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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Q.No. 49426/20

Deed of Conveyance

Case No-35/2020

AD 206273
A.R.A. III

THIS INDENTURE made on this 10th day of January, Two Thousand

Certified that the Document is duly registered in the office of the Registrar of Assurances, Kolkata and the contents are the contents of this Document.

Additional Registrar of Assurances-III, Kolkata

BETWEEN

PRAHLAD RAI DHANANIA alias **PRAHLAD RAI AGARWAL** (PAN NO. ADUPD2068C), Mobile No. 98310 15032, son of Late Ramji Das Agarwal, by faith – Hindu, by occupation – business, residing at 1, Lord Sinha Road, Post Office and Police Station, Shakespeare Sarani, Kolkata-700071, Aadhar No.487524389999, E-mail ID-prahladraidhanania49@gmail.com, hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, successors, administrators, executors and/or assigns) of the **FIRST PART**

Jr-250V
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Additional Registrar of Assurances-III, Kolkata
21 JAN 2020

AND

MRS PAWAN PROPERTIES (PVT) LIMITED, a registered Partnership Firm carrying on business and/or trading at Office at 45 Shreeganga Sarani, Kolkata-700017 represented by one of its Partners MR. SHYAM SUNDAR MANGALIA (PVT) NO ABUJHATTAR son of Late Shyamsundar Mangalika by birth - Hindu by occupation - business residing at 82C, Park Road Block - 1B, 3rd Floor Post Office and Police Station - Anand Niketan, 700 022, Model No 82300249, Asses No 1284728704, 2nd Floor ID- 82300249/2002, hereinafter referred to as the PURCHASER, which term or expression shall unless excluded by or consent to the selling or transferee be deemed to mean and include its successors-in-interest, partners or the firm being those who may be taken in which admitted as partner and/or partner and their respective heirs, legal representatives, successors, administrators and assigns of the OTHER PARTY.



...registered in the Office of Registrar of Assurances, Kolkata in Book No. 117, Page No. 117 and for the year 1957, Shreeganga Sarani, Park Road Block - 1B, 3rd Floor Post Office and Police Station - Anand Niketan, 700 022, Model No 82300249, Asses No 1284728704, 2nd Floor ID- 82300249/2002, hereinafter referred to as the PURCHASER, which term or expression shall unless excluded by or consent to the selling or transferee be deemed to mean and include its successors-in-interest, partners or the firm being those who may be taken in which admitted as partner and/or partner and their respective heirs, legal representatives, successors, administrators and assigns of the OTHER PARTY.

Registrar of Assurances
Kolkata
10 JAN 2020

The said (1) ... (2) ... (3) ... (4) ... (5) ... (6) ... (7) ... (8) ... (9) ... (10) ... (11) ... (12) ... (13) ... (14) ... (15) ... (16) ... (17) ... (18) ... (19) ... (20) ... (21) ... (22) ... (23) ... (24) ... (25) ... (26) ... (27) ... (28) ... (29) ... (30) ... (31) ... (32) ... (33) ... (34) ... (35) ... (36) ... (37) ... (38) ... (39) ... (40) ... (41) ... (42) ... (43) ... (44) ... (45) ... (46) ... (47) ... (48) ... (49) ... (50) ... (51) ... (52) ... (53) ... (54) ... (55) ... (56) ... (57) ... (58) ... (59) ... (60) ... (61) ... (62) ... (63) ... (64) ... (65) ... (66) ... (67) ... (68) ... (69) ... (70) ... (71) ... (72) ... (73) ... (74) ... (75) ... (76) ... (77) ... (78) ... (79) ... (80) ... (81) ... (82) ... (83) ... (84) ... (85) ... (86) ... (87) ... (88) ... (89) ... (90) ... (91) ... (92) ... (93) ... (94) ... (95) ... (96) ... (97) ... (98) ... (99) ... (100) ...

AND

M/S PAWAN PROPERTIES (PAN NO.AAKFP5902E), a Registered Partnership Firm, carrying on business and/or having its Office at 46, Shakespeare Sarani, Post Office- Shakespeare Sarani, Police Station- Shakespeare Sarani, Kolkata-700017, represented by one of its Partners MR. SHYAM SUNDAR NANGALIA (PAN No. ABUPN8177A), son of Late Bhuramull Nangalia, by faith - Hindu, by occupation - Business, residing at 32C, New Road, Block - "B", 3rd Floor, Post Office and Police Station- Alipore, Kolkata-700 027, Mobile No.9830091899, Aadhar No.712941397614, E-mail ID-ssn@altiusbuilders.com, hereinafter referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest, partners for the time being, those who may be taken in and/or admitted as partner and/or partners and their respective heirs, legal representatives, successors, executors, administrators and assigns) of the OTHER PART:

WHEREAS:

A) By a Deed of Conveyance dated May 6, 1957 registered in the Office of the Registrar of Assurances, Kolkata in Book No.I, Volume No.56, Pages 117 to 123, being No.1558 for the year 1957, Shankar Lal Agarwal, Ramji Das Agarwal, Dinanath Agarwal and Harkishan Das Agarwal (hereinafter collectively referred to as the "Original Owners") for the consideration therein mentioned purchased and acquired from one Md. Gulsaigal and others, ALL THAT the municipal premises No.46A and 46B, Theatre Road (now known as 46 Shakespeare Sarani), Kolkata – 700 017 together with partly pucca and partly tin shed structures lying thereat absolutely and forever.

