

2451/18

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2604/18



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 815589

10/11/18
 1566363/18
 v. R. 1, 70, 00,000/

PR-1

DEED OF CONVEYANCE

Verified that the Document is admitted to Registration. The Signatures Sheet and the Stamp should be attached to this document for the part of this Document.

1. Date : 11.04.2018.
2. Place : Kolkata
3. Parties :

[Signature] 12/4/18
 Additional Registrar
 of Assurances-1, Kolkata

3.1 APARNA MECHANICALS PRIVATE LTD. (PAN : AACCA 3665 Q), a Company incorporated under the Companies Act, 1956, having its registered office at 76B, Motilal Gupta Road, Post Office Shakhar Bazar, Police Station Haridevpur, Kolkata 700 008, duly represented by its Director Ambica Prosad Roy, (PAN : ADHPR 2787H) son of Late Kamala Nanda Roy, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 76B, Motilal Gupta Road, Post Office Shakhar Bazar, Police Station Haridevpur, Kolkata 700 008.

(the Vendor referred to as the Vendor (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deem to mean and include its successor or successors-in-interest assignor and/or assignors, successor/s, and/or assigns) of the First Part:

APARNA MECHANICALS PVT. LTD.

Ambica Prosad Roy
 Director

AND

MATA REALTY & INFRACON
Santosh Kumar
 Partners

Shivani Jain

MATA REALTY & INFRACON
Srujan Kumar
 Partners

005460

Sl. No. Sold to..... Nishant Kr. Saraf, Advoca
8, Old Post Office Street,
Address..... 2nd Floor, Kolkata-700 001

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001

Rs. 5000/- (Rupees Five Thousand) only
Issue Date:....., Sign.....

-7 APR 2018



INSURANCE
KOLKATA
13 APR 2018

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Sardesh P
Sl. No. A. P
Ledger Yojna
Dist. Sheet 2
BIR 243320

3.2 **SHIVANI JAIN** (PAN : ARWPS4832M), wife of Mr. Hemant Jain, by ~~Nationality Indian~~ by Faith Hindu, by occupation Business, residing at 32/5, Sahapur Society Block I, New Alipore, Kolkata 700053, Post Office & Police Station New Alipore ~~herein~~ after referred to as the **Confirming Party**, which expression unless repugnant to the subject or context shall be deemed to mean and include its legal representatives, assignor and/or assignors, successor/s, and/or assigns) **Second Part.**

AND

3.3 **MATA REALTY & INFRACON** (PAN : ABIFM2165M) a Partnership firm incorporated under the Partnership Act, 1932, having its office at Siddha Weston, Municipal Premises No. 9, Weston Street, Room No. 229, 2nd Floor, Post Office Howbazar, Police Station Laibazar, Kolkata 700 013, duly represented by its Partners namely **Sreyans Munot**, (PAN : AJRPM7975Q), son of Parash Mall Munot, by faith Hindu, by Occupation business, by Nationality Indian, residing at 14, Kshirod Ghosh Road, Post Office Howrah GPO, Police Station Golabari, Howrah -711101 And **Santosh Kumar Prasad**, (PAN : AJEPP4965B), son of Late Jagdish Prasad, by faith Hindu, by Occupation Business, by Nationality Indian, herein after referred to as the **Purchaser** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest assignor and/or assignors, successor/s, and/or assigns) of the **Third Part:**

[Vendor, Confirming Party and Purchaser collectively Parties and individually Party.]

NOW THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance:
 - 4.1 **Said Property :** All That piece and parcel of Land measuring about 11 (Eleven) Cottahs, 2 (Two) Chittacks and 37 (Thirty-Seven) Sq. Ft. situated at Municipal Premises No. 977, Motilal Gupta Road, Police Station Haridevpur, within the local limit of the Kolkata Municipal Corporation, under Ward No. 122, under Mouza Syeadpur, J.L. No. 112 formally J.L. No. 12, Re. Se. No. 193, Touzi No. 31, R.S. Dag Nos. 51 and 52, under Khatian No. 320, L.R. Khatian No. 2011.
 - 4.2 **Structure and Shed :** Tin shed structure admeasuring an area about 2810 Sq. Ft. on the Said Property the same a little more or less.

AMRONG MECHANICALS PVT. LTD.

