

15/1/18

17/1/2018



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



Y 873731

9
8.1.18

awo.
D-18537/18
MV=70,00,000/-
Additional Registrar of Assurances-IV, Kolkata

certified that the document is admitted to execution. The Signature Panel and the Security Panel of this document are the part of this document.

[Signature]
Additional Registrar
of Assurances-IV, Kolkata

- 8 JAN 2018

INDENTURE OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this 8th day of January, Two Thousand Eighteen (2018)

BETWEEN

105698

SURANA & CHOUDHURY

Advocates

Temple Chambers

8, Old Post Office Street

Room No. 66, 1st Floor

Kolkata - 700001

Sl. No. Sold to.....

Address.....

A. K. Maity

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 100/- (Rupees One Hundred) only

Issue Date:....., Sign.....

- 8 JAN 2018



Handwritten signature



Identified by me

Swaraj Shaw

(Swaraj Shaw)

Advocate

High Court Calcutta

S/o Jagdish Kumar Shaw

173, Rajdanga Gold Park

Kolkata - 700 107

P.S. Kasba

P.O. EKTP

Enrl no: F/1668/2008

GOVL OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Chalan

GRN: 19-201718-014774729-1

Payment Mode Online Payment

GRN Date: 04/01/2018 18:37:06

Bank : HDFC Bank

BRN : 433594425

BRN Date: 04/01/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 19040000018537/2/2018

[Query No./Query Year]

Name : SWARAJ SHAW

Contact No. :

Mobile No. : +91 9874343434

E-mail :

Address : 6 OLD POST OFFICE STREET KOLKATA

Applicant Name : Mr Swaraj Shaw

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19040000018537/2/2018	Property Registration- Stamp duty	0000-02-103-003-02	489900 ✓
2	19040000018537/2/2018	Property Registration- Registration Fees	0000-03-104-001-16	70000 ✓

Total

560000

In Words : Rupees Five Lakh Sixty Thousand Eighteen only





GOLDVIEW VANIJYA PVT. LTD
yan bakshol
Director

GOLDVIEW VANIJYA PVT. LTD.

44/2A Hazra Road
Kolkata - 700019
Tel: 65 401 9500
Website: www.goldviewpvt.com
Email: contact@goldviewpvt.com
CIN: INDUAN100WB2008PTC125933

EXTRACT OF THE PROCEEDING OF THE BOARD MEETING OF THE BOARD OF DIRECTORS OF M/S. GOLDVIEW VANIJYA PVT. LTD. HELD ON 4TH DAY OF JANUARY, 2018 AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 44/2A, HAZRA ROAD, KOLKATA 700019

Resolved that Sri Qyan Prakash Ssh, son of Sri Shankar Ssh, by nationality - Indian, by occupation - Service, working for gain at 44/2A, Hazra Road Kolkata - 700019 be and is hereby authorized to sign and execute necessary documents and to submit, register the same before necessary Authority in respect of the land more fully referred in the schedule herein below.

SCHEDULE

All that the piece and parcel of land containing by estimation an area of 11.55 decimal equivalent to 7 Cottans comprised in S.D. Dag Nos. 594 and 995/1484 corresponding to L.S. Dag Nos. 1441 and 2462 respectively and recorded in Khattas No. 3102, situated and lying at S.I. No. 43, Mouza - Udayrajpur, Police Station - Medhysarai (Formerly Barasat) under the Medhysarai Municipality, Ward No. 5 (Formerly Ward No. 91, District - North 24 Parganas).

Certified to be True
For GOLDVIEW VANIJYA PVT. LTD.



Director

M/S GOLDVIEW VANIJYA PRIVATE LIMITED (PAN AADCG1504D), a company duly incorporated under the provisions of Companies Act, 1956, having its registered office at 44/2A, Hazra Road, P.O.& P.S: Ballygunge Kolkata - 700 019 represented by one of its Directors namely Mr. Gyan Prakash Sah, son of Mr. Shankar Sah, by faith - Hindu, by occupation - business at 44/2A, Hazra Road, P.O. & P.S: Ballygunge Kolkata - 700 019 hereinafter for the sake of brevity referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean, imply and include its successors, or successors-in-interest and/or assigns) of the **ONE PART**.