B) The said (1) Shankar Lal Agarwal, (2) Ramji Das Agarwal, (3) Dinanath Agarwal and (4) Harkishan Das Agarwal thus became joint owners of the said Premises No.46A and 46B, Theatre Road, Kolkata-700 017 which has since been renumbered as Municipal Premises No. 46 Shakespeare Sarani, Kolkata-700 017 (more fully and particularly described in the FIRST SCHEDULE

AND

MIS PAVAN PROPERTIES (PVT) (INCORPORATED) & PARTNERS
Partnership firm carrying on business under name of MIS PAVAN
Shankar Das, 100/101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



(Signature)
Registrar of Assurances, Calcutta
10 JAN 2020

hereunder written) and hereinafter referred to as the "said Premises" and each of them individually became owner of undivided 1/4th of the said premises.

C) The said original owners with the intent and object of commercially exploiting the said Premises, entered into an Agreement with the Purchaser on the terms and conditions contained and recorded in an Agreement dated October 13, 1982, which was duly registered at the Office of the Registrar of Assurances, Calcutta in Book No.1, Volume No. 94, Pages 113 to 126, Being No. 1285 for the year 1983 (hereinafter referred to as the "said Agreement").

D) Disputes and differences arose between the Original Owners and the Purchaser, whereupon the Purchaser filed a suit being C.S. No.619 of 1985 in the Hon'ble High Court at Calcutta against the said Original Owners, inter alia, seeking specific performance of the said Agreement dated October 13, 1982 (hereinafter referred to as the "Purchaser's Suit").

E) During the pendency of the Purchaser's suit, Ramjidas Agarwal (since deceased) one of the original owners who during his lifetime was entitled to undivided one fourth share or interest into or upon the said premises filed a suit for partition of the said Premises by metes and bounds before the Hon'ble High Court at Calcutta, which suit was numbered as C.S. No. 148 of 2002 (hereinafter referred to as the "Partition Suit").

F) During the pendency of the Purchaser's Suit and the Partition Suit the said Ramjidas Agarwal died intestate on or about April 26, 2003 leaving him surviving his wife Smt. Narayani Devi Dhanania alias Agarwal and his seven sons namely (1) Rajendra Prasad Dhanania alias Agarwal, (2) Prahlad Rai Dhanania alias Agarwal (the Vendor herein), (3) Hari Ratan Dhanania alias Agarwal, (4) Surendra Dhanania alias Agarwal, (5) Ashok Dhanania alias Agarwal, (6) Kamal Dhanania alias Agarwal and (7) Rajesh Dhanania alias Agarwal and three married daughters namely (1) Smt. Darshana Agarwal, (2) Smt. Saroj Khemka and (3) Smt. Sumitra Sureka as his only heirs and/or successors to inherit properties lefty behind by him, including his share in the said premises and thus the aforesaid heirs and successors of Ramjidas

...of them in the said business...

(C) The said original owner with the intent and object of commercially exploiting the said premises, entered into an Agreement with the Purchaser on the terms and conditions contained and recorded in an agreement dated October 12, 1982, which was duly registered in the Office of the Registrar of Assurances, Calcutta in Book No. 124, Volume No. 34, Page 173 to 178, being the 1282 of the year 1982 (hereinafter referred to as the said Agreement).

(D) Dispute and difference arose between the Original Owners and the Purchaser, whereupon the Purchaser filed a suit being C.S. No. 19 of 1985 in the Hon'ble High Court at Calcutta against the said Original Owners, inter alia, seeking a declaration of the said Agreement dated October 12, 1982, as null and void and as the Purchaser's duty.

(E) During the pendency of the Purchaser's suit, Ramdas Agastya (hereinafter referred to as the said Plaintiff) who during the litigation was entered as a defendant in the said suit, filed a counter-suit being C.S. No. 148 of 2005 in the Hon'ble High Court at Calcutta against the said Original Owners, inter alia, seeking a declaration of the said Agreement dated October 12, 1982, as null and void and as the Purchaser's duty.



(F) The said Plaintiff, during the pendency of the Purchaser's suit, filed a counter-suit being C.S. No. 148 of 2005 in the Hon'ble High Court at Calcutta against the said Original Owners, inter alia, seeking a declaration of the said Agreement dated October 12, 1982, as null and void and as the Purchaser's duty. The said Plaintiff, during the pendency of the Purchaser's suit, filed a counter-suit being C.S. No. 148 of 2005 in the Hon'ble High Court at Calcutta against the said Original Owners, inter alia, seeking a declaration of the said Agreement dated October 12, 1982, as null and void and as the Purchaser's duty.

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Agarwal became entitled and/or owner of $1/11^{\text{th}}$ share in the said undivided $1/4^{\text{th}}$ share of the said deceased, i.e., undivided $1/44^{\text{th}}$ share or interest each into or upon the said Premises.

G) The Vendor thus became owner of undivided $1/44^{\text{th}}$ or 2.27% share in the said premises, which premises comprises of land measuring approximately 2 Bighas 8 Chittacks 20 sq. ft. together with pucca dilapidated structure measuring approximately 3672 sq. ft. and tin shed structure measuring approximately 8027 sq. ft. lying thereat.

H) The names of heirs of Late Ramjidas Agarwal were substituted in the Purchaser's Suit as well as in the said Partition Suit.

I) The Purchaser has since purchased the undivided share, right, title and interest from all the heirs of Ramji Das Agarwal, save and except the Vendor herein.

J) The Purchaser has also purchased entirety of the share or interest of (1) Shankar Lal Agarwal, since deceased, (2) Dinanath Agarwal, since deceased, and (3) Harkishan Das Agarwal, since deceased from the original owners and/or their respective heirs from time to time by numerous deed of conveyances, which have been duly registered before the Registering Authority.

K) The Purchaser has thus become owner of undivided $43/44^{\text{th}}$ (97.73%) of the said premises.

L) The Vendor in the meanwhile sometime on or about May 20, 2011 filed a suit before Hon'ble High Court at Calcutta claiming right of preferential purchase of remaining of undivided 25% of the said premises belonging to his predecessor-in-interest, late Ramji Das Agarwal, which suit has been numbered as C.S. No.120 of 2011 and is pending adjudication before the Hon'ble High Court at Calcutta.

The Vendor has become owner of undivided 1/4th share in the said property...

(i) The Vendor has become owner of undivided 1/4th share in the said property...

(ii) The names of heirs of Late Rajendra Agastya were retained in the...

(iii) The Purchaser has been granted the right of the said...

(iv) The Purchaser has been granted the right of the said...



[Handwritten signature]

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1 0 JAN 2020

M) It is only the Purchaser and the Vendor who have been prosecuting and/or continuing with the Purchaser's Suit and the aforesaid suit being C.S. No.120 of 2011.

N) In the meantime, with the intervention of common friends and/or well-wishers the parties hereto decided to resolve all their disputes and/or differences.

O) The Vendor after resolution of the disputes and differences with the Purchaser agreed to sell, transfer, convey, assign and assure all his undivided share, right, title and interest of and in the said premises unto and in favour of the Purchaser absolutely and forever for and at a total consideration of Rs.1,50,00,000/- (Rupees One Crore Fifty Lacs) only.

P) The Vendor represented to the Purchaser that he has never mortgaged and/or kept in lien and/or created any charge and/or in any way or manner dealt with his share, right, title and interest over and in respect of the said premises and that his title in the said premises is clear and marketable and that there is no embargo in the Vendor selling, transferring, assigning, conveying and assuring his share, right, title and interest in the said premises unto and in favour of the purchaser.

Q) The Vendor declared and agreed to have the aforesaid C. S. No. 120 of 2011 pending before the Hon'ble High Court at Calcutta dismissed for non-prosecution and/or withdrawn without any leave to file fresh suit in the self same cause of action.

R) The Vendor further declared and agreed to have the Purchaser's suit decreed in favour of the Purchaser in terms of the settlement arrived at by and between the Vendor and the Purchaser.

S) The Purchaser relying on the aforesaid representations of the Vendor has paid the sum of Rs.1,50,00,000/- (Rupees One Crore Fifty Lacs) only to the Vendor, the receipt whereof the Vendor doth hereby admits and acknowledges by signing these presents.

It is only the Purchaser and the Vendor who have been proceeding... with the Purchaser's consent and the approval of the... 10/12/2019

In the meantime, with the intention of causing... the Vendor has caused to be registered... 10/12/2019

The Vendor after receipt of the... and the Vendor's... 10/12/2019

The Vendor represented to the Purchaser that he had... and that he had no other... 10/12/2019



The Vendor further represented to the Purchaser that... and that he had no other... 10/12/2019

The Vendor further represented to the Purchaser that... and that he had no other... 10/12/2019

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The Purchaser... and that he had no other... 10/12/2019

T) The Vendor declares and agrees that he has no further right and/or claim and/or interest, whatsoever, over and in respect of the Agreement dated October 13, 1982 entered into between the Purchaser and the Original Owners and registered in the Office of the Registrar of Assurances, Calcutta in Book No.1, Volume No.94, Pages 113 to 126, Being No.1285 for the year 1983 and shall never claim anything out of the same.

U) The Vendor having received the entire consideration from the Purchaser for his entire share, right, title and interest in the said premises has now agreed to convey the same unto and in favour of the Purchaser absolutely and forever free from all encumbrances, mortgages, liens and charges.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

I. THAT in consideration of a sum of Rs.1,50,00,000/- (Rupees One Crore Fifty Lacs) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have been received), the Vendor doth hereby sell, transfer, convey, assure and assign unto and to the Purchaser his entire undivided share, interest, right and title into or upon ALL THAT piece and parcel of land measuring 2 Bigha 8 Chittacks 20 sq. ft. together with 3672 sq. ft. of dilapidated pucca structure and 8027 sq. ft. of tin shed structure lying at and being Municipal Premises No. 46, Shakespeare Sarani, Post Office and Police Station-Shakespeare Sarani, Kolkata-700 017 (previously known as 46A and 46B Shakespeare Sarani) being $\frac{1}{44}$ th or 2.27 % share therein (divided 0.9211 Cottahs of land together with 84 sq. ft. of dilapidated pucca structure and 182 sq. ft. of tin shed structures) hereinafter referred to as the said undivided share and morefully and particularly mentioned and described in the SECOND SCHEDULE hereunder written TOGETHER WITH all buildings and structures situated and standing thereon absolutely and forever unto and in favour of the purchaser, free from all encumbrances, charges, liens, lispensens, claims, liabilities, demands, mortgages, leases, licenses, trusts, attachments,

7) The Vendor declares and agrees that its use in full right and title and interest, whatsoever, over and above that of the Agreement dated 13.01.2020 entered into between the Parties and the Original Vendor and mentioned in the Office of the Registrar of Companies, Kolkata in Form No. 120, dated 13.01.2020, shall be the same and shall not be subject to any change.

8) The Vendor hereby warrants the above declaration that the Purchaser for the entire term of the said contract in the said contract has not agreed to convey the same out and in favor of the Purchaser, absolutely and forever for any reason whatsoever, past and to come.

9) NOW THIS INSTRUMENT WITNESSETH THAT IT IS HEREBY AGREED AND ENFORCED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1) THAT in consideration of a sum of Rs. 7,50,000/- (Seven Lacs and Fifty thousand only) of the lawful money of the Union of India, the Vendor has agreed to sell to the Purchaser all the rights and interests in the immovable property situated at the address mentioned in Form No. 120, dated 13.01.2020, and to the Purchaser for the entire term of the said contract in the said contract has not agreed to convey the same out and in favor of the Purchaser, absolutely and forever for any reason whatsoever, past and to come. ALL THAT, done and to be done, shall be in full discharge of all the liabilities and obligations of the Vendor towards the Purchaser in respect of the said contract and shall be binding on the Vendor and his heirs, assigns and legal representatives for ever.



[Handwritten Signature]
Additional Registrar of Assurances Kolkata
10 JAN 2020

acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispensens whatsoever OR HOWSOEVER OTHERWISE the said undivided share or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished TOGETHER WITH all benefits and advantages of ancient and other rights all yards courtyards areas sewers drain ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said undivided share or any part or portion thereof belonging to or in anywise appertaining thereto or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto AND the reversion or reversions remainder or remainders and all the rents issues and profits of the said premises and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the said Premises or any and every part thereof therein comprised and hereby sold granted and transferred Together with all deeds pattahs muniments and evidences of title which in anywise relate to or concern the said undivided share and/or the said Premises or any part or portion thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor and/or any person or persons from whom the Vendor can or may procure the same without any action or suit both at law or in equity inclusive of all right, title, interest of Vendor in the Agreement dated October 13, 1982 and in the said Premises AND the Purchaser shall be entitled to take and/or be in physical possession of the said Premises as absolute owner thereof and enjoy all benefits as owner of the said Premises and/or to deal with the said Premises in the absolute discretion of the Purchaser without any disturbance and/or interference from the Vendor and/or anyone claiming under him.



[Handwritten Signature]
**Additional Registrar of
Assurances III Kolkata**
1 0 JAN 2020

II. AND the Vendor do hereby covenant with the Purchaser that the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said undivided ~~1/44th~~ or 2.27% share of the said Premises, free from all encumbrances, mortgages, liens, charges and liabilities of whatsoever nature AND the Vendor do hereby covenant with the Purchaser that the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said undivided share hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said undivided 1/44th or 2.27 % share in the said Premises or any part thereof in the manner as aforesaid.

III. AND THAT NOTWITHSTANDING any act deed or things by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently entitled to the said undivided 1/44th or 2.27 % share in the said premises hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Vendor now has good right full and absolute power to grant sell convey transfer assure and assign the said undivided area hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser absolutely and forever. ✓

IV. AND THIS DEED FURTHER WITNESSTH that the Vendor doth hereby covenant with the Purchaser that the Purchaser shall be entitled to obtain vacant possession of the said Premises from the Receiver or any other person and/or persons who may be in possession of any part or portion of the said Premises or to retain possession thereof as absolute owner.

V. AND THAT the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the said land comprised in the said Premises or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 AND THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act, 1961 AND THAT no notice, which is or may be subsisting, has been served on the Vendor for the acquisition of the said undivided share and/or the said Premises or any part thereof under the Land Acquisition Act, 1894 or under any other law or acts and/or Rules made or framed thereunder and the Vendor has no knowledge of issue of any such notice or notices for the time being in force affecting the said undivided share and/or said Premises or any part thereof AND THAT save and except C. S. No. 619 of 1985 and C. S. No. 120 of 2011 no other suit and/or proceedings is pending any Court of Law affecting the said undivided share and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority.

VI. AND FURTHER THAT the Vendor having or lawfully or equitably claiming any right, title, interest or estate whatsoever into or upon the said undivided share and/or Premises or any part thereof shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said undivided share and every part thereof in the said premises unto and in favour of Purchaser as may be desired by the Purchaser.

VII. AND FURTHER the Vendor doth hereby declare and covenants with the Purchaser that the Vendor shall withdraw or have dismissed for non-prosecution C. S. No.120 of 2011 pending before the Hon'ble High Court at Calcutta and to file appropriate application and/or petition to have C. S. No. 619 of 1985 pending before the Hon'ble High Court at Calcutta decreed in favour of the Purchaser in terms of settlement arrived at by and between the Vendor and the Purchaser.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(THE SAID PREMISES)

ALL THAT the messuage tenement and hereditaments TOGETHER WITH the piece and parcel of revenue redeemed land containing an area of 2 Bigha 8 Chittacks 20 sq. ft. (be the same a little more or less) whereon or any part whereof more than 60 years old dilapidated pucca structure measuring 3672 sq. ft. and tin shed structure measuring 8027 sq. ft. is lying or erected being Municipal Premises No.46 Shakespeare Sarani (Formerly known as 46A and 46B Shakespeare Sarani) Kolkata-700 017 within Police Station and Post Office - Shakespeare Sarani within Ward No.63 and within the limits of Kolkata Municipal Corporation in the South Division of Kolkata and butted and bounded as follows, that is to say;

ON THE NORTH	:	By Shakespeare Sarani
ON THE SOUTH	:	By Premises No.1, Auckland Square;
ON THE EAST	:	By Premises No.48, Shakespeare Sarani (known as Kala Mandir); and
ON THE WEST	:	Party by Premises No.44, Shakespeare Sarani, (IDBI Building) and Partly Premises No.2, Auckland Square;

OR HOWSOEVER OTHERWISE the said premises butted bounded called known numbered described and distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(THE SAID UNDIVIDED SHARE)


Entirety of all right, title, interest and share of the Vendor in the said Premises being ALL THAT undivided 2.27% or 1/44th share or interest into or upon ALL THAT piece and parcel of land measuring 2 Bigha 8 Chittacks 20 sq. ft. together with 3672 sq. ft. of dilapidated pucca structure and 8027 of tin shed structure lying at and being Municipal Premises No. 46, Shakespeare Sarani, Post Office and Police Station-Shakespeare Sarani, Kolkata-700 017 (previously known as 46A and 46B Shakespeare Sarani) (divided 0.9211 Cottahs of land together with 84 Sq. Ft. of dilapidated pucca structure and 182 sq. ft. of tin shed structures) owned by and belonging to the Vendor.

THE FIRST SCHEDULE
(THE COMPANIES)

AND THAT the message was sent and transmitted TOGETHER WITH the
form and copies of evidence retained and kept containing an acknowledgment
of receipt of the same. It is further stated that the above-mentioned
message was sent by the above-mentioned person on the 21st day of
January 2020 at 10:00 AM and the same was received by the
above-mentioned person on the 21st day of January 2020 at 10:00 AM.
It is further stated that the above-mentioned person is a resident
of the city of Kolkata and is a citizen of India.

ON THE NORTH
ON THE SOUTH
ON THE EAST
ON THE WEST




Additional Registrar of
Assurances Kolkata
10 JAN 2020

IN WITNESS WHEREOF the parties have put their respective hands, sign and seal on the day, month and year first hereinabove written.

SIGNED AND DELIVERED by the
withinnamed VENDOR in the
presence of :

- 1) ADITYA DHANANIA
375, PAS RD, T3-13F
KOL-68

Aditya Dhanania

- 2) Shetini Dheneni
SOUTH CITY TOWER-3, F17-13F
375 PAS RD KOL-68.

SIGNED, SEALED AND DELIVERED
by the withinnamed PURCHASER
in the presence of :

- 1) *Aditya Dhanania*
(ADITYA DHANANIA)

- 2) Mahendra Kumar Das
9, Old Post Office Street
Forest Floor
Kolkata - 700001

Drafted by me

Abhirup Chakraborty
Abhirup Chakraborty
Advocate
High Court, Calcutta
Enrolment No. WB/F/799/2014

Prabhu Rishanovic
alias
Prabhu Rishanovic

PAWAN PROPERTIES

Shyam Sundar Nanjala

Partner

(SHYAM SUNDAR NANJALA)

IN WITNESS WHEREOF the Vendor has put their respective hands and
seal on this day, month and year first before me written

SIGNED AND DELIVERED BY THE
WITHINMATED VENDOR IN THE
presence of

RAWAN PROPERTIES
Private

SIGNED, SEALED AND DELIVERED
BY THE WITHINMATED PURCHASER




Additional Registrar of
Assurances, Kolkata
10 JAN 2020

MEMO OF CONSIDERATION

RECEIVED of and from the within named PURCHASER the within mentioned sum of Rs1,50,00,000/- (Rupees One Crore Fifty Lacs) only being the total consideration payable by the Purchaser to the Vendor under these presents as per memo below:

<u>Pay Order No.</u>	<u>Date</u>	<u>Bank</u>	<u>Amount (Rs)</u>
294844	10.01.2020	HDFC Bank Stephen House Kolkata-700001	1,48,50,000.00
Tax Deducted at Sources			<u>1,50,000.00</u>
			<u>1,50,00,000.00</u>
			Total

(Rupees One Crore Fifty Lacs) only

Pratishtha
alias
Pratishtha Rai Agrawal

Vendor

WITNESSES:

1. Aditya
(ADITYA DHANAWA)
2. S. Dherani
(SHALINI DHANAWA)

MEMO OF CONFIRMATION

RECEIVED of and from the within named PROJECT-ASER the other mentioned
sums Rs. 50,00,000/- (Rupees Five Crores Only) being the total
consideration payable by the Purchaser to the Vendor under these Grants as
per memo below:






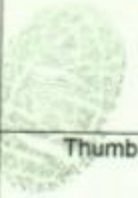
















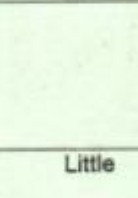
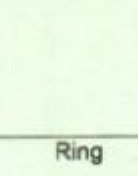
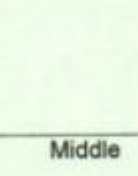
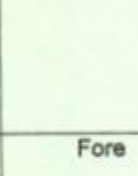
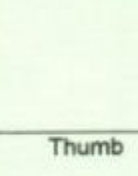





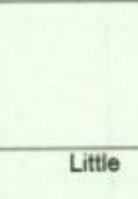
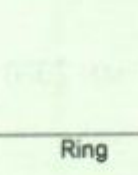
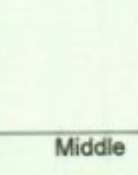
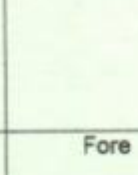
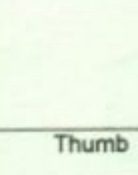





Pay Order No.	Date	Bank	Amount
2014	10.01.2020	HDFC Bank Sankar Road Kolkata-700071	1,58,00,000.00
			<u>1,58,00,000.00</u>
		Total	1,58,00,000.00



[Signature]
**Additional Registrar of
Assurances in Kolkata**
10 JAN 2020

WITNESSES

SPECIMEN FOR TEN FINGERPRINTS

 <p><i>[Handwritten signature]</i></p>	<p><i>[Handwritten signature]</i> SUNDAR NANGALIA</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		Left Hand				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		Right Hand				
 <p><i>[Handwritten signature]</i></p>	<p><i>[Handwritten signature]</i> Pudhukottam Pudhukottam</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		Left Hand				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		Right Hand				
<p>PHOTO</p>		 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		Left Hand				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		Right Hand				
<p>PHOTO</p>		 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		Left Hand				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		Right Hand				

PHOTO

PHOTO

PHOTO

PHOTO



[Handwritten Signature]

Additional Registrar of Assurances in Kolkata

10 JAN 2020





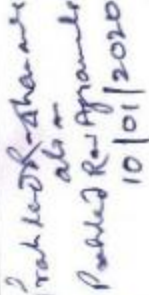





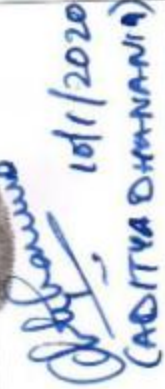
Government of West Bengal

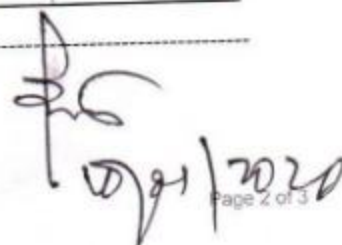
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19030000049426/2020

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	Prahlad Rai Dhanania Alias Mr Prahlad Rai Agarwal , 1, Lord Sinha Road, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071	Seller		109 	 Prahlad Rai Dhanania 10/01/2020
2	Mr Shyam Sundar Nangalia , 32C, New Road, Block/Sector: B, 3rd Floor, P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Represent ative of Buyer [PAWAN PROPER TIES]		108 	 SHYAM SUNDAR NANGALIA 10/1/2020
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Aditya Dhanania Son of Prahlad Rai Dhanania 375, Prince Anwar Shah Road, South City Residence, P.O:- Jodhpur Park, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700068	Prahlad Rai Dhanania, Mr Shyam Sundar Nangalia		110 	 10/1/2020 ADITYA DHANANIA


10/01/2020





Additional Registrar of
Assurances III Kolkata

10 JAN 2020

PKG 10/01/2020
(Probir Kumar Golder)
ADDITIONAL REGISTRAR
OF ASSURANCE

Office of the A.R.A.
III KOLKATA
Kolkata, West Bengal
10 JAN 2020



[Handwritten signature]

Addl. Registrar of
Assurances III Kolkata

10 JAN 2020

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

GRN: 19-201920-014682624-1 Payment Mode Online Payment
GRN Date: 10/01/2020 10:57:07 Bank : HDFC Bank
BRN : 994180837 BRN Date: 10/01/2020 10:58:25

DEPOSITOR'S DETAILS

Id No. : 19030000049426/6/2020
[Query No./Query Year]

Name : PAWAN PROPERTIES
Contact No. : Mobile No. : +91 9830091899
E-mail :
Address : 46 SHAKESPEARE SARANIKOLKATA700017
Applicant Name : Mr Rajeev Kumar Jain
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19030000049426/6/2020	Property Registration- Stamp duty	0030-02-103-003-02	1072550
2	19030000049426/6/2020	Property Registration- Registration Fees	0030-03-104-001-16	153251

Total

1225801

In Words : Rupees Twelve Lakh Twenty Five Thousand Eight Hundred One only



[Handwritten signature]

Additional Registrar of
Assurances III Kolkata

10 JAN 2020

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



GRN: 192019200159643531

Payment Mode Online Payment

GRN Date: 21/01/2020 13:29:15

Bank : AXIS Bank

BRN : 309538806

BRN Date: 21/01/2020 13:30:28

DEPOSITOR'S DETAILS

Id No. : 19030000049426/16/2020

[Query No./Query Year]

Name : RAHUL NANGALIA

Contact No. : 9830081999

Mobile No. : +91 9830081999

E-mail : rahulnangalia@hotmail.com

Address : 32C NEW ROAD ALIPORE KOLKATA 700027

Applicant Name : Mr Rajeev Kumar Jain

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 16

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19030000049426/16/2020	Property Registration- Stamp duty	0030-02-103-003-02	111
2	19030000049426/16/2020	Property Registration- Registration Fees	0030-03-104-001-16	16

Total

127

In Words : Rupees One Hundred Twenty Seven only

PAWAN PROPERTIES

46, Shakespeare Sarani, Kolkata-700017

TO WHOM IT MAY CONCERN

We, Pawan Properties, represented by one of its Partners Mr. Shyam Sundar Nangalia being the Purchaser in respect of ALL THAT undivided 2.27% or 1/44th share or interest into or upon ALL THAT piece and parcel of land measuring 2 Bigha 8 Chittacks 20 sq. ft. together with 3672 sq. ft. of dilapidated pucca structure and 8027 of tin shed structure lying at and being Municipal Premises No. 46, Shakespeare Sarani, Post Office and Police Station-Shakespeare Sarani, Kolkata-700 017 hereby undertake to pay additional stamp duty and registration fees, if any, assessed by the Learned Registrar after spot verification.