Anand Kumar Prasad Roy

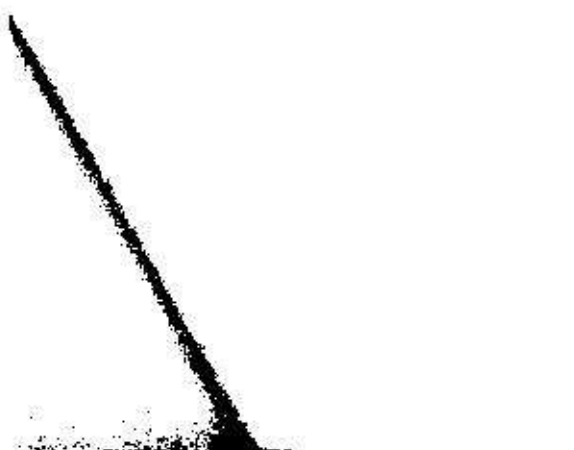
Director

APR 1958
MINISTRY OF DEFENSE
MOSCOW

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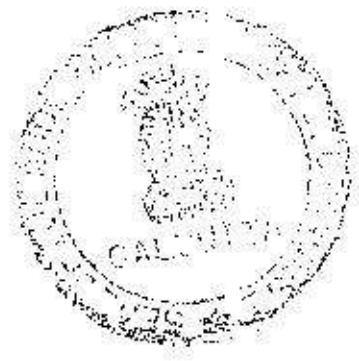
- 4.3 **Other Rights:** Easements and all other rights, liberties, privileges and benefits appurtenant to the Sold Property.
- 4.4 **Subject Property:** The subject matter of this Conveyance is 4.1, 4.2 and 4.3 above, which are collectively described in the Schedule below (collectively **Subject Property**).
5. **Background:**
- A. Whereas originally one Kapil Chandra Ghosh were the owner of land together with 17 feet width common passage comprising in Mouza Syeedpur, J.L. No. 112 formally J.L. No. 12, Re. Se. No 193, Touzi No. 31, R.S. Dag No. 51, 52 and others under Khatian No 320, Police Station Thakurpukur, by a registered Deed of Partition dated 04.04.1937 registered on 04.06.1937 registered before the Sub Registrar Behala and recorded in Book No. I, Volume No. 15, Pages 181 to 195, Being no. 1069 for the year 1937.
- B. And Whereas said Kapil Chandra Ghosh during his lifetime executed a registered Deed of Settlement dated 24.02.1976 registered on 30.04.1976, registered before the Sub Registrar Behala, recorded in Book No. - I, Volume 23, Pages 192 to 203, Being No 1153 for the year 1976 settled all his property described in the said Deed of Settlement unto and in favour of his sons namely Dilip Kumar Ghosh, Samir Kumar Ghosh, Avoy Kumar Ghosh, Amar Kumar Ghosh and Dharendra Nath Ghosh.
- C. And Whereas said Dilip Kumar Ghosh, Samir Kumar Ghosh, Avoy Kumar Ghosh, Amar Kumar Ghosh and Dharendra Nath Ghosh by a registered deed of Conveyance dated 11.09.1998 sold conveyed and transferred All That the land admeasuring 11 Cottahs, 2 Chittacks, 37 Sq. Ft. Together With 17 feet common passage situate lying at Mouza Syeedpur J.L. No 112 formally J.L. No. 12, Re. Se. No 193, Touzi No 31, (10 Cottahs, 5 Chittacks and 37 Sq. Ft. land in R.S. Dag No. 52 and 13 Chittacks land in R.S. Dag No. 51), under Khatian No 320, presently known and numbered as Municipal Premises No. 977, Motilal Gupta Road, Kolkata 700 034, Police Station - Haridevpur formerly Thakurpukur, within in the limits of Kolkata Municipality Corporation, Ward No. 122, District 24 Parganas (South) together with structure thereon and is in physical possession and control thereof, (the **Subject Property**) and free from all encumbrance more fully described in the Schedule herein after written, unto and to APARNA MECHANICALS PRIVATE LTD. (the Vendor, herein), which was registered before the Additional District Sub Registrar Behala, 24 Parganas (S) and recorded in

APARNA MECHANICALS PRIVATE LTD.

Anand Prasad Roy

Director

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OF
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ASSISTANT
OF THE TREASURER, CALIFORNIA
APR 2016

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4

Book No. 1, Volume No. 37, Pages 319 to 333, Being No. 1344, for the year 1999.

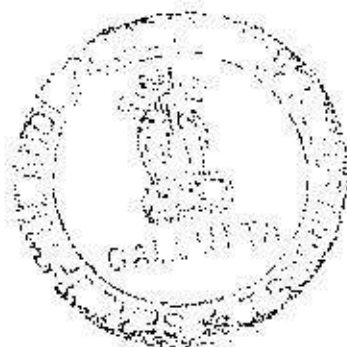
- D. **And Whereas** the **Vendor** mutated its name in respect of the **Subject Property** in the records of the Kolkata Municipal Corporation and obtained an Assessee No. 411220814481 and paying tax regularly.
- E. **And Whereas** the **Vendor** mutated its name in respect of the **Subject Property** in the records of the concern B.L. & L.R.O. and obtained L.R. Khatian No. 2011 and paying Khajana regularly.
- F. **And Whereas** by way of purchased as aforesaid the **Vendor** herein become the absolute owner of the **Subject Property** All That the land admeasuring 11 Cottahs, 2 Chittacks, 37 Sq. Ft. Together With 17 feet common passage situate lying at Mouza Syeadpur J.L. No 112 formally J.L. No. 12, Re. Se. No 193, Touzi No 31, R.S. Dag No. 51 and 52, under Khatian No 320, L.R. Khatian No. 2011, presently known and numbered as Municipal Premises No. 977, Motilal Gupta Road, Kolkata 700 034, Police Station - Haridevpur, within in the limits of Kolkata Municipality Corporation, Ward No. 122, District 24 Parganas (South) together with structure thereon more fully and particularly described in the **Schedule** herein after written.
- G. **And Whereas** the **Vendor** agreed to sale and **Confirming Party** agreed to purchase **Subject Property** i.e All That the land admeasuring 11 Cottahs, 2 Chittaks, 37 Sq. Ft. Together With 17 ft. common passage situate lying at Mouza Syeadpur J.L. No. 112 formally J.L. No. 12, Re. Se. No 193, Touzi No 31, R.S. Dag No. 51 and 52, under Khatian Nos. 320, L.R. Khatian No. 2011, presently known and numbered as Municipal Premises No. 977, Motilal Gupta Road, Kolkata 700 034, Police Station Haridevpur, within in the limits of Kolkata Municipal Corporation, Ward No. 122, District 24 Parganas (South) together with structure thereon for a total consideration of Rs. 1,90,00,000/- (Rupees One Crore Ninety Lacs) only and entered into an Agreement for Sale dated 30/10/2017 on the terms and condition stated therein.
- H. **And Whereas** **Confirming Party** agreed to transfer her Agreement hold right and the **Purchaser** agreed to purchase **Subject Property** for a total consideration of Rs. 1,90,00,000/- (Rupees One Crore Ninety Lacs) only with the consent of **Vendor** and the **Vendor** agreed to execute Deud of Conveyance

10. DR. AMRITA CHAKRAVARTY PVT. LTD.

Amrita Prasad Roy

Director

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ADDITIONAL P. O.
OFF. JIJARAJESHA, KOLKATA
11 APR 1968

in respect of the Subject Property i.e All That the land admeasuring 11 Cottahs, 2 Chittacks, 37 Sq. Ft. Together With 17 ft. common passage situate lying at Mouza Syendpur J.L. No. 112 formally J.L. No. 12, Re. Se. No 193, Touzi No 31, R.S. Dag No. 51 and 52, under Khatian Nos. 320, L.R. Khatian No. 2011, presently known and numbered as Municipal Premises No. 977, Motilal Gupta Road, Kolkata 700 034, Police Station Haridevpur, within in the limits of Kolkata Municipal Corporation, Ward No. 122, District 24 Parganas (South).