AND

WATERFALL CONCLAVE PRIVATE LIMITED (PAN AABCW5586F), a Company incorporated within the meaning and under the provisions of The Companies Act, 1956, having its registered office at 06-360, Street No. 360, New Town, P.S. Rajarhat, New Town, P.O. New Town, Kolkata - 700 156 represented by one of its Directors namely Mr. Tarun Kumar Datta, son of Mr. Haripada Datta, by faith - Hindu, by occupation - business residing at 8/11, Lal Mohan Mukherjee Street, Bally Sadar, P.O. Belurmath, P.S. Bally, Howrah - 711202 hereinafter for the sake of brevity called, referred to and identified as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean, imply include its successors, or successors-in-interest and/or assigns) of the **OTHER PART;**



ADDITIONAL REGISTRAR
OF ARMY REGISTRY, KOLKATA
28 JAN 2018

WHEREAS

A. At all material times one Sri Asim Kumar Ghosh, Sri Ajit Kumar Ghosh, Smt, Joyasri Ghosh and Abhishek Ghosh were, interalia, the joint owners of **ALL THAT** a demarcated portion having an area of **5.1601 Cottahs, equivalent to 8.52 Decimals** comprised in R.S. Dag No. 993 now corresponding to L.R. Dag No. 2447, **1.0754 Cottahs equivalent to 1.78 Decimals** comprised in R.S. Dag No. 994 now corresponding to L.R. Dag No. 2441, **0.0681 Cottahs equivalent to 0.12 Decimals** comprised in R.S. Dag No. 996/1481, **0.5391 Cottahs equivalent to 0.88 Decimals** comprised in R.S. Dag No. 996/1482 now both corresponding to L.R. Dag No. 2445, **0.1573 Cottahs equivalent to 0.25 Decimals** comprised in R.S. Dag No. 994/1511 now corresponding to L.R. Dag No. 2447, i.e. in total aggregating to **07 Cottahs, equivalent to 11.55 Decimals** more or less under L.R. Khatian No. 3302, J.L. No. 43, **Mouza - Udairajpur**, Police Station - Barasat, within the limits of Madhyamgram Municipality, Ward No. 9, (on Jessore Road North), **District - North 24 Parganas** and as joint owners they through their Constituted Attorney sold, transferred and conveyed the entire land mentioned hereinabove in favour M/s Exclusive Dealcomm Private Limited, by a Deed of Conveyance dated 23rd May, 2008, registered at the Office of the District - Sub-Registrar -II, Barasat, North 24 Parganas, West Bengal, and recorded in Book No. I, CD Volume No. 5, Pages 15675 to 15704 being No. 04187 for the year 2008, absolutely and forever free from all encumbrances, mortgages, charges, liens, lispendens, attachments, debutters,

Pirotters, Wakf, trusts, religious, bhagchasi or burial ground, vesting, bargadars, right, uses, claims, demands, acquisitions, requisitions of whatsoever nature morefully mentioned and described in the **FIRST SCHEDULE** hereunder written.

- B. By a Deed of Conveyance dated 6th October, 2012, between M/s. Exclusive Dealcomm Private Limited therein referred to as the owner/Vendor of the One Part and M/s. Goldview Vanljya Private Limited therein referred to as the Purchaser of the Other part registered at the Office of the Additional Registrar of Assurances-II, Kolkata and recorded in Book No. 1, CD Volume No 51, Pages 3471 to 3485 being No. 12966 for the year 2012, the vendor therein at and for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the purchaser therein and the Vendor herein **ALL THAT** a demarcated portion having an area of **5.1601 Cottahs, equivalent to 8.52 Decimals** comprised in R.S. Dag No. 993 now corresponding to L.R. Dag No. 2447, **1.0754 Cottahs equivalent to 1.78 Decimals** comprised in R.S. Dag No. 994 now corresponding to L.R. Dag No. 2441, **0.0681 Cottahs equivalent to 0.12 Decimals** comprised in R.S. Dag No. 996/1481, **0.5391 Cottahs equivalent to 0.88 Decimals** comprised in R.S. Dag No. 996/1482 now both corresponding to L.R. Dag No. 2445, **0.1573 Cottahs equivalent to 0.25 Decimals** comprised in R.S. Dag No. 994/1511 now corresponding to L.R. Dag No. 2447, i.e. in total aggregating to **07 Cottahs, equivalent to 11.55 Decimals** more or less under L.R. Khatian No. 3302, J.L. No. 43, **Mouza - Udairajpur**, Police Station - Barasat, within the limits of Madhyamgram Municipality, Ward No, 9, (on Jessore Road North), **District -**



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
28 JAN 2018

North 24 Parganas absolutely and forever free from free from all encumbrances, mortgages, charges, liens, lispendens, attachments, debutters, Pirotters, Wakf, trusts, religious, bagchasi or burial ground, leases, vesting, bargadars, right, uses, claims, demands, acquisitions, requisitions of whatsoever nature morefully mentioned and described in the **SECOND SCHEDULE** hereunder written.

- C. By an Indenture of Conveyance dated 29th March, 2017 between Sri Ajit Kumar Ghosh, Smt. Shanta Ghosh and Smt. Joyasri Ghosh therein collectively referred to as the Vendors of the One Part and M/S. Goldview Vanijya Private Limited therein referred to as the Purchaser and herein referred to as the Vendor of the other part and registered at the office of Additional Registrar of Assurances- IV, Kolkata and recorded in book no. I, Volume no. 1904-2017 pages 121109 to 121145 being no. 190403047 for the year 2017, the Vendors therein at or for the consideration already passed as recorded in the said first Deed sold, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein and the Vendor herein **All That** the piece and parcel of land (bagan) admeasuring **9.77** decimal equivalent to **5.9246** cottahs in the adjacent **R.S. Dag being No.996/1484 corresponding to L.R. Dag No.2449** appurtaining to L.R. Khatian No.3302. J.L. No. 43, **Mouza - Udairajpur**, P.O. Udairajpur , Police Station - Madhyamgram (Formerly Barasat)under the Madhyamgram Municipality, Ward No. 5 (formerly Ward No. 9) , District - North 24 Parganas absolutely and forever free from all encumbrances, mortgages, charges, liens, lispendens, attachments, debutters, Pirotters, Wakf, trusts, religious, bagchasi or burial ground, vesting, bargadars, right, uses,



ADDITIONAL REGISTRAR
OF ASSURANCES, W.B., KOLKATA
8 JAN 2018

claims, demands, acquisitions, requisitions of whatsoever nature.

- D. By virtue of the deed mentioned in paragraph "B" and paragraph "C" hereinabove, the vendor herein became seized and possessed of and/or otherwise well and sufficiently entitled to interalia **All That** the piece and parcel of land (bagan) admeasuring **11.55** decimal equivalent to **7.0** cottahs be the same a little more or less situate lying at J.L. No. 43, **Mouza – Udairajpur**, P.O. Udairajpur , Police Station – Madhyamgram (Formerly Barasat) under the Madhyamgram Municipality, Ward No. 5 (formerly Ward No. 9) , District – North 24 Parganas and comprised in the following Dag and Khatian Nos:

RS	DAG	LR	DAG	L.R.	AREA (In Decimal)/
NO.		NO		Khatian	Cottah)
994		2441		3302	1.78 / 1.0754
996/1484		2449		3302	9.77/ 5.9246
		Total			11.55/ 7.0

absolutely and forever more particularly mentioned and described in the **THIRD SCHEDULE** hereunder written.

- E. The Vendor has agreed to sell and the Purchaser has agreed to purchase **All That** the piece and parcel of land (bagan) admeasuring **11.55** decimal equivalent to **7** cottahs be the same a little more or less situate lying at J.L. No. 43, **Mouza – Udairajpur**, R.S. Dag No.996/1484 L.R. DAG No.2441 & 2449, L.R. Khatian No.3302, P.O. Udairajpur, Police Station – Madhyamgram (Formerly Barasat) under the Madhyamgram Municipality, Ward No. 5 (formerly Ward No. 9), District – North



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
8 JAN 2018

24 Parganas more particularly mentioned and described in the **THIRD SCHEDULE** hereunder written from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts, debutters, Pirotters, Wakf, bhagchasi or burial ground, vesting, bargadars, right, uses, claims, demands of whatsoever nature at or for the consideration of a sum of Rs. 70,00,000/- (Rupees Seventy Lakhs only) and herein after for the sake of brevity referred to as the "**Said Land**",

- F. The Purchaser has caused necessary searches for the land, after being fully satisfied the Purchaser has agreed to purchase ALL THAT the said land morefully and particularly described in the **THIRD SCHEDULE** hereunder written.

NOW THIS INDENTURE WITNESSETH that in consideration of a sum of Rs.70,00,000/- (Rupees Seventy Lakhs only) paid by the PURCHASER to the VENDOR, the receipt whereof the VENDOR doth hereby as well as by the memo hereunder written admits and acknowledges the VENDOR doth hereby indefeasibly grants, conveys, transfers, assigns and assures unto and in favour of the Purchaser **All That** the piece and parcel of land (bagan) admeasuring **11.55** decimal equivalent to **7** cottahs be the same a little more or less situate lying at J.L. No. 43, **Mouza - Udairajpur**, R.S. Dag No.996/1484 L.R. DAG No.2441 & 2449, L.R. Khatian No.3302, P.O. Udairajpur, Police Station - Madhyamgram (Formerly Barasat) under the Madhyamgram Municipality, Ward No. 5 (formerly Ward No. 9) , District - North 24 Parganas more fully and particularly described in the **THIRD SCHEDULE** hereunder written, free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts, of whatