volume No. 47, pages from 92 to 97, Being No. 2235 for the year 1968 one Shib Narayan Dutta, since deceased, during his life time, purchased for valuable consideration **ALL THAT** land measuring more or less 20 Decimals in Dag No. 2475, under Khatian No. 340 and 36 Decimals in Dag No. 2476 under Khatian No. 340 and 3 Decimals in Dag No. 2477 under Khatian No. 340 aggregating to 59 Decimals comprised within Mouza Bikihakola, J.L. No. 18, Police Station Panchla, District Howrah within the territorial limits of Bikihakola Gram Panchayat as more fully and particularly described in the **SCHEDULE** hereinafter written and in short hereinafter referred to as the **SAID PROPERTY** from (1) Kalicharan Dhara, (2) Kartick Chandra Dhara and (3) Lakhi Kanta Dhara free from all encumbrances for valuable consideration as mentioned in the said conveyance and became the absolute owner in respect thereof.

**AND WHEREAS** the said Shib Narayan Dutta, since deceased, while fully seized and possessed of or otherwise well and sufficiently entitled to the said property exercise his right of absolute ownership in respect thereof without any let, hindrance, claim, question or demand having been raised by anybody and got mutated his name in the records of rights by paying land revenue to the appropriate government.







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**AND WHEREAS** in course of his enjoyment of the said property the said Shib Narayan Dutta in or about the year 1972 developed the said property by erecting a boundary wall and making a structure together with one generator room, one pump room, durwan's quarters, sweeper's quarters, go-down, cycle stand, restaurant and one power room on the land of the said property and carried on a business of distribution and exhibition of films and/or cinematography in cinema house on the said property in the name and style of APSARA CINEMA as the sole proprietor thereof.

**AND WHEREAS** with effect from 1<sup>st</sup> day of April 1991 the said Shib Narayan Dutta converted the aforesaid proprietorship business of cinema exhibition run under the name and style of APSARA CINEMA from the said property into a partnership business by inducting his one son Sri Deb Narayan Dutta and Smt. Kanika Dutta, wife of his another son, Pradip Narayan Dutta, as partners of the said firm.

**AND WHEREAS** the settlor, Sri Shib Narayan Dutta, had two sons, namely, (1) Sri Pradip Narayan Dutta and (2) Sri Deb Narayan Dutta, and six daughters, namely, (1) Smt. Bharati Pal, (2) Smt. Arati Das, (3) Smt. Sumitra Aon, (4) Smt. Suchitra Nandy, (5) Smt. Sujata Paul and (6) Smt. Supriya Mookerjee and the youngest of the daughters namely, Supriya, had gone astray and instead of mending her ways as advised by the Settler she had abused and insulted the Settler in full public view and married a person without the consent of the Settler and after such marriage had severed all connections with the Settler so much so that even her whereabouts were not known to the Settler during his life time and, therefore, the Settler, while settling his estate gave ornaments, jewelries, cash money and other movable properties to her widow and five daughters but chose not to set apart anything for his youngest daughter, Supriya, and settled the said property in favour of his two sons, namely,



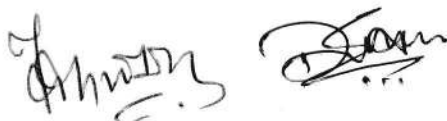
District Sub-Registrar-I  
Howrah

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Sri Pradip Narayan Dutta and Sri Deb Narayan Dutta, who were then residing with the Settler, in the manner hereinafter stated.

**AND WHEREAS** by virtue of a Deed of Trust dated 27<sup>th</sup> May 1991 registered in the office of the D.S.R., Howrah and recorded in Book No. I, Volume No. 62, Pages from 341 to 354, Being No. 2703 for the year 1991, the said Shib Narayan Dutta being the Settler therein, out of love and affection towards his sons and their children created a private family Trust in respect the said property being ALL THAT the said property containing a total land area of 59 decimals comprised in three plot of lands (within the boundary wall) with Mokarrari Mourusi Rights measuring about 20 Decimals in Dag No. 2475, under Khatian No. 340 and 36 Decimals in Dag No. 2476 under Khatian No. 340 and 3 Decimals in Dag No. 2477 under Khatian No. 340 together with the said four storied building known as APSARA CINEMA standing thereon situated and lying within Mouza Bikihakola, J.L. No. 18, Police Station Panchla, District Howrah within the territorial limits of Bikihakola Gram Panchayat and also within the jurisdiction of the office of the District Sub-registrar, Howrah and conveyed and transferred the said property in favour of his two sons namely, (1) Sri Pradip Narayan Dutta and (2) Sri Deb Narayan Dutta, the Confirming Party Nos. 1 and 2 herein, being the Trustees of the private family Trust known as SHIB NARAYAN DUTTA TRUST with the declaration that the Trustees shall hold the said Trust and the income thereof for the benefits of the Trustees for their respective lives in equal one half share and in the event of death of any one the share of the deceased Trustee will devolve upon his sons and upon the death of both the Trustees the share of both the deceased trustee will devolve upon their respective sons in same proportion and shall vest entirely unto them and also therein granted full power and absolute authority to the Trustee to sell and/or dispose of the Trust Property or any portion thereof without the consent or concurrence of any of the beneficiaries thereof, if the said Trustees are unanimous that such sale





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will be for the benefit of the Trust Estate and the Trustees were further empowered and authorized therein to transfer and assign the trust properties in favour of the beneficiaries by executing a proper deed of transfer in favour of the beneficiaries at the cost of the beneficiaries.

**AND WHEREAS** while the said property together with all the structure standing thereon including the building of Apsara Cinema was the corpus of the aforesaid Deed of Trust and was conveyed and transferred in favour of the Trustees, namely, (1) Sri Pradip Narayan Dutta and (2) Sri Deb Narayan Dutta, the partnership business of cinema exhibition carried on by the Settlor, Shib Naraya Dutta, Sri Deb Narayan Dutta and Smt. Kanika Dutta under the name and style of APSARA CINEMA and the machineries, furniture and other assets of Apsara Cinema Hall belonging to the said partnership firm was specifically not made part of the Trust property and the said partnership firm, Apsara Cinema had been paying rent at the rate of Rs. 2000/- per month in respect of cinema building and other portions under its occupation.

**AND WHEREAS** after having acquired right, title and interest in respect of the said property, as Trustees of Shib Narayan Dutta Trust, in the manner aforesaid the said Sri Pradip Narayan Dutta and Sri Deb Narayan Dutta, the Confirming Party Nos. 1 and 2 herein mutated their names in the records of the concerned authority by paying usual land revenue in the year of 1411 B.S. ENGLISH CALENDER YEAR 2004 and were allotted new L.R. Dag No. 2708 and L.R. Khatian No. 3499 (in the name of Sri Pradip Narayan Dutta) and L.R. Khatian No. 3500 (in the name of Sri Deb Narayan Dutta).







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**AND WHEREAS** in or about 24<sup>th</sup> July 2001 the said Shib Narayan Dutta, while carrying on the business of APSARA CINEMA in co-partnership with Sri Deb Narayan Dutta and Smt. Kanika Dutta, at the said property, died and upon his death the surviving partners continued the partnership business.

**AND WHEREAS** in exercise of the power vested in Sri Pradip Narayan Dutta and Sri Deb Narayan Dutta as the Trustees of the SHIB NARAYAN DUTTA TRUST and as recorded in the Deed of Trust dated 27<sup>th</sup> May 1991 the said Sri Pradip Narayan Dutta and Sri Deb Narayan Dutta, the Confirming Party Nos. 1 and 2 transferred and assigned the trust property i.e. the said property being ALL THAT a total land area of 59 decimals comprised in three plot of lands (within the boundary wall) with Mokarrari Mourusi Rights measuring about 20 Decimals in Dag No. 2475, under Khatian No. 340 and 36 Decimals in Dag No. 2476 under Khatian No. 340 and 3 Decimals in Dag No. 2477 under Khatian No. 340 corresponding to the current L.R. Dag No. 2708 together with the said four storied building known as APSARA CINEMA standing thereon situated and lying within Mouza Bikihakola, J.L. No. 18, Police Station Panchla, District Howrah within the territorial limits of Bikihakola Gram Panchayat and also within the jurisdiction of the office of the District Sub-registrar, Howrah as more fully and particularly described in the Schedule hereinafter written unto and in favour of the Vendor Nos. 1 and 2 herein being the ultimate beneficiaries of the SHIB NARAYAN DUTTA TRUST in terms of the Deed of Trust dated 27<sup>th</sup> May 1991 by executing a Deed of Transfer on 16<sup>th</sup> April 2004 and registering the same in the office of the Additional Registrar of Assurances-I, in Book No. I, Volume No. 1, Pages from 1 to 11, Being No. 03728 for the year 2004.





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Howrah

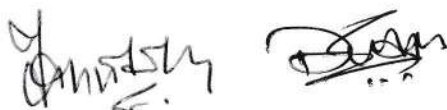
04 AUG 2020



**AND WHEREAS** the partnership firm, run under the name and style of APSARA CINEMA, at the said property was also reconstituted whereby Sri Deb Narayan Dutta retired from the partnership firm and the vendor Nos. 1 and 2 namely, SRI KRISHNENDU DUTTA @ KRISHNENDU PRADIP DUTTA, son of Sri Pradip Narayan Dutta and SRI SHIRSHENDU DUTTA, son of Sri Deb Narayan Dutta, who carried on the partnership business of APSARA CINEMA along with the continuing partner, Smt. Kanika Dutta, the Confirming Party No. 3 herein.

**AND WHEREAS** in or about July 2007 Smt. Kanika Dutta, the Confirming Party No. 3 herein, moved an application under Section 9 of the Arbitration & Conciliation Act, 1996 being A.P. No. 219 of 2007 against Sri Shirshendu Dutta, the Vendor No. 2 herein, before the Hon'ble Calcutta High Court and by an order dated 11<sup>th</sup> July 2007 the Hon'ble Court was pleased to appoint Mr. Sandwip Mukherjee, Advocate as the Receiver over and in respect of the assets and properties of the partnership firm, namely, APSARA CINEMA, with the power to take symbolical possession of all assets of the partnership firm and the business of the firm was directed to be run under the Receiver on a monthly remuneration of 1000 GMs receivable by the Receiver from out of the box office collections.

**AND WHEREAS** the aforesaid Arbitration application remained pending and the Learned Receiver appointed by the Hon'ble Court carried on the business of APSARA CINEMA in terms of the aforesaid order and subsequently orders passed by the Hon'ble Court until the year 2012-2013 when eventually the Cinema House was shut down due to financial reasons and since then the said Cinema House and the business of Apsara Cinema is lying closed.





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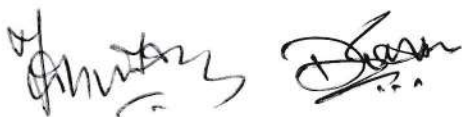
04 AUG 2020



**AND WHEREAS** as on date the said property is free from any encumbrances and the Vendors are jointly and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and have been exercising their rights of ownership as such in respect thereof without any let hindrance, claim, question or demand being raised by anybody and there is no bar, injunction or legal impediment preventing the sale and transfer of the said property by the vendors in favour of the purchaser.

**AND WHEREAS** for various weighty reasons the Vendors are interested to sell the said property and the purchasers herein being in need of landed properties in the area where the said property is situated, have approached the vendors for purchase of the said property;

**AND WHEREAS** the Vendors have agreed to sell and the purchasers jointly have agreed to purchase the said property being ALL THAT a total land area of 59 decimals comprised in three plot of lands (within the boundary wall) with Mokarrari Mourusi Rights measuring about 20 Decimals in Dag No. 2475, under Khatian No. 340 and 36 Decimals in Dag No. 2476 under Khatian No. 340 and 3 Decimals in Dag No. 2477 under Khatian No. 340 corresponding to the current L.R. Dag No. 2708 and L.R. Khatian No. 3499 (in the name of Sri Pradip Narayan Dutta) and L.R. Khatian No. 3500 ( in the name of Sri Deb Narayan Dutta) together with the said four storied building known as APSARA CINEMA standing thereon situated and lying within Mouza Bikihakola, J.L. No. 18, Police Station Panchla, District Howrah within the territorial limits of Bikihakola Gram Panchayat and also within the jurisdiction of the office of the District Sub-registrar, Howrah as more fully and particularly described in the Schedule hereinafter written at and for a





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total consideration of **Rs. 4,25,00,000/- (Rupees Four Crores Twenty Five Lacs only)** subject to the terms and conditions hereinafter written;

**AND WHEREAS** the amount of consideration settled is the best market value available for the said property.

**NOW THIS INDENTURE WITNESSETH THAT** in consideration of the premises hereinbefore recited and of the several covenants and agreement hereinafter contained and on the part of the Vendors and the Purchasers to be performed and observed and further in consideration of the total sum of **Rs. 4,25,00,000/- (Rupees Four Crores Twenty Five Lacs only)** lawful money of the Union of India well and truly paid to the Vendor by the Purchasers on or before the execution of these presents (the receipt whereof the Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge of and from the same and every part thereof, acquit, release and forever discharge to the Purchasers the said property and every part thereof intended to be conveyed) the Vendors doth hereby indefeasibly and absolutely **GRANT, CONVEY, ASSURE, SELL, ASSIGN AND TRANSFER**, free from all encumbrances **ALL THAT** a total land area of 36 (thirty six) Cottahs (59 decimals) comprised in three plot of lands (within the boundary wall) with Mokarrari Mourusi Rights measuring about 20 Decimals in Dag No. 2475, under Khatian No. 340 and 36 Decimals in Dag No. 2476 under Khatian No. 340 and 3 Decimals in Dag No. 2477 under Khatian No. 340 corresponding to the current L.R. Dag No. 2708 and L.R. Khatian No. 3499 (in the name of Sri Pradip Narayan Dutta) and L.R. Khatian No. 3500 ( in the name of Sri Deb Narayan Dutta) together with the said four storied building known as APSARA CINEMA standing thereon with cemented flooring, without any liftsituated and lying within Mouza Bikihakola, J.L. No. 18, Police Station Panchla, District Howrah within the territorial limits of Bikihakola Gram Panchayat and also within the




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Hovrah

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jurisdiction of the office of the District Sub-registrar, Howrah as more fully and particularly described in the Schedule hereinafter written and more particularly shown in the map or plan hereto annexed and shown thereon in "**RED**" borders **OR HOWSOEVER OTHERWISE** the said property or any part thereof now are or is or at any time hereto fore were or was situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** every kind of yards, ways, paths, common and other passage and all manner of former and other rights, liberties, assessments and profits, whatsoever, to the said property belonging or in any wise appertaining to or usually held or enjoyed therewith or reputed so to belong or to be appurtenant thereto **TOGETHER WITH** absolute right over the boundary walls of the said property **AND** the reversion and reversions, remainder and remainders, rents, issues, and profits thereof and all the estate, right, title interest, inheritance, use, trust, possession, claim and demand whatsoever both at law and in equity of them, the vendor, into or upon the said property and every part thereof **AND TO HAVE AND TO HOLD** the said property as more fully and particularly described in the Schedule herein below unto and to the use of the Purchaser, his heirs and assigns absolutely and forever notwithstanding any act deed matter or thing by the vendors made, done or executed or knowingly suffered to the contrary the vendors have now good right full power, absolute authority and indefeasible title to grant, convey, sell and transfer the said Property herein granted, conveyed, sold and transferred unto and to the benefit of the Purchaser absolutely and forever **AND** the purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said property and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claims or demand from or by the vendor or any person or persons lawfully or equitably claiming from under or in trust for them **AND** that the said property hereby conveyed is free from all encumbrances, charges, liens, attachments, mortgages and/or liabilities of any nature or sorts **AND** that the said property hereby conveyed is free from any scheme of acquisitions, requisitions,






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alignments and is neither vested in the state nor there is any proposal in this behalf **AND** the Purchaser shall have absolute and unfettered right to collect, receive and appropriate the benefits and usufructs and all other income of the said property **AND** the said property is free and clear and freely, clearly and absolutely discharged, exonerated, saved, kept harmless and indemnified or otherwise released at the cost of the Vendor and all or every other person or persons having lawfully or equitably claiming any estate or interest in the said property **AND** the said property is not attached in connection with any proceedings initiated by Departments of Income Tax, Gift Tax or otherwise and no certificate has been filed in the office of the Certificate Officer under the provisions of Public Demand recovery Act **AND** the purchaser shall be entitled to the said property along with the right of passage and easements hereby acquired in such manner as the Purchaser shall think fit and in this behalf the purchaser shall have the right to apply all sorts of easement rights over the passage and other rights annexed to the said property hereby sold by regular egress and ingress, by bringing water pipeline, electric connection and by constructing drainage system **AND** the purchaser shall be entitled to have his name mutated in the records of the Land settlement Office, Government of West Bengal, and in other records maintained by the Government of West Bengal or in the assessment records of Howrah Municipal Corporation or any local authority and shall be further entitled to have the nature of user of the properties converted **AND** the Vendor has not retained any part or portion of the schedule property nor has created any easement in respect thereof in favour of any one **AND** there is no latent or patent defect of title of the vendor in the schedule property or any part thereof **AND** the Vendors shall and will at all times hereinafter at the request and cost of the Purchaser execute or cause to be executed all such acts, deeds and things for further, better or more perfectly assuring title of the said Property and every part thereof for the benefit of the Purchaser in the manner aforesaid as shall or may be reasonably required **AND** the Vendor do hereby nominate, constitute and appoint the purchaser as his





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constituted Attorney to do all acts, things and matters in respect of the said Property on his behalf for rectification and correction of any mistakes which has crept up in this instrument and/or for making better and effective provisions for the better enjoyment of the said Property at the exclusive cost of the Purchaser **AND** that all outstanding municipal rates and taxes and the Land Revenue in respect of the said property as described in the Schedule herein below till the date of execution of this Deed shall be paid by the vendor and if after purchase it is detected that any amount towards municipal tax and other imposition is due till this day to the authority concerned then in such case the vendors agree and undertakes to clear off the same from his own account failing which the purchasers will pay the same and shall realize the same from the vendor **AND** that the vendors hereby undertake to render all possible help at the time of mutation of the name of the purchaser in the records of the Howrah Municipal Corporation as well as Settlement office and other authorities in respect of the said property and also undertakes to execute and register any other document or documents, if necessary, to confer upon the Purchaser a better and perfect title in respect of the said property **AND** the Confirming Parties hereby records their acknowledgement and consent to the execution of these presents and undertakes not to raise any claim against the Vendors or the Purchaser at any time in future **AND** the Vendors and the Confirming Party No. 3 herein declares and undertakes that they shall take all possible steps for withdrawal of arbitration proceedings pending either before the Learned Arbitrator or before the Hon'ble Calcutta High Court or allow the same to be dismissed for default **AND** the Vendor No. 2 declares and undertakes to pay the remuneration of the Learned Receiver if awarded by the Hon'ble Court on his discharge.



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**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a total land area of 36 (thirty six) Cottahs (59 decimals) comprised in three plot of lands (within the boundary wall) with Mokarrari Mourusi Rights measuring about 20 Decimals in Dag No. 2475, under Khatian No. 340 and 36 Decimals in Dag No. 2476 under Khatian No. 340 and 3 Decimals in Dag No. 2477 under Khatian No. 340 corresponding to the current L.R. Dag No. 2708 and L.R. Khatian No. 3499 (in the name of Sri Pradip Narayan Dutta) and L.R. Khatian No. 3500 ( in the name of Sri Deb Narayan Dutta) together with the said **old dilapidated cinema hall** measuring **5000 sq.ft. (approx.)** standing thereon with cemented flooring, without any lift situated and lying within Mouza Bikihakola, J.L. No. 18, Police Station Panchla, District Howrah within the territorial limits of Bikihakola Gram Panchayat and also within the jurisdiction of the office of the District Sub-registrar, Howrah as more fully and particularly described in the Schedule hereinafter written and more particularly shown in the map or plan hereto annexed and shown thereon in "**RED**" borders **TOGETHER WITH** the right over the common passage and rights over all fittings, installations, equipments, path, passages, water, water courses, liberties, privileges, lights, easements, appendages and appurtenances whatsoever belonging to or in any way appertaining thereto or known to be part or parcel thereof and butted and bounded as follows :

On the North by : RAJIB MULLICK.

On the East by : SERVICE ROAD AND NATIONAL HIGHWAY, NH.6

On the South by : MOLLA MARKET (SARFARZ MOLLA)

On the West by : KARTICK & KAUSHIK GHOSH






District Sub-Registrar-I  
Howrah

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**IN WITNESS WHEREOF** the Parties hereto put their respective signature on the day, month and year first above written/mentioned.

**SIGNED AND DELIVERED BY  
THE EXECUTANTS IN PRESENCE  
OF THE FOLLOWING WITNESSES:-**

1. Ranjit Mondal  
59, Ban Behari Bose  
Road, Howrah - 71101

1. Krishnendu Dutta  
(KRISHNENDU DUTTA)

2.

Shirshendu Dutta  
(SHIRSHENDU DUTTA)

**SIGNATURE OF THE VENDORS**

2. Shiv Shankar Sharma  
2, Dharma Das Ganguly  
Lane, Shibpur, Howrah - 71102

**For NISHAT INFRASTRUCTURE (P) LTD.**

Abdul Salam Chowdhury  
**DIRECTOR**

**SIGNATURE OF PURCHASER**

1.

Pradip Narayan Dutta  
(PRADIP NARAYAN DUTTA)

2.

Deb Narayan Dutta  
(DEB NARAYAN DUTTA)

3.

Kanika Dutta  
(KANIKA DUTTA)

**SIGNATURES OF CONFIRMING PARTY**

Prepared by me;  
Javed Kauser Sanwarwala  
Advocate. (JAVED KAUSER SANWARWALA)  
WB/1900/98



District Sub-Registrar-I  
Howrah

04 AUG 2020

**MEMO OF CONSIDERATION**

**RECEIVED** a sum of **Rs. 4,25,00,000/- (Rupees Four Crores Twenty Five Lacs only)** from the within named purchasers towards sale consideration in terms of this Deed of Conveyance in the following manner:-

| Date         | Particulars of Instrument of Transfer   | Amount (Rs.)          |
|--------------|---|-----------------------|
| 11.03.2020   | Cheque No. 049935, UBI, Sandhya Bazar Br. in favour of Vendor No. 1 <b>SRI KRISHNENDU DUTTA</b>                                       | 10,00,000.00          |
| 11.03.2020   | Cheque No. 049936, UBI, Sandhya Bazar Br. in favour of Vendor No. 2 <b>SRI SHIRSHENDU DUTTA</b>                                       | 10,00,000.00          |
| 04.08.2020   | RTGS No. UTBIH20217523808, UBI, Sandhya Bazar Br. in favour of Vendor No. 1 <b>SRI KRISHNENDU DUTTA @ SRI KRISHNENDU PRADIP DUTTA</b> | 1,60,37,500.00        |
| 04.08.2020   | Cheque No. 747367, UBI, Sandhya Bazar Br. in favour of Vendor No. 2 <b>SRI SHIRSHENDU DUTTA</b>                                       | 50,00,000.00          |
| 04.08.2020   | Cheque No. 747368, UBI, Sandhya Bazar Br. in favour of Vendor No. 2 <b>SRI SHIRSHENDU DUTTA</b>                                       | 50,00,000.00          |
| 04.08.2020   | Cheque No. 747369, UBI, Sandhya Bazar Br. in favour of Vendor No. 2 <b>SRI SHIRSHENDU DUTTA</b>                                       | 60,37,500.00          |
| 04.08.2020   | Cheque No. 747363, UBI, Sandhya Bazar Br. in favour of Vendor No. 1 <b>SRI KRISHNENDU DUTTA</b>                                       | 20,00,000.00          |
| 04.08.2020   | Cheque No. 747364, UBI, Sandhya Bazar Br. in favour of Vendor No. 2 <b>SRI SHIRSHENDU DUTTA</b>                                       | 20,00,000.00          |
| 04.08.2020   | Cheque No. 747365, UBI, Sandhya Bazar Br. in favour of Vendor No. 1 <b>SRI KRISHNENDU DUTTA</b>                                       | 20,00,000.00          |
| 04.08.2020   | Cheque No. 747366, UBI, Sandhya Bazar Br. in favour of Vendor No. 2 <b>SRI SHIRSHENDU DUTTA</b>                                       | 20,00,000.00          |
|              | <b>Add. :TDS @ 1% (deducted by Purchaser) in favour of Vendor No. 1 <b>SRI KRISHNENDU DUTTA</b></b>                                   | 2,12,500.00           |
|              | <b>Add. :TDS @ 1% (deducted by Purchaser) in favour of Vendor No. 2 <b>SRI SHIRSHENDU DUTTA</b></b>                                   | 2,12,500.00           |
| <b>Total</b> |   | <b>4,25,00,000.00</b> |

**WITNESSES :**

1. *Ranjit Mondal*  
59, Bon Behari Bose Road  
Howrah - 71101

1.

*Krishnendu Dutta*  
(KRISHNENDU DUTTA)

2. *Shiv Shankar Sharma,*  
2, Dharma Das Ganguly Lane,  
Shubra, Howrah - 71102.

2.

*Shirshendu Dutta*  
(SHIRSHENDU DUTTA)

**SIGNATURE OF THE VENDORS**



✓  
District Sub-Registrar-I  
Howrah

04 AUG 2020



**SALE DEED PLAN OF L.R. DAG NO:- 2708. L.R. KH. NO-3499,3500,  
 MOUZA-BIKIHAKOLA, J.L. NO-18, P.S. - PANCHLA, DIST:-HOWRAH .**

**AREA OF THE LAND - 36 KA.-00 CH.-00 SFT. = 59 SATAK (APPROX)**

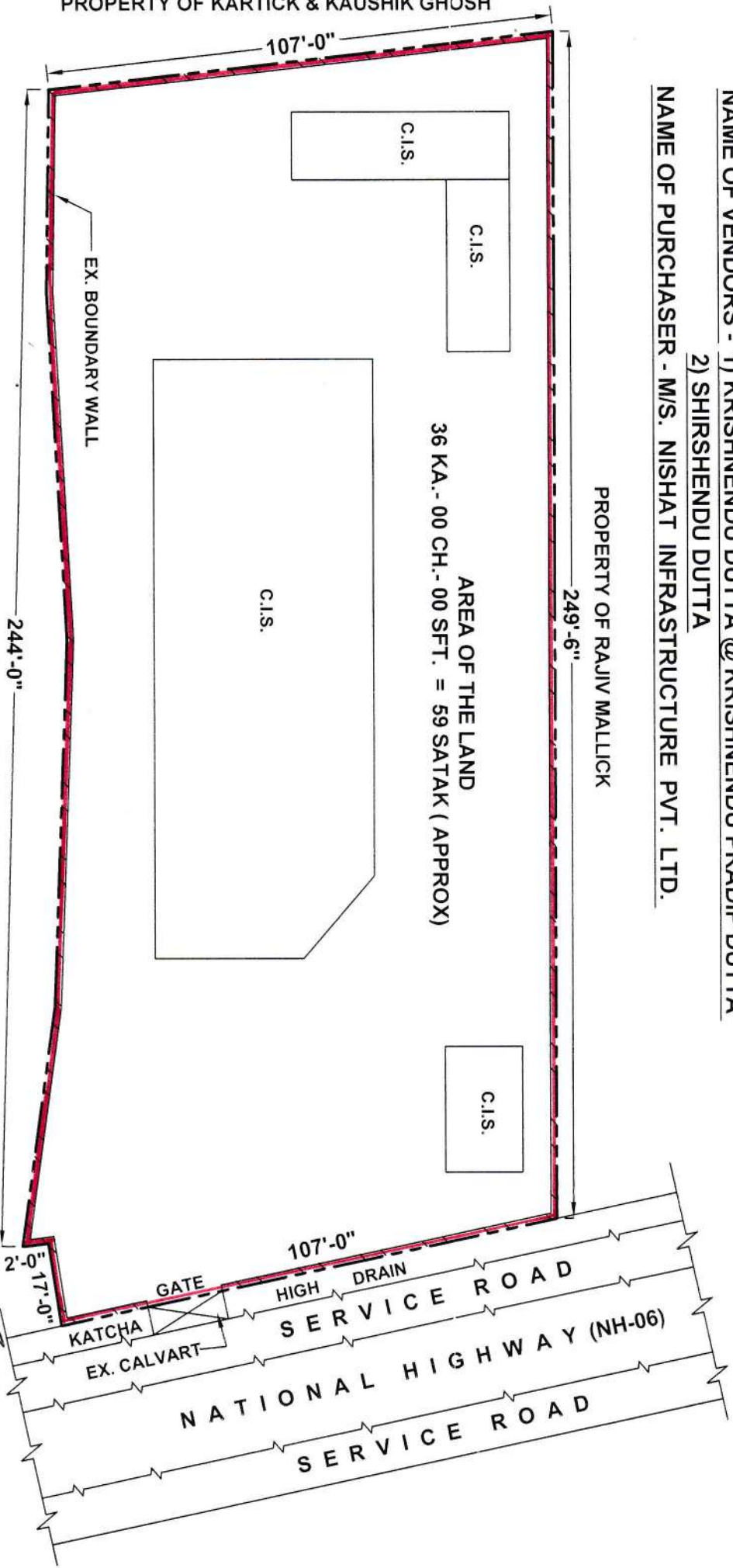
**SHOWN IN RED BORDER**

**AREA OF THE STRUCTURE - 5000 SFT. (APPROX)**

**NAME OF VENDORS - 1) KRISHNENDU DUTTA @ KRISHNENDU PRADIP DUTTA  
 2) SHIRSHENDU DUTTA**

**NAME OF PURCHASER - M/S. NISHAT INFRASTRUCTURE PVT. LTD.**

PROPERTY OF KARTICK & KAUSHIK GHOSH



SCALE - 1"=32'-0"



PROPERTY OF SARFARAZ MOLLA (MOLLA MARKET)

*Krishnendu Dutta*  
*(Signature)*  
*Shirshendu Dutta*  
*Pradip Kumar Dutta*  
*Deb Mohan Dutta*  
*Kanika Dutta*

FOR NISHAT INFRASTRUCTURE (P) LTD.

*Asrar Ali Khan*

DIRECTOR

ASRAR ALI KHAN  
 LTID / MAN. (CIVIL)  
 L.E.S. Class-2, (Reg. No.-7)  
 Howrah Zilla Parishad

31.07.2020  
 39, Kazi Para Lane, Howrah-3

DRAWN BY

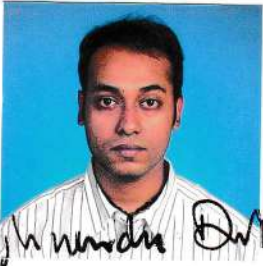

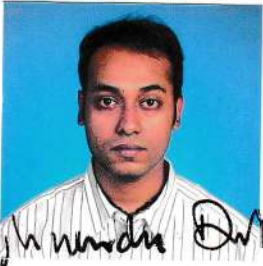
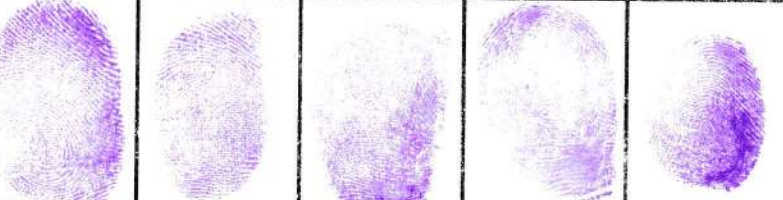








✓  
District Sub-Registrar-I  
Howrah

04 AUG 2020


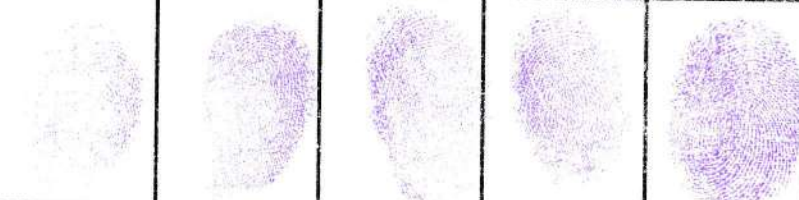


### FORM FOR TEN FINGER IMPRESSION

|   |  |        |      |        |      |        |
|---|--|--------|------|--------|------|--------|
| <br>Krishnakumar Datta | Left Hand  | Little | Ring | Middle | Fore | Thumb  |
|   |  |        |      |        |      |        |
| <br>Krishnakumar Datta | Right Hand   | Thumb  | Fore | Middle | Ring | Little |
|   |  |        |      |        |      |        |

Signature  Krishnakumar Datta

|   |  |        |      |        |      |        |
|---|--|--------|------|--------|------|--------|
| <br>Sivaram Datta | Left Hand  | Little | Ring | Middle | Fore | Thumb  |
|   |   |        |      |        |      |        |
| <br>Sivaram Datta | Right Hand   | Thumb  | Fore | Middle | Ring | Little |
|   |  |        |      |        |      |        |

Signature  Sivaram Datta

|   |  |        |      |        |      |        |
|---|--|--------|------|--------|------|--------|
| <br>Abdul Salam Khan | Left Hand  | Little | Ring | Middle | Fore | Thumb  |
|   |  |        |      |        |      |        |
| <br>Abdul Salam Khan | Right Hand   | Thumb  | Fore | Middle | Ring | Little |
|   |  |        |      |        |      |        |

Signature  Abdul Salam Khan

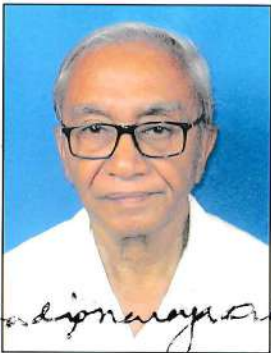












District Sub-Registrar-I  
Howrah












04 AUG 2020














FORM FOR TEN FINGER IMPRESSION

|   |            |   |  |   |   |   |
|---|------------|---|--|---|---|---|
| <br><i>Radiprakash Dutta</i> | Left Hand  | Little  | Ring   | Middle  | Fore  | Thumb   |
|   |            |  |  |  |  |  |
|   | Right Hand | Thumb   | Fore   | Middle  | Ring  | Little  |
|   |            |  |   |  |  |  |

Signature Radiprakash Dutta

|  |            |   |   |   |   |   |
|--|------------|---|---|---|---|---|
| <br><i>Deb narayan Dutta</i> | Left Hand  | Little  | Ring  | Middle  | Fore  | Thumb   |
|  |            |   |    |    |    |   |
|  | Right Hand | Thumb   | Fore  | Middle  | Ring  | Little  |
|  |            |  |  |  |  |  |

Signature Deb narayan Dutta

|  |            |   |  |   |   |   |
|--|------------|---|--|---|---|---|
| <br><i>Kanika Dutta</i> | Left Hand  | Little  | Ring   | Middle  | Fore  | Thumb   |
|  |            |  |  |  |  |  |
|  | Right Hand | Thumb   | Fore   | Middle  | Ring  | Little  |
|  |            |  |  |  |  |  |

Signature Kanika Dutta



District Sub-Registrar-I  
Howrah

04 AUG 2020





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

GRN: 19-202021-005083014-2 Payment Mode Counter Payment  
GRN Date: 31/07/2020 12:44:38 Bank : State Bank of India  
BRN : 90030435 BRN Date: 31/07/2020 00:00:00

DEPOSITOR'S DETAILS

Id No. : 3000785222/5/2020  
[Query No./Query Year]

Name : Abdul Salam Khan  
Contact No. : Mobile No. : +91 9051235025  
E-mail :  
Address : Howrah 1  
Applicant Name : Mr Krishnendu Dutta  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|--------------------|--|--------------------|------------|
| 1       | 3000785222/5/2020  | Property Registration- Stamp duty        | 0030-02-103-003-02 | 2550010    |
| 2       | 3000785222/5/2020  | Property Registration- Registration Fees | 0030-03-104-001-16 | 425007     |
| 3       | 3000785222/5/2020  | Mutation/Conversion -Receipt             | 0029-00-800-028-27 | 5900       |

Total

2980917

In Words : Rupees Twenty Nine Lakh Eighty Thousand Nine Hundred Seventeen only



Government of West Bengal  
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

|  |  |                     |            |
|--|--|---------------------|------------|
| Visit Commission Case No / Year        | 0501000669/2020  | Date of Application | 04/08/2020 |
| Query No / Year                        | 05013000785222/2020  |                     |            |
| Transaction                            | [0101] Sale, Sale Document   |                     |            |
| Applicant Name of QueryNo              | Mr Krishnendu Dutta  |                     |            |
| Stampduty Payable                      | Rs.25,50,010/-   |                     |            |
| Registration Fees Payable              | Rs.4,25,007/-  |                     |            |
| Applicant Name of the Visit Commission | Mr Bhombal Sarkar  |                     |            |
| Applicant Address                      | howrah court   |                     |            |
| Place of Commission                    | 59, Bon Behari Bose Road, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101 |                     |            |
| Expected Date and Time of Commission   | 04/08/2020 5:00 PM   |                     |            |
| Fee Details                            | J1: 250/-, J2: 350/-, PTA-J(2): 0/-, Total Fees Paid: 600/-  |                     |            |
| Remarks                                |  |                     |            |





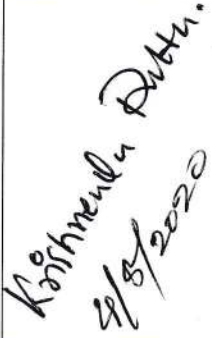


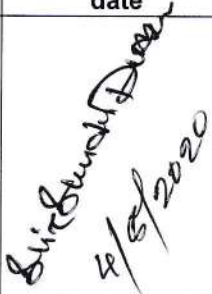



Government of West Bengal

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

OFFICE OF THE D.S.R.-I HOWRAH, District Name :Howrah









Signature / LTI Sheet of Query No/Year 05013000785222/2020

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

| SI No. | Name of the Executant   | Category   | Photo   | Finger Print  | Signature with date   |
|--------|---|--|---|---|---|
| 1      | Mr Krishnendu Dutta<br>Alias Mr Krishendu<br>Pradip Dutta 54/10,<br>Andul Road, New Ps.-<br>AJC Bose B Garden,<br>P.O:- D S Lane, P.S:-<br>Shibpur, District:-<br>Howrah, West Bengal,<br>India, PIN - 711109 | Seller   |   |   |   |
| 2      | Mr Shirshendu Dutta<br>54/2/3, Andul Road, New<br>Ps.-AJC Boe B Garden,<br>P.O:- D S Lane, P.S:-<br>Shibpur, District:-<br>Howrah, West Bengal,<br>India, PIN - 711109  | Seller   |  |  |  |
| 3      | Mr Abdul Salam Khan<br>59, Bon Behari Bose<br>Road, P.O:- Howrah,<br>P.S:- Howrah, District:-<br>Howrah, West Bengal,<br>India, PIN - 711101  | Represent<br>ative of<br>Buyer<br>[NISHAT<br>INFASTR<br>UCTURE<br>PVT. LTD.<br>] |  |  |  |



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

| SI No. | Name of the Executant  | Category   | Photo  | Finger Print  | Signature with date              |
|--------|--|--|--|---|----------------------------------|
| 4      | Mr Pradip Narayan Dutta<br>54/10, Andul Road, New<br>Ps.-AJC Bose B Garden,<br>P.O:- D S Lane, P.S:-<br>Shibpur, District:-<br>Howrah, West Bengal,<br>India, PIN - 711109 | Seller   |    |    | Pradip Narayan Dutta<br>4/8/2020 |
| 5      | Mr Deb Narayan Dutta<br>54/2/3, Andul Road, New<br>Ps.-AJC Bose B Garden,<br>P.O:- D S Lane, P.S:-<br>Shibpur, District:-<br>Howrah, West Bengal,<br>India, PIN - 711109   | Seller   |    |    | Deb Narayan Dutta<br>4/8/2020    |
| 6      | Mrs Kanika Dutta 54/10,<br>Andul Road, New Ps.-<br>AJC Bose B Garden,<br>P.O:- D S Lane, P.S:-<br>Shibpur, District:-<br>Howrah, West Bengal,<br>India, PIN - 711109       | Seller   |   |  | Kanika Dutta<br>4/8/2020         |
| SI No. | Name and Address of identifier   | Identifier of  | Photo  | Finger Print  | Signature with date              |
| 1      | Mr Ranjit Mondal<br>Son of Mr Bijay<br>Mondal<br>59, Bonbehari Bose<br>Road, P.O:- Howrah,<br>P.S:- Howrah,<br>District:-Howrah,<br>West Bengal, India,<br>PIN - 711101    | Mr Krishnendu Dutta, Mr<br>Shirshendu Dutta, Mr Abdul<br>Salam Khan, Mr Pradip Narayan<br>Dutta, Mr Deb Narayan Dutta,<br>Mrs Kanika Dutta |  |  | Ranjit Mondal.<br>4/8/2020       |

(Mohul Mukhopadhyay)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R.-I  
HOWRAH  
Howrah, West Bengal





भारत सरकार  
Government of India



कृष्णेंदु प्रदीप दत्ता  
Krishnendu Pradip Dutta  
जन्म तिथि / DOB : 11/06/1979  
पुरुष / Male



4466 7647 8170

आधार - आम आदमी का अधिकार



भारत सरकार  
Government of India

Unique Identification Authority of India

पता: ई-विंग फ्लैट नं 218 मैपल लिफ सीएचएस एल्टीडी, रहेजा विहार चांदिवली फार्म रोड, पवई, मुंबई, साकीनाका, मुंबई, महाराष्ट्र, 400072  
Address: E-Wing Flat No 218 Maple Leaf CHS LTD, Raheja Vihar Chandivali Farm Road, Powai, Mumbai, Sakinaka, Mumbai Maharashtra, 400072

4466 7647 8170

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Krishnendu Dutta

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

KRISHNENDU PRADIP DUTTA

PRADIP NARAYAN DUTTA

11/06/1979

Permanent Account Number


AJDPD5417G

  
Signature



22082016

Krishnendu Dutta.





भारत सरकार  
Government of India



Sirshendu Dutta  
DOB: 27/11/1985  
Male



8633 4119 2955

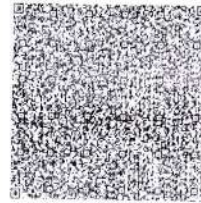
मेरा आधार, मेरी पहचान

*Sirshendu Dutta*



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address: S/O: Deb Narayan Dutta, 54/2/3,  
ANDUL ROAD, Haora (M.Corp), Danesh Sk  
Lane, Howrah, West Bengal, 711109



8633 4119 2955



1947



help@uidai.gov.in



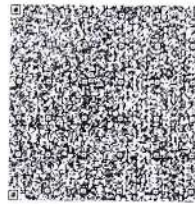
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भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address: S/O: Deb Narayan Dutta, 54/2/3,  
ANDUL ROAD, Haora (M.Corp), Danesh Sk.  
Lane, Howrah, West Bengal, 711109



8633 4119 2955



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www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

SHIRSHENDU DUTTA

DEBNARAYAN DUTTA

27/11/1985

Permanent Account Number

AJHPD5641G

*Shirshendu Dutta*

Signature



भारत सरकार

GOVT. OF INDIA



2004/2006

*Shirshendu Dutta*





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

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/33601/00082

08/03/2014

To  
Abdul Salam Khan  
আবদুল সালাম খান  
S/O: Haji Abdul Sattar Khan  
59  
BONBIHARI BOSE ROAD  
Haora (M.Corp)  
Howrah, Howrah  
West Bengal - 711101



KL811478252FT  
81147825



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3625 5040 3187**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



আবদুল সালাম খান  
Abdul Salam Khan  
পিতা : আবদুল সাত্তার খান  
Father : ABDUL SATTAR KHAN

জন্মতারিখ/DOB: 02/07/1959  
পুরুষ / Male

**3625 5040 3187**



আধার - সাধারণ মানুষের অধিকার

*Abdul Salam Khan*



## তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের 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.



ঠিকানা: /: হাজী আবদুল সাত্তার  
খান, বোনবিহারি বোস রোড,  
হাওড়া (এম. কর্পোরেশন), হাওড়া, হাওড়া  
পশ্চিম বঙ্গ,

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

Address: S/O: Haji Abdul  
Sattar Khan, 59,  
BONBIHARI BOSE ROAD,  
Haora (M. Corp), Howrah,  
Howrah, West Bengal,  
711101

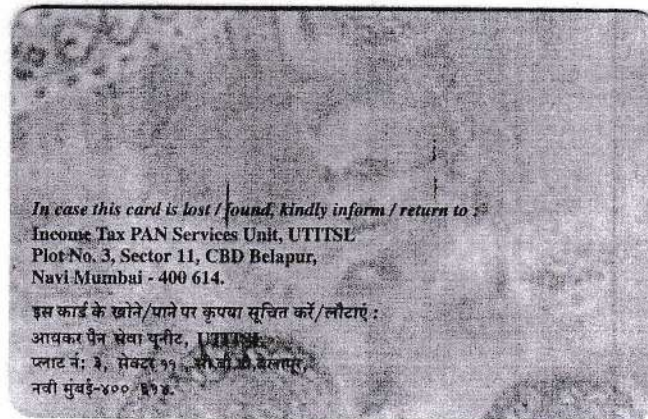
3625 5040 3187

1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in

*Abdul Salam Khan*



For NISHAT INFRASTRUCTURE (P) LTD.

Abdul Salam Khan  
DIRECTOR



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AFTPK2124B

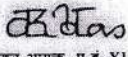


नाम /NAME  
ABDUL SALAM KHAN

पिता का नाम /FATHER'S NAME  
ABDUL SATTAR KHAN

जन्म तिथि /DATE OF BIRTH  
02-07-1959

हस्ताक्षर /SIGNATURE  
Abdul Salam Khan

आयकर आयुक्त, प.बं. - XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI



इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

Abdul Salam Khan





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/19057/00139

To

প্রদীপ নারায়ন দত্ত

Pradip Narayan Dutta

S/O: Shibnarayan Dutta

FLAT 13/B HIG TOWER 1 AKANKHA KRISHNACHURA

NEW TOWN RAJARHAT

Hatiara

Hatiara

North 24 Paraganas North 24 Parganas

West Bengal 700157

8420937337

12/04/2015

238943312



MP389433122FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9320 8547 3454**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



প্রদীপ নারায়ন দত্ত

Pradip Narayan Dutta

জন্মতারিখ / DOB : 01/01/1948

পুরুষ / Male



**9320 8547 3454**

আধার - সাধারণ মানুষের অধিকার

*Pradipnarayan Dutta*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

आयकर लेखा संख्या कार्ड  
Permanent Account Number Card  
ADRPD9105D

नाम  
NARAYAN DUTTA

पिता का नाम  
SHENARAYAN DUTTA

01/01/1946

Signature

Pradipnarayan Dutta



भारत सरकार

Government of India



देब नारायण दुत्ता  
Deb Narayan Dutta

जन्म तिथि / DOB: 11/08/1950

पुरुष / Male

4027 5732 9613



मेरा आधार, मेरी पहचान

*Deb narayan Dutta*



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता: आत्मज: शिव नारायण दुत्ता,  
54/2/3, अंदुल रोड, हावरा  
(एम.कोर्प), हावरा, दानेश सेख. लेन,  
वेस्ट बंगाल, 711109

Address: S/O: Shib Narayan  
Dutta, 54/2/3, Andul Road, Haora  
(M.Corp), Howrah, Danesh Sk.  
Lane, West Bengal, 711109

4027 5732 9613



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DEB NARAYAN DUTTA  
SHIB NARAYAN DUTTA

11/08/1950  
Permanent Account Number

ADPPD5840H

Signature

*Deb Narayan Dutta*





भारत सरकार



आधार

भारतीय विशिष्ट परिचय प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/19057/00140

To

কনিকা দত্ত

Kanika Dutta

W/O: Pradip Narayan Dutta

FLAT 13/B TOWER 1 AKANKHA KRISHNACHURA

NEW TOWN RAJARHAT

Hatiara

Hatiara

North 24 Paraganas North 24 Parganas

West Bengal 700157

8420936228

12/04/2015

238943320



MP389433207FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8506 9876 8062**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



কনিকা দত্ত

Kanika Dutta

জন্মতারিখ / DOB : 12/10/1957

মহিলা / Female



**8506 9876 8062**

আধার - সাধারণ মানুষের অধিকার

*Kanika Dutta*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADZPD1313P



नाम / Name  
KANIKA DUTTA

पिता का नाम / Father's Name  
BIRENDRA PAL

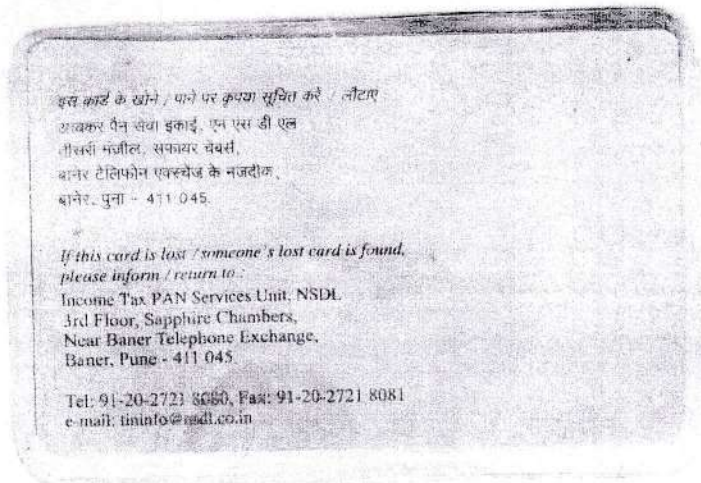
जन्म की तारीख /  
Date of Birth  
12/10/1957

*Kanika Dutta*  
हस्ताक्षर / Signature

*Kanika Dutta*



*Ranjit Mondal*  
IDENTIFIED





## Major Information of the Deed

|   |   |                                 |            |
|---|---|---------------------------------|------------|
| Deed No :                               | I-0501-02494/2020   | Date of Registration            | 06/08/2020 |
| Query No / Year                         | 0501-3000785222/2020  | Office where deed is registered |            |
| Query Date                              | 10/07/2020 1:08:02 PM   | 0501-3000785222/2020            |            |
| Applicant Name, Address & Other Details | Krishnendu Dutta<br>54/10, Andul Road, Thana : Shibpur, District : Howrah, WEST BENGAL, PIN - 711109,<br>Mobile No. : 9051235025, Status : Seller/Executant |                                 |            |
| Transaction                             | Additional Transaction  |                                 |            |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 1]   |                                 |            |
| Set Forth value                         | Market Value  |                                 |            |
| Rs. 4,25,00,000/-                       | Rs. 4,25,00,000/-   |                                 |            |
| Stampduty Paid(SD)                      | Registration Fee Paid   |                                 |            |
| Rs. 25,50,110/- (Article:23)            | Rs. 4,25,039/- (Article:A(1), E, M(b), H)   |                                 |            |
| Remarks                                 |   |                                 |            |

### Land Details :

District: Howrah, P.S:- Panchla, Gram Panchayat: BIKIHAKOLA, Mouza: Bikihakola, JI No: 18, Pin Code : 711322

| Sch No | Plot Number     | Khatian Number       | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details        |   |
|--------|-----------------|----------------------|-----------------------|--------------|-------------------------|-----------------------|----------------------|---|
| L1     | LR-2708 (RS :-) | LR-3499              | Cinema Hall           | Bastu        | 29.5 Dec                | 1,50,00,000/-         | 1,50,00,000/-        | Width of Approach Road: 60 Ft., Adjacent to Metal Road, |
| L2     | LR-2708 (RS :-) | LR-3500              | Cinema Hall           | Bastu        | 29.5 Dec                | 1,50,00,000/-         | 1,50,00,000/-        | Width of Approach Road: 60 Ft., Adjacent to Metal Road, |
|        |                 | <b>TOTAL :</b>       |                       |              | <b>59Dec</b>            | <b>300,00,000 /-</b>  | <b>300,00,000 /-</b> |   |
|        |                 | <b>Grand Total :</b> |                       |              | <b>59Dec</b>            | <b>300,00,000 /-</b>  | <b>300,00,000 /-</b> |   |

### Structure Details :

| Sch No   | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1   | On Land L1, L2    | 5000 Sq Ft.       | 1,25,00,000/-           | 1,25,00,000/-         | Structure Type: Structure |
| Gr. Floor, Area of floor : 5000 Sq Ft., Semi Commercial Use, Marble Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
|  | <b>Total :</b>    | <b>5000 sq ft</b> | <b>125,00,000 /-</b>    | <b>125,00,000 /-</b>  |                           |



**Seller Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Mr Krishnendu Dutta, (Alias: Mr Krishendu Pradip Dutta)</b><br>Son of Mr Pradip Narayan Dutta 54/10, Andul Road, New Ps.-AJC Bose B Garden, P.O:- D S Lane, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711109 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJDPD5417G, Aadhaar No: 44xxxxxxxx8170, Status :Individual, Executed by: Self, Date of Execution: 04/08/2020<br>, Admitted by: Self, Date of Admission: 04/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2020<br>, Admitted by: Self, Date of Admission: 04/08/2020 ,Place : Pvt. Residence |
| 2     | <b>Mr Shirshendu Dutta</b><br>Son of Mr Deb Narayan Dutta 54/2/3, Andul Road, New Ps.-AJC Bose B Garden, P.O:- D S Lane, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711109 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJHPD5641G, Aadhaar No: 86xxxxxxxx2955, Status :Individual, Executed by: Self, Date of Execution: 04/08/2020<br>, Admitted by: Self, Date of Admission: 04/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2020<br>, Admitted by: Self, Date of Admission: 04/08/2020 ,Place : Pvt. Residence                                       |
| 3     | <b>Mr Pradip Narayan Dutta</b><br>Son of Late Shib Narayan Dutta 54/10, Andul Road, New Ps.-AJC Bose B Garden, P.O:- D S Lane, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADRPD9105D, Aadhaar No: 93xxxxxxxx4554, Status :Confirming Party, Executed by: Self, Date of Execution: 04/08/2020<br>, Admitted by: Self, Date of Admission: 04/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2020<br>, Admitted by: Self, Date of Admission: 04/08/2020 ,Place : Pvt. Residence                          |
| 4     | <b>Mr Deb Narayan Dutta</b><br>Son of Late Shib Narayan Dutta 54/2/3, Andul Road, New Ps.-AJC Bose B Garden, P.O:- D S Lane, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADPPD5840H, Aadhaar No: 40xxxxxxxx9613, Status :Confirming Party, Executed by: Self, Date of Execution: 04/08/2020<br>, Admitted by: Self, Date of Admission: 04/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2020<br>, Admitted by: Self, Date of Admission: 04/08/2020 ,Place : Pvt. Residence                            |
| 5     | <b>Mrs Kanika Dutta</b><br>Wife of Mr Pradip Narayan Dutta 54/10, Andul Road, New Ps.-AJC Bose B Garden, P.O:- D S Lane, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711109 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADZPD1313P, Aadhaar No: 85xxxxxxxx8062, Status :Confirming Party, Executed by: Self, Date of Execution: 04/08/2020<br>, Admitted by: Self, Date of Admission: 04/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2020<br>, Admitted by: Self, Date of Admission: 04/08/2020 ,Place : Pvt. Residence                        |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>NISHAT INFRASTRUCTURE PVT. LTD.</b><br>59, Bon Behari Bose Road, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101 , PAN No.:: AADCN7562J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |



**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mr Abdul Salam Khan (Presentant )</b><br>Son of N A 59, Bon Behari Bose Road, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AFTPK2124B, Aadhaar No: 36xxxxxxx3187 Status : Representative, Representative of : NISHAT INFASTRUCTURE PVT. LTD. (as DIRECTOR) |

**Identifier Details :**

| Name   | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| <b>Mr Ranjit Mondal</b><br>Son of Mr Bijay Mondal<br>59, Bonbehari Bose Road, P.O:- Howrah,<br>P.S:- Howrah, District:-Howrah, West<br>Bengal, India, PIN - 711101 |       |              |           |

Identifier Of Mr Krishnendu Dutta, Mr Shirshendu Dutta, Mr Abdul Salam Khan, Mr Pradip Narayan Dutta, Mr Deb Narayan Dutta, Mrs Kanika Dutta

**Transfer of property for L1**

| Sl.No | From                | To. with area (Name-Area)                |
|-------|---------------------|--|
| 1     | Mr Krishnendu Dutta | NISHAT INFASTRUCTURE PVT. LTD.-14.75 Dec |
| 2     | Mr Shirshendu Dutta | NISHAT INFASTRUCTURE PVT. LTD.-14.75 Dec |

**Transfer of property for L2**

| Sl.No | From                | To. with area (Name-Area)                |
|-------|---------------------|--|
| 1     | Mr Krishnendu Dutta | NISHAT INFASTRUCTURE PVT. LTD.-14.75 Dec |
| 2     | Mr Shirshendu Dutta | NISHAT INFASTRUCTURE PVT. LTD.-14.75 Dec |

**Transfer of property for S1**

| Sl.No | From                | To. with area (Name-Area)                          |
|-------|---------------------|--|
| 1     | Mr Krishnendu Dutta | NISHAT INFASTRUCTURE PVT. LTD.-2500.00000000 Sq Ft |
| 2     | Mr Shirshendu Dutta | NISHAT INFASTRUCTURE PVT. LTD.-2500.00000000 Sq Ft |

**Land Details as per Land Record**

District: Howrah, P.S:- Panchla, Gram Panchayat: BIKIHAKOLA, Mouza: Bikihakola, JI No: 18, Pin Code : 711322

| Sch No | Plot & Khatian Number                   | Details Of Land  | Owner name in English as selected by Applicant |
|--------|---|--|--|
| L1     | LR Plot No:- 2708, LR Khatian No:- 3499 | Owner:প্রদীপ নারায়ন দত্ত,<br>Gurdian:শিবনারায়ন , Address:8/6<br>ভড় পাড়া রোড , শিবপুর,হাওড়া,<br>Classification:বাস্ত, Area:0.30000000<br>Acre, | Mr Pradip Narayan Dutta                        |

|    |   |  |  |
|----|---|--|--|
| L2 | LR Plot No:- 2708, LR Khatian No:- 3500 | Owner:देवनारायन दत्त,<br>Gurdian:शिवनारायन , Address:8/6<br>भड़ पाड़ा रोड, शिवपुर , हाँडा,<br>Classification:बास्त, Area:0.29000000<br>Acre, | Seller is not the recorded Owner as per Applicant. |
|----|---|--|--|



**On 04-08-2020**

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

Presented for registration at 15:30 hrs on 04-08-2020, at the Private residence by Mr Abdul Salam Khan ,.

**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 4,25,00,000/-

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

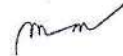
Execution is admitted on 04/08/2020 by 1. Mr Krishnendu Dutta, Alias Mr Krishendu Pradip Dutta, Son of Mr Pradip Narayan Dutta, 54/10, Andul Road, New Ps.-AJC Bose B Garden, P.O: D S Lane, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Service, 2. Mr Shirshendu Dutta, Son of Mr Deb Narayan Dutta, 54/2/3, Andul Road, New Ps.-AJC Bose B Garden, P.O: D S Lane, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Service, 3. Mr Pradip Narayan Dutta, Son of Late Shib Narayan Dutta, 54/10, Andul Road, New Ps.-AJC Bose B Garden, P.O: D S Lane, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Business, 4. Mr Deb Narayan Dutta, Son of Late Shib Narayan Dutta, 54/2/3, Andul Road, New Ps.-AJC Bose B Garden, P.O: D S Lane, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Business, 5. Mrs Kanika Dutta, Wife of Mr Pradip Narayan Dutta, 54/10, Andul Road, New Ps.-AJC Bose B Garden, P.O: D S Lane, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Retired Person

Indetified by Mr Ranjit Mondal, , , Son of Mr Bijay Mondal, 59, Bonbehari Bose Road, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Others

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

Execution is admitted on 04-08-2020 by Mr Abdul Salam Khan, DIRCTOR, NISHAT INFASTRUCTURE PVT. LTD. (Private Limited Company), 59, Bon Behari Bose Road, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101

Indetified by Mr Ranjit Mondal, , , Son of Mr Bijay Mondal, 59, Bonbehari Bose Road, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Others



**Mohul Mukhopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R.-I HOWRAH**  
**Howrah, West Bengal**

**On 06-08-2020**

**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 : 2 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 4,25,039/- ( A(1) = Rs 4,25,000/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 4,25,007/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/07/2020 12:00AM with Govt. Ref. No: 192020210050830142 on 31-07-2020, Amount Rs: 4,25,007/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90030435 on 31-07-2020, Head of Account 0030-03-104-001-16




**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 25,50,010/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 25,50,010/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 5425, Amount: Rs.100/-, Date of Purchase: 30/07/2020, Vendor name: A Sarkar  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 31/07/2020 12:00AM with Govt. Ref. No: 192020210050830142 on 31-07-2020, Amount Rs: 25,50,010/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. 90030435 on 31-07-2020, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R.-I HOWRAH**  
**Howrah, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0501-2020, Page from 88604 to 88651  
being No 050102494 for the year 2020.



*mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2020.08.06 12:50:59 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2020/08/06 12:50:59 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R.-I HOWRAH  
West Bengal.

(This document is digitally signed.)

4<sup>TH</sup> DAY OF AUGUST, 2020.

**DEED OF CONVEYANCE**

---

**KRISHNENDU DUTTA**

**&**

**SHIRSHENDU DUTTA**

OWNERS/VENDORS

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M/S. NISHAT INFRASTRUCTURE

(P) LTD.

*PURCHASER*

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**PRADIP NARAYAN DUTTA**

**DEB NARAYAN DUTTA**

**KANIKA DUTTA**

*CONFIRMING PARTY*

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