6. Representations and Warranties of the Vendor and the Confirming Party:

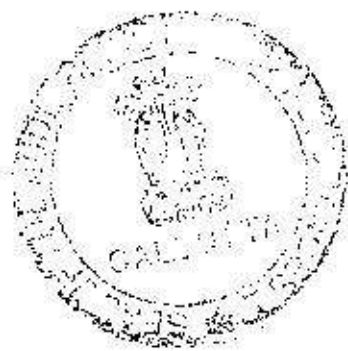
- 6.1 **Absolute Ownership:** The Vendor is the absolute owner of the Subject Property.
- 6.2 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to sell the Subject Property to the Purchaser.
- 6.3 **Free from Encumbrances:** The Subject Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debentures, trusts, prohibitions, requisitions, Income Tax Attachment, Financial Institution Charges, demands and liabilities whatsoever or howsoever made or suffered by the Vendor and Confirming Party or any person, agent or employee claiming through the Vendor and Confirming Party and the title of the Vendor to the Subject Property is free, clear and marketable.
- 6.4 **No Prejudicial Act by the Vendor and Confirming Party :** The Vendor and Confirming Party have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the title of the Subject Property or any part thereof can or may be impeached, encumbered or affected.
- 6.5 **No Personal Guarantee :** The Subject Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 6.6 **No Bar by Court Order or any other Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling and/or alienating the Subject Property or any part thereof.

WITNESSED AND SIGNED BY:

Amelia Park and Party

(Signature)

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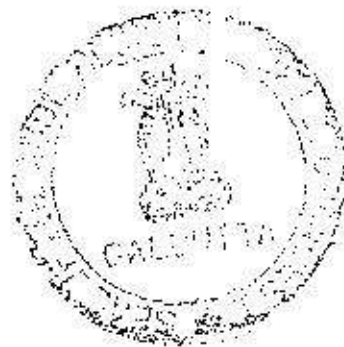
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ADDITIONAL
OFFICER IN CHARGE, KARNATAKA
APR 2016

- 6.7. **Original Title deeds and Mother deeds:** All the original title deeds and mother deeds in respect of the **Said Premises** shall be delivered by the Vendor herein to the Purchaser at the time of execution of this deed.
- 6.8. **Conveyance to the Purchaser:** In pursuance of the aforesaid Circumstances and on the basis of search and perusal, inspection of the Subject Property as aforesaid and however the Purchaser has agreed to purchase the Said Property and warranties of the Vendor, the Purchaser at or before the execution hereof have paid sum of Rs. 24,00,000/- (Rupees Twenty Four Lacs) only to the Confirming Party as per request of the Vendor and balance consideration of Rs. 1,66,00,000/- (Rupees One Crore and Sixty Six Lacs) only to the Vendor herein and the Vendor and the Confirming Party are completing the sale of the Subject Property in favour of the Purchaser, by these presents.
7. **Transfer:**
- 7.1 **Hereby Made:** The Vendor doth hereby sell, convey, grant and transfer to and unto the Purchaser, absolutely and forever, free from all encumbrances of any and every nature whatsoever, the **Subject Property** described in the **Schedule** below and the Confirming Party confirms the same.
- 7.1.1 **Said Property :** All That piece and parcel of Land measuring about 11 (Eleven) Cottahs, 2 (Two) Chittaacks and 37 (Thirty-Seven) Sq. Ft. situated at Municipal Premises No. 977, Motilal Gupta Road, Police Station Haridevpur, within the local limit of the Kofkara Municipal Corporation, under Ward No. 122, under Mouza Syeadpur J.L. No 112 formally J.L. No. 12, Re. Se. No 193, Tenzi No 31, R.S. Dag Nos. 51 and 52, under Khatian No 320, J.R. Khatian No. 2011;
- 7.1.2 **Structure and Shed :** Tin shed structure admeasuring an area about 2810 Sq. Ft. on the **Said Property** the same a little more or less.
- 7.1.3 **Other Rights:** Easements and all other rights, liberties, privileges and benefits appurtenant to the **Said Property**.
- 7.1.4 **Subject Property:** The subject matter of this Conveyance is 4.1, 4.2 and 4.3 above, which are collectively described in the **Schedule** below (collectively **Subject Property**).

8. **Terms of Transfer :**

Anil Kumar Prasad Ray



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ADDITIONAL P...
OF FINANCE, MALAYSIA
APR 2016

8.1 **Salient Terms:** The transfer of the Subject Property being affected by this Conveyance is:

- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and forever.
- 8.1.3 **Free from Encumbrances:** The Subject Property is free from all encumbrances of any and every nature whatsoever including but not limited to dispendens, attachments, liens, charges, mortgages, trusts, debentures, reversionary rights, residuary rights, claims and statutory prohibitions.
- 8.1.4 **Other Rights together with Other Rights:** Easements and all other rights, liberties, privileges and benefits appurtenant to the Subject Property.

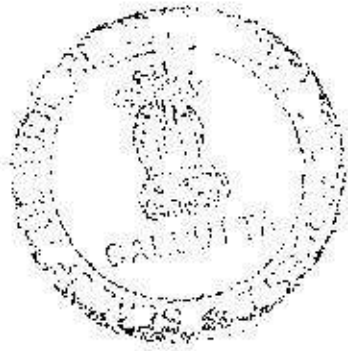
9. **Miscellaneous:**

- 9.1 **Delivery of Possession:** Simultaneously with the execution of these presents khas, vacant and peaceful possession of the Subject Property by the Vendor to the Purchaser.
- 9.2 **Outgoings:** All corporation taxes, penalties, surcharge, outgoings, liabilities and levies on or relating to the Subject Property till the Possession Date, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor and all corporation taxes, penalties, surcharge, outgoings, liabilities and levies on or relating to the Subject Property from the Possession Date, whether as yet demanded or not, shall be borne, paid and discharged by the Purchaser.
- 9.3 **Holding Possession:** The Vendor and the Confirming Party hereby covenant that the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Subject Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 9.4 **Further Acts:** The Vendor doth hereby covenant that the Vendor and the Confirming Party or any person/s claiming under them, shall and will from

Witness my hand and seal this 10th day of 1980.

Anil Kumar Prasad Roy

Director



[Handwritten signature]

ADDITIONAL
OFFICER IN CHARGE, KARNATAKA
04 APR 2018

time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or legal heirs and/or successors of the Purchaser, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Purchaser to the Subject Property.

10. **Interpretation:**

- 10.1 **Number:** Words denoting the singular number include, where the context permits and requires, the plural number and vice-versa.
- 10.2 **Headings:** The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
- 10.3 **Definitions:** Words and phrases have been defined in the Conveyance by bold print and by putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

**First Schedule
(Subject Premises)**

All That the land admeasuring 11 (Eleven) Cottahs, 2 (Two) Chittak and 37 (Thirty-Seven) Sq. Ft. (10 Cottahs, 5 Chittacks and 37 Sq. Ft. Land in R.S. Dag No. 52 and 13 Chittacks Land in R.S. Dag No. 51), Together with residential Tin shed structure admeasuring an area about 2810 Sq. Ft. and Together With 17 Feet wide common passage situate lying at Mouza Syeadpur, J.L. No 112 formally J.L. No. 12, Re. Se. No 193, Fouzi No 31, under R.S. Khalian No 320, L.R. Khalian No. 2011, presently known and numbered as Municipal Premises No. 977, Motilal Gupta Road, Kolkata 700 034, Assessee No. 411220814481, Police Station - Haridvapur, formally Thakurpukur and Behela, within in the limits of Kolkata Municipal Corporation, Ward No. 122, District 24 Parganas (South) together with electric and/or other installations, together also with easements and all other rights, liberties, privileges and benefits appurtenant thereto, butted and bounded as follows:

On the North : By property of Saraswati Roy Memorial Education Trust

On the South : By Premises No. 951 Motilal Gupta Road

On the West : By 17 Feet Wide Common Passage

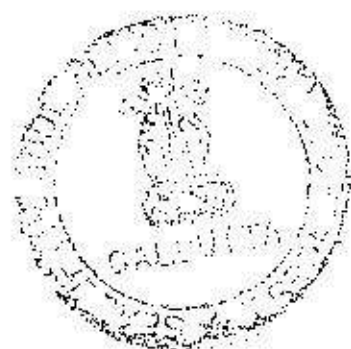
On the East : By Premises No. 77 Morilal Gupta Road

11. **Execution and Delivery:**

11.1. **Signature of the Vendor:**

Anindita Prasad Roy

Signature



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ADDITIONAL SECRETARY
OF FINANCIAL AFFAIRS
11 APR 2018

11.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

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

1. Debabrata Ray
2. Saibal Banerjee

APARNA MECHANICALS PVT. LTD.

Amalika Prasad Ray
Director

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

1. Debabrata Ray
2. Saibal Banerjee

Shivani Jain

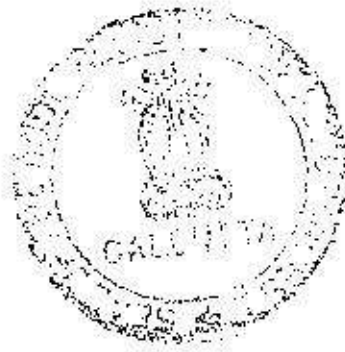
SIGNED SEALED AND DELIVERED by the PURCHASER at Kolkata in the presence of:

1. Debabrata Ray
2. Saibal Banerjee

MATA REALTY & INFRACON
Santosh Kumar
Partners

MATA REALTY & INFRACON
Sreyans मुख
Partners

Drafted by me, *Nishant* Advocate
Mr. Nishant Kr. Saraf, Advocate (Enrolment No. F-314/2002)
M/s. Nishant Kr. Saraf Advocates
8, Old Post Office Street,
2nd Floor, Kolkata 700 001.
Email: nishantsaraf1976@gmail.com



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ADDITIONAL
OFFICER IN CHARGE
17 APR 2018

MEMORANDUM OF CONSIDERATION

RECEIVED from the within-named Purchaser the within mentioned sum of Rs. 1,66,00,000/- (Rupees One Crore Sixty-Sixy Laacs) only towards the full and/or entire payment of consideration money as per the memo below:

<u>Cheque No.</u>	<u>Date</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
100305	11.04.2018	Union Bank of India Tollygunge Karunamoyee Branch, Kolkata	1,66,00,000 /-
TOTAL			1,66,00,000 /-

(Rupees One Crore Sixty Six Laacs only)

WITNESS:

Debabrat Roy

76B Motilal Gupta Road
Kolkata - 8-

Satish Banerjee

18/7 Sahapur Colony
Kol - 760053

APARNA MECHANICALS PVT. LTD.

Amalendu Prasad Roy
Director

VENDOR



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ADDITIONAL DEPUTY
COMMISSIONER, KARNATAKA
APR 2018

MEMORANDUM OF CONSIDERATION

RECEIVED from the within-named Purchaser the within mentioned sum of Rs. 24,00,000/- (Rupees Twenty Four Lacs) only towards the full and/or entire payment of consideration money as per the memo below:

<u>RTGSO</u>	<u>Date</u>	<u>Bank</u>	<u>Amount (Rs.)</u>
UBINI 18099396561	09/04/2018	Union Bank of India Tollygange Karunamoyee Branch, Kolkata	24,00,000/-
TOTAL			24,00,000/-

(Rupees Twenty Four Lacs only)

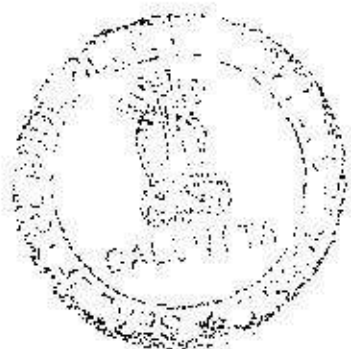
WITNESS:

Debabrati Roy
76B Mittal Gully Road
Kolkata-8

Saikat Banerjee
18/7 Sahapur Colony
Kolkata-700053

Shivani Jain
CONFIRMING PARTY

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OF
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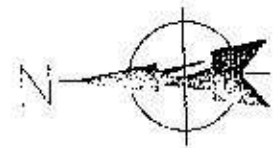
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ADDITIONAL SECRETARY
OF ASSURANCE, KARNATAKA
1 APR 2018

PREMISES NO.: - 977, MOTILAL GUPTA
 SECTION: - XII, UNDER KOLKATA MUNICIPAL
 CORPORATION, HARIDVEPUR, (PREVIOUS BEHALA) MOUZA: -
 PUR, DISTRICT: - 24 PGS. (S)
 PLAN NO.: - 2011, DIST: - 24 PGS. (S)

AREA OF LAND

- 1. TOTAL AREA = 10K.13CH.00SFT.
- 2. TOTAL AREA = 10K.05CH.36SFT.
- 3. TOTAL AREA OF SHED = 11K.02CH.38SFT. (MORE OR LESS)
- 4. AREA OF SHED = 2510 SFT. (A.S.H. SHED)



SITE PLAN

MATA REALTY & INFRACON
Sreyansoumi

Shivani Jain

SPARMA MECHANICALS PVT. LTD.
Amlaka Prasad Ray
 Director

Partners
 MATA REALTY & INFRACON
Santosh Kumar
 Partners

SIG. OF OWNER

SIG. OF PURCHASER

DRAWN BY: -
 SK ZAKIR ALI (DRAUGHTSMAN)
 25, PARUL KANCHI ROAD,
 KOLKATA: - 700061



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ASSOCIATION OF BANKS
OF CALIFORNIA, INCORPORATED
APR 2018

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SPECIMEN FORM FOR TEN FINGERPRINTS



Arvika Prasad Roy

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



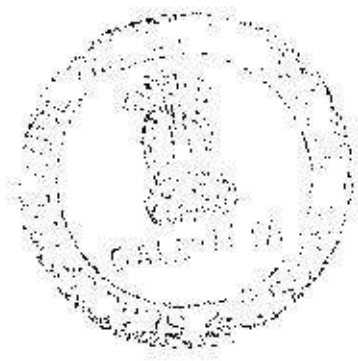
Shivani Jain

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



Saayan Kundu

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



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ADDITIONAL COPY
OF RESOLUTIONS, 1903
APR 1906

SPECIMEN FORM FOR TEN FINGERPRINTS

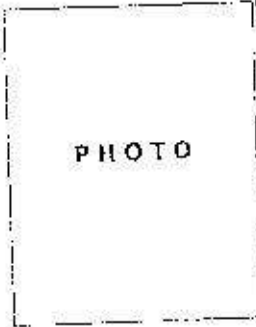


	Index Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand					

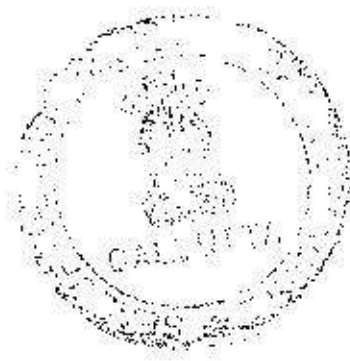
Santiago Ruzo



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



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



[Handwritten signature]

UNIVERSITÄT DER ANGEWANDTEN WISSENSCHAFTEN WIEN
OF APPLIED SCIENCES, VIENNA
* * APR 2018

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

Challan No. : 19010000566363/4/2018
 Date : 09/04/2018 16:22:55
 CKF5395200

Payment Mode : Online Payment

Bank : State Bank of India

BRN Date: 09/04/2018 16:22:55

DEPOSITOR'S DETAILS

Challan No. : 19010000566363/4/2018
(Query No./Query Year)
 Name : Nishant Kr Saraf
 Contact No : 22623384 Mobile No. : +91 9930265574
 Email : nishantsaraf1976@gmail.com
 Address : 8 Old Post Office Street 2nd Floor Kolkata 700001
 Account Name : Mr SANTOSH RAUT
 Account Type :
 Address :
 Occupation of Depositor : Advocate
 Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

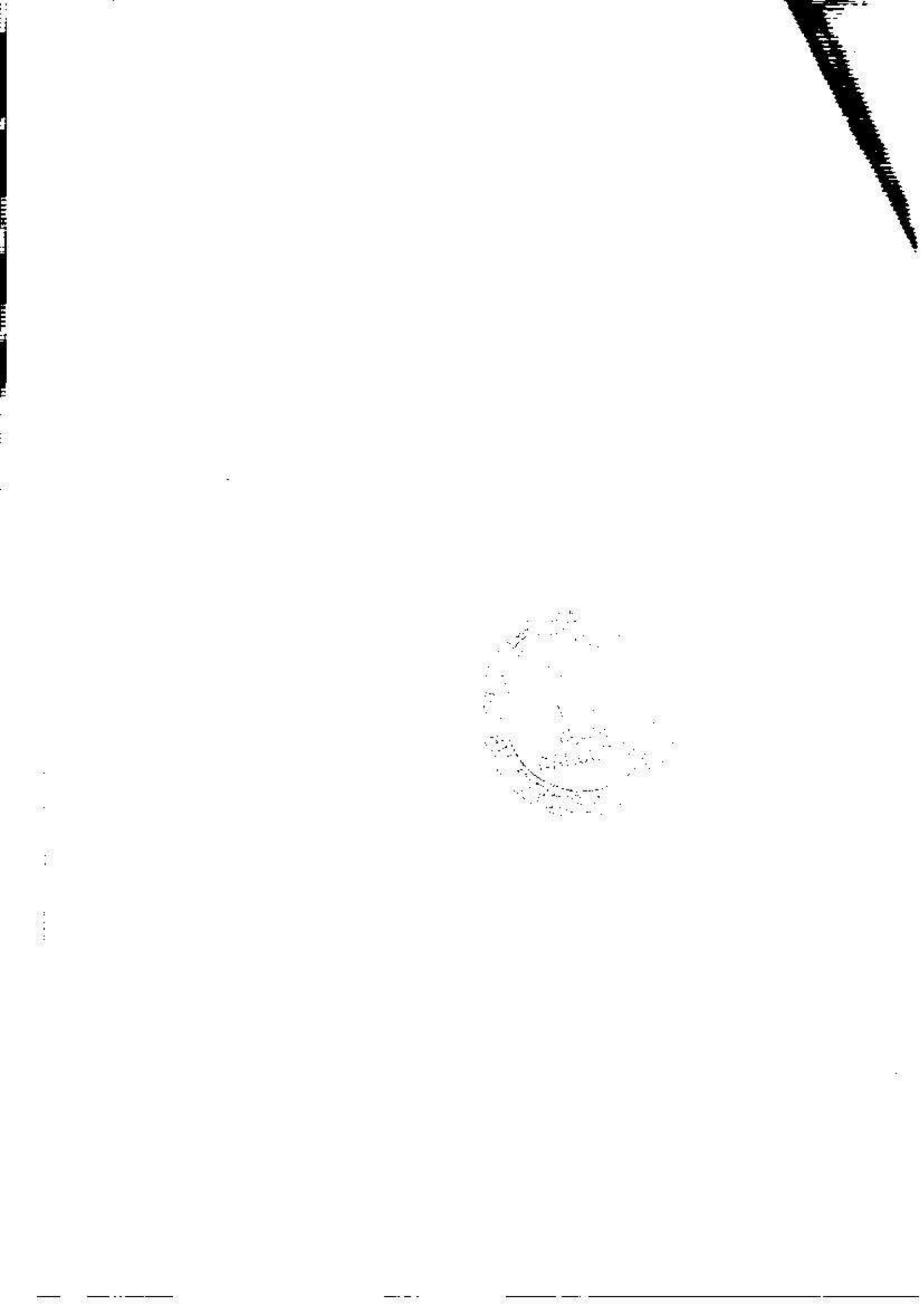
Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19010000566363/4/2018	Property Registration- Stamp duty	0030-02-103-000-02	1325021
2	19010000566363/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	214038

Total

1539119

Words : Rupees Fifteen Lakh Thirty Nine Thousand One Hundred Nineteen only

(Handwritten Signature)



Major information of the Deed

1901-02004/2018 1901-0000565303/2018 07/04/2018 11:10:49 AM SANTOSH RAUT M/S. NISHANT KR SARAF ADVOCATES, 8, OLD POST OFFICE STREET, 2ND FLOOR, KOLKATA Thana: Hare Street District: Kolkata, WEST BENGAL, PIN - 700001, Mobile No.: 9830653195, Status: Solicitor firm	Date of Registration: 12/04/2018 Office where deed is registered: A.R.A. - I KOLKATA, District: Kolkata Additional Transaction: [4305] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than immovable Property, Receipt [Rs : 24,00,000/-] Market Value: Rs. 1,90,00,000/- Registration Fee Paid: Rs. 2,14,098/- (Article:A(1), E, B, M(a) M(b), I) Remarks: Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)
---	---

Land Details :

District: South 24-Parganas P.S.- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Motilal Gupta Road, Road Zone: Ranachandray Roy Rd - Reserved for Lane Premises not located on Rd), Premises No: 177, Ward No: 122

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Sellforth Value (In Rs.)	Market Value (In Rs.)	Other Details
11			Rastu		11 Katha 2 Chatak 07 Sq Ft	1,80,85,431/-	1,80,85,431/-	Width of Approach Road: 20 Ft.
Grand Total :					13.441Dec	1,80,85,431/-	1,80,85,431/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Sellforth Value (In Rs.)	Market value (In Rs.)	Other Details
51	On Land L1	2810 Sq Ft	9,14,569/-	9,14,569/-	Structure Type: Structure
Gr Floor Area of floor : 2810 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		2810 sq ft	9,14,569/-	9,14,569/-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
	APARNA MECHANICALS PRIVATE LTD 76B Motilal Gupta Road, Kolkata, P.O:- Shakhar Bazar, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India PIN - 700008 . PAN No.: AACCA3005Q, Status: Organization, Executed by: Representative, Executed by: Representative

Name

Photo

Fingerprint

Signature

JAIN



Signature of Hemant Jain

11/04/2018

LT
11/04/2018

11/04/2018

Hemant Jain
Admitted by: Self, Date of Admission: 11/04/2018, Place: Office

17/1, Mahapan Colony, Block-D, New Alipore, Kolkata, P.O:- New Alipore, P.S:- New Alipore, District:- North 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARWPS4832M, Status :Confirming Party, Executed by: Self, Date of Execution: 11/04/2018

Partner Details :