PAWAN PROPERTIES



Partner

(SHYAM SUNDAR NANGALIA)



ভারত সরকার



অদিত্য ধনানিয়া

Aditya Dhanania

জন্মতারিখ/ DOB: 09/03/1975

পুংসন / MALE



6564 9527 9462

অধার - সাধারণ মানুষের অধিকার



ভারতীয় বিদ্যমান পরিচয় প্রমাণ
INDIAN IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

স্ম/ক: প্রহ্লাদ রাই ধনানিয়া,
টওয়ার - ৩, ফ্ল্যাট নং-১৩ফ,
সাউথ সিটি, প্রিন্স অনবার
শাহ রোড, জোধপুর পার্ক,
কলকাতা,
পশ্চিম বঙ্গ - ৭০০০৬৪

Address

S/O: Prahlad Rai Dhanania,
Tower - 3, Flat No-13F,
South City, Prince Anwar
Shah Road, Jodhpur Park,
Kolkata,
West Bengal - 700068



1947
১৯৪৭

http://aaid.gov.in

www.aaid.gov.in

P.O. Box No. 1947,
Bangalore-560 001

Aditya Dhanania

(ADITYA DHANANIA)



भारत सरकार
GOVERNMENT OF INDIA



Prahlad Rai
Dhanania
DOB: 14/03/1949
MALE



4875 2438 9999

Aadhaar-Aam Admi ka Adhikar



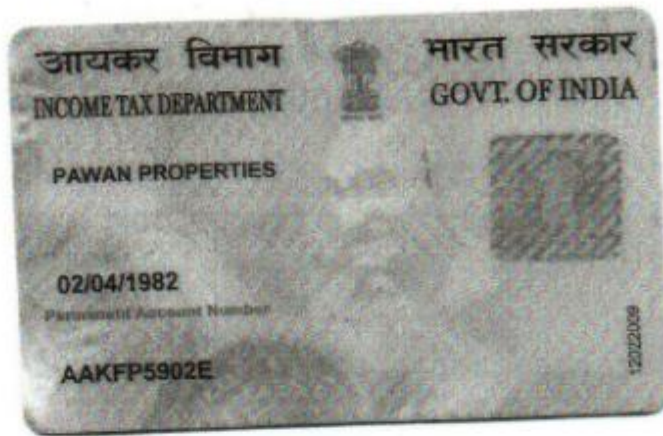
भारतीय भिन्नित पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

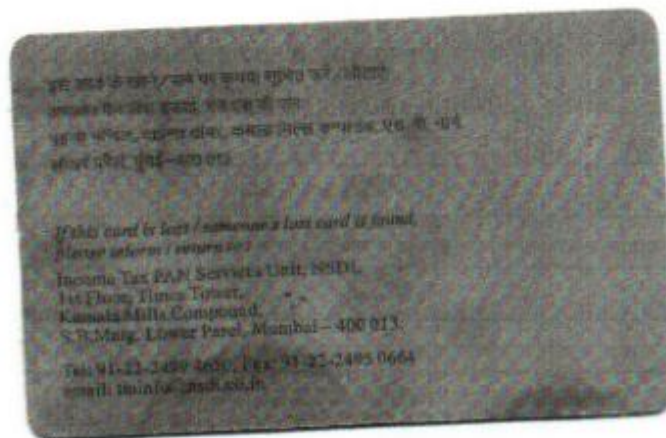
S/O: Ramji Das Dhanania, 1, LORD
SINHA ROAD, GROUND FLOOR,
PS-SHAKESPEARE SARANI, Middleton
Row, Kolkata,
West Bengal - 700071



Prahlad Rai Dhanania



PAWAN PROPERTIES
Pawan
Partner



PAWAN PROPERTIES
Pawan
Partner



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/23/148/222160



নির্বাচকের নাম : শ্যাম সুন্দর
Elector's Name : শামালিয়া
Shyam Sunder
Nangala
পিতার নাম : ভুরামল শামালিয়া
Father's Name : Bhura Mull Nangala
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : 16/06/1949

[Handwritten Signature]

WB/23/148/222160

ঠিকানা:
32C, নিউ রোড, আলিপুর, কলকাতা- 700027

Address:
32C, NEW ROAD, ALIPORE, KOLKATA-
700027

[Handwritten Signature]

Date: 28/11/2015

159-ভবানীপুর নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রন
অফিসারের দায়িত্বে স্বাক্ষর
Facsimile Signature of the Electoral
Registration Officer for
159-Bhabanipur Constituency

কোন পরিবর্তন হলে যখন নিয়ন্ত্রন কেন্দ্রের নির্বাচন নিয়ন্ত্রন অফিসারের
সহায়ক নথি সঠিক পরিচয়পত্র প্রদানের জন্য নির্বাচন অফিসে এই
পরিচয়পত্রের নকলী জমা করুন।

In case of change in address mention 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.

[Handwritten Signature]



Government of India

भारतीय प्रत्यक्ष कर विभाग
DIRECTOR GENERAL OF TAX ADMINISTRATION



AADHAAR

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

সাপেক্ষকৃতিক আই ডি/Enrollment No.: 1204/12054/00112

To
Shyam Sundar Nangalia
Shyam Sundar Nangalia
C/O Rahul Nangalia
32C, New Road
Alipore Kolkata
Alipore Kolkata
West Bengal 700027
9830691899

12/08/2011

12054



UHO19555069IN



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7129 4139 7614

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



Shyam Sundar Nangalia
Shyam Sundar Nangalia
তারিখ / Year of Birth : 1949
পুরুষ / Male

7129 4139 7614



আধার - সাধারণ মানুষের অধিকার

Signature

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত 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.

955506



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
C/O Rahul Nangalia, 32C,
New Road, Alipore, Kolkata,
West Bengal, 700027

Address:
C/O Rahul Nangalia, 32C,
New Road, Alipore, Kolkata,
Alipore, West Bengal,
700027

1947
1800 180 1947

hop@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Major Information of the Deed

Deed No :	I-1903-00391/2020	Date of Registration	21/01/2020
Query No / Year	1903-0000049426/2020	Office where deed is registered	
Query Date	09/01/2020 5:40:34 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Rajeev Kumar Jain High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7980415477, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,50,00,000/-	Rs. 1,53,24,864/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,72,761/- (Article:23)	Rs. 1,53,267/- (Article:A(1), E, M(b))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: Kolkata, P.S:- Shakespeare Sarani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Shakespeare Sarani, Road Zone : (U. N. Brahmachari Crossing -- Park Circus On Road) , , Premises No: 46, , Ward No: 063 Pin Code : 700017

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	662.386 Sq Ft	1,49,00,000/-	1,51,79,701/-	Property is on Road
Grand Total :				1.518Dec	149,00,000 /-	151,79,701 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	77 Sq Ft.	24,500/-	34,650/-	Structure Type: Structure
Gr. Floor, Area of floor : 42 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 35 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	182 Sq Ft.	75,000/-	1,05,788/-	Structure Type: Structure
Gr. Floor, Area of floor : 182 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L1	7 Sq Ft.	500/-	4,725/-	Structure Type: Structure
Floor No: 1, Area of floor : 7 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		266 sq ft	1,00,000 /-	1,45,163 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Prahlad Rai Dhanania, (Alias: Mr Prahlad Rai Agarwal) Son of Late Ramji Das Agarwal , 1, Lord Sinha Road, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADUPD2068C, Aadhaar No: 48xxxxxxx9999, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PAWAN PROPERTIES , 46, Shakespeare Sarani, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAKFP5902E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Shyam Sundar Nangalia (Presentant) Son of Late Bhuramull Nangalia , 32C, New Road, Block/Sector: B, 3rd Floor, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABUPN8177A, Aadhaar No: 71xxxxxxx7614 Status : Representative, Representative of : PAWAN PROPERTIES (as Partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Aditya Dhanania Son of Prahlad Rai Dhanania 375, Prince Anwar Shah Road, South City Residence, P.O:- Jodhpur Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068			
Identifier Of Prahlad Rai Dhanania, Mr Shyam Sundar Nangalia			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Prahlad Rai Dhanania	PAWAN PROPERTIES-1.51797 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Prahlad Rai Dhanania	PAWAN PROPERTIES-77.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Prahlad Rai Dhanania	PAWAN PROPERTIES-182.00000000 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	Prahlad Rai Dhanania	PAWAN PROPERTIES-7.00000000 Sq Ft

On 10-01-2020

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

Presented for registration at 20:35 hrs on 10-01-2020, at the Private residence by Mr Shyam Sundar Nangalia ,

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 1,53,24,864/-

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

Execution is admitted on 10/01/2020 by Prahlad Rai Dhanania, Alias Mr Prahlad Rai Agarwal, Son of Late Ramji Das Agarwal, , 1, Lord Sinha Road, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Business

Indetified by Aditya Dhanania, , Son of Prahlad Rai Dhanania, 375, Prince Anwar Shah Road, South City Residence, P.O: Jodhpur Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by profession Business

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

Execution is admitted on 10-01-2020 by Mr Shyam Sundar Nangalia, Partners, PAWAN PROPERTIES (Partnership Firm), , 46, Shakespeare Sarani, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Aditya Dhanania, , Son of Prahlad Rai Dhanania, 375, Prince Anwar Shah Road, South City Residence, P.O: Jodhpur Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by profession Business

Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 13-01-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,53,267/- (A(1) = Rs 1,53,249/- ,E = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 1,53,251/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/01/2020 10:58AM with Govt. Ref. No: 192019200146826241 on 10-01-2020, Amount Rs: 1,53,251/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 994180837 on 10-01-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,72,761/- and Stamp Duty paid by by online = Rs 10,72,550/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/01/2020 10:58AM with Govt. Ref. No: 192019200146826241 on 10-01-2020, Amount Rs: 10,72,550/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 994180837 on 10-01-2020, Head of Account 0030-02-103-003-02

Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 21-01-2020

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 : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,53,267/- (A(1) = Rs 1,53,249/- ,E = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 16/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2020 1:30PM with Govt. Ref. No: 192019200159643531 on 21-01-2020, Amount Rs: 16/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 309538806 on 21-01-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,72,761/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 111/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 90168, Amount: Rs.100/-, Date of Purchase: 09/01/2020, Vendor name: Abhijit Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2020 1:30PM with Govt. Ref. No: 192019200159643531 on 21-01-2020, Amount Rs: 111/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 309538806 on 21-01-2020, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2020, Page from 33453 to 33482

being No 190300391 for the year 2020.



Digitally signed by PROBIR KUMAR
GOLDER

Date: 2020.02.03 16:59:40 +05:30

Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2020/02/03 04:59:40 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)

THIS DAY OF JANUARY, 2020

DEED OF CONVEYANCE

EXECUTED BY

**PRAHLAD RAI DHANANIA alias
PRAHLAD RAI AGARWAL**

AND

M/S PAWAN PROPERTIES

ABHIRUP CHAKRABORTY
Advocate
11, Old Post Office Street
2nd Floor
Kolkata-700001