Name,Address,Photo,Finger print and Signature

MATA REALTY AND INFRACON

1 WESTON STREET, ROOM NO. 229, 2ND FLOOR, P.O:- BOWBAZAR, P.S:- Bowbazar, Kolkata, District:- Howrah, West Bengal, India, PIN - 700013, PAN No.: ABIFM2155M, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger-Print	Signature
Sreyans Munot (Presentant) Son of Purnan Ma. Munot Date of Execution: 11/04/2018 Admitted by: Self, Date of Admission: 11/04/2018, Place of Execution: Office			
	Apr 11 2018 11:44AM	LT 11/04/2018	11/04/2018

12, Heritage Cross Road, P.O:- Howrah Gpo, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJRPM79750
Status: Representative Representative of: MATA REALTY AND INFRACON (as PARTNERS)

Name	Photo	Finger Print	Signature
Santosh Kumar Prasad Son of Late Jagdish Prasad Date of Execution: 12/04/2018 Admitted by: Self, Date of Admission: 12/04/2018, Place of Execution: Office			
	Apr 12 2018 1:25PM	LT 12/04/2018	12/04/2018

1 WESTON STREET, Kolkata, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, PIN - 700013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJRPM79750
Status: Representative, Representative of: MATA REALTY AND INFRACON (as PARTNERS)

1901-02604/2018-12/04/2018

Name

Photo

Finger Print

Signature

Santosh Kumar Prasad Roy

Kannada Name

Occupation

Address

City

State

Pin

Mobile



Santosh Kumar Prasad Roy

LTI
11/04/2018

11/04/2018

Ident. Mobile: 98308 80001, Address: P.O:- Shakhur Bazar, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No: AD4PR2757H Status : Representative, Representative of : APARNA MECHANICALS PRIVATE LTD (as DIRECTOR)

Attorney Details :

Name & address

APARNA

MECHANICALS

PRIVATE LTD

Address: P.O:- Sheohar, P.S - SHEOHAR, District:-Sheohar, Bihar, India, PIN - 843329 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of India, Identifier Of SHIVANI JAIN, Sreyans Munot, Santosh Kumar Prasad, Mr Santosh Roy,

11/04/2018

Transfer of property for L1

From	To, with area (Name-Area)
APARNA MECHANICALS PRIVATE LTD	MATA REALTY AND INFRACON-18.441 Dec

Transfer of property for S1

From	To, with area (Name-Area)
APARNA MECHANICALS PRIVATE LTD	MATA REALTY AND INFRACON-2810.00000000 Sq Ft

Endorsement For Deed Number : I - 190102604 / 2018

Information of the Deed : I-1901 02604/2018-12/04/2018

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

11-04-2018

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

Document presented for registration at 11:33 hrs on 11-04-2018, at the Office of the A.R.A. - I KOLKATA by Sreyans Mukerji

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

Execution is admitted on 11/04/2018 by SHIVANI JAIN, Wife of Mr Hemant Jain, 32/5, Sahapur Colony, Block-3, New Allpore, Kolkata, P.O: New Allpore, Thana: New Allpore, South 24-Parganas, WEST BENGAL, India, PIN - 700053 by caste Hindu, by Profession Business

Attested by Mr SANTOSH RAUT, Son of Sri Asharfi Raut, Lalgarh Yogita, P.O: Sheohar, Thana: SHEOHAR, Sheohar, BIHAR, India, PIN - 843329, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-04-2018 by Mr Ambica Prasad Roy, DIRECTOR, APARNA MECHANICALS PRIVATE Limited Company, 76B, Moti Lal Gupta Road, Kolkata, P.O:- Shakti Bazar, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700008

Attested by Mr SANTOSH RAUT, Son of Sri Asharfi Raut, Lalgarh Yogita, P.O: Sheohar, Thana: SHEOHAR, Sheohar, BIHAR, India, PIN - 843329, by caste Hindu, by profession Law Clerk

Payment of Fees

It is noted that required Registration Fees payable for this document is Rs 2,14,098/- (A(1) = Rs 1,90,000/-, B = Rs 1,000/-, E = Rs 14/-, J = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online Rs 2,14,098/-

Receipt of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB made on 09-04-2018 4:22PM with Govt. Ref. No. 192018190215151741 on 09-04-2018. Amount Rs: 2,14,098/-, State Bank of India (SBIN0000001), Ref. No. CKF5385262 on 09-04-2018. Head of Account 0030-03-104-001-

For Information of the Deed :- I-1901-02604/2018-12/04/2018

कार्ड क्रमांक / PERMANENT ACCOUNT NUMBER
AACCA3665Q



नाम / NAME
APARNA MECHANICALS PRIVATE LTD

दिनांक/कार्ड के जारी DATE OF ACQUISITION/ISSUANCE
23-02-1993

K. Das

आयकर अधिकारी, प.सं. XI

COMMISSIONER OF INCOME-TAX, (W.B.) XI

APARNA MECHANICALS PRIVATE LTD

Anil Kumar Prasad Ray

DIRECTOR

यदि कार्ड के खो / गिर जाने पर सूचना जारी करने
के लिये प्राधिकारी को सूचित / सूचना देना है
संबन्धित अधिकार के अनुसार (भारतीय एवं तकनीकी),
पी-7,
चीरंगी चौक,
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.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVE OF INDIA

AMBICA PROSAD ROY

KAMALA NANDA ROY

16/01/1946

Permitted Account Number
ADHPR2787H

Ambica Prosad Roy

Signature



69120311

Ambica Prosad Roy

यदि कार्ड के चोरी / पाते पर कृपया सूचित करें / लॉटरी :
आयकर बैंक सेवा इकाई, एन एन सी एल
तीरुपी पोलीस, सफलाए शैवर्ती,
बन्दर टेलिफोन एक्चेंज के - 400001,
मानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Bank Telephone Exchange,
Bandra, Pune - 411 045.

Tel: 91 20 2721 8061
e-mail: nsdl@nsdl.co.in

ভারতের নির্বাচন কমিশন
भारतीय निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WE/18/12/33880



নাম : ...
বাস : ...
পেশা : ...
...

Address:
71B, MOTILAL GUPTA ROAD, KOLKATA
MUNICIPAL CORPORATION,
CHAKRABORTY, SOUTH 24
PARGANAS-700038

Date: 08/01/2011

153-বোর্ডের নির্বাচন কমিশন
Facsimile Signature of the Electoral
Registration Officer for
153-Bahadur Purba Constituency

In case of change in address mention EIC Card No.
in the relevant Form for including your name in the
roll at the changed address and so obtain the card
with same number.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHIVANI JAIN

HUNAT MAL SETHIA

30/08/1982

Permanent Account Number

ARWPS4832M

Shivani Jain

Signature



30100015

यस कार्ड के लोने 1) कल पर कृपया वापस करे 1 लोडिंग
असफल पैर सेवा इकाई, एन डी सी एस
5-री मॉडल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 9978,
मॉडल कॉलोनी, नैर डीप बंगला चौक,
बुने - 411 016

If this card is lost & someone's card is found,
please inform & return to:
Income Tax PAN Services Unit, NSDI,
Sih Hong, Mantri Sterling,
Plot No. 341, Survey No. 9978,
Model Colony, Near Deep Bungalow Chowk,
Bune - 411 016.

Tel: 91-20-2721 8030, Fax: 91-20-2721 8081
E-mail: thisisfo@nsdi.co.in

भारतीय निर्वाचन आयोग
भारत सरकार
ELECTION COMMISSION OF INDIA
IDENTITY CARD
UVL0031674



संयोजक नाम : शिवानी जैन
Factor's Name : Shivani Jain
पत्नी का नाम : हेममती जैन
Wife's Name : Hemanti Jain
पैसा / Sex : स्त्री / F
जन्म तिथि / Date of Birth : 30/08/1962

Shivani jain

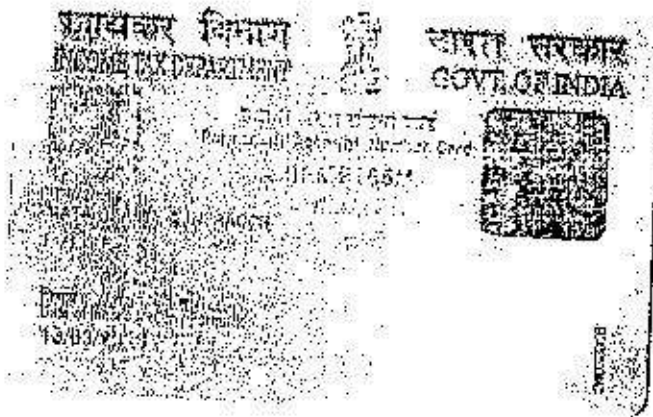


UVL0031674
स्थान:
12-1 बस स्टेशन रोड, गुरुदास नगर, कोलकाता
700051

Address:
32/5 BANKIM MUKHERJEE
SARANIWARD NO-81, KOLKATA
700051

Date: 10/12/2008
160-राजबेहरी निर्वाचन क्षेत्र (संसदीय क्षेत्र)
उत्तरांचल प्रदेश, भारत
Facsimile Signature of the Electoral
Registration Officer for
160-Rajbhehari Constituency

वैधानिक अधिकारों के अन्तर्गत निर्वाचन क्षेत्रों में मतदाताओं को सूचीबद्ध करने के लिए निर्वाचन आयोग को सूचना देनी चाहिए।
In case of change of address, please inform this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.



MATA REALTY & INFRACON

Satyam Kumar

Partners



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SREYANS MUNOT

PARASH MALL MUNOT

27/05/1982

Postal/Post Office Account Number

AJRPM79750

Sreyans Munot



Sreyans munot

Sreyans munot



भारत सरकार के कोने/घरों का उपयोग करके नहीं/करके:

आयकर विभाग द्वारा, यह एक कोने

उपयोग के लिए नहीं है।

पत्रिका नं. 340, धर्म नं. 977/3,

पोस्टल कार्ड नं. और संख्या पोस्टल कार्ड

दुबई - 411 016.



Sreyansmunot


 भारतीय निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

WBE1930835



निर्वाचक नाम : प्रमोद कुमार
 Elector's Name : Pradyum Kumar
 पिता का नाम : प्रमोद कुमार
 Father's Name : Pradyum Kumar
 लिंग/Sex : पुरुष
 जन्म तिथि/Date of Birth : 27/09/1982

Pradyum Kumar

WBE1930835

पता
 14, कश्मीर घोष रोड, होवरा
 Howrah-711101

Address:
 14, KASHMIR GHOSH ROAD, HOWRAH
 MUNICIPAL CORPORATION, HOWRAH
 HOWRAH-711101

Pradyum Kumar

Date: 29/11/2015

170-एनएच 309, बिहार राज्य निर्वाचन आयोग
 बिहार राज्य निर्वाचन आयोग
 Carostyle Signature of the Electoral
 Registration Officer for
 170-Howrah Uttar Constituency

निर्वाचक को अपने पता परिवर्तन के लिए आवेदन करने के लिए
 निर्वाचन आयोग के कार्यालय में आवेदन करने के लिए
 निर्वाचन आयोग के कार्यालय में आवेदन करने के लिए
 In case of change in address, candidate has to fill up
 in the relevant Form by including your name in the
 cell of the changed address and to attach the card
 with same number.

Pradyum Kumar

State of Registration under section 50 and Rule 69.

Registered in Book - I

Serial number 1901-2018, Page from 106214 to 106249

, No 190102604 for the year 2018.



Digitally signed by MALAY
CHAKRABORTY
Date: 2018.04.18 14:23:07 +05:30
Reason: Digital Signing of Deed.

(Malay Chakrabarty) 4/18/2018 2:22:51 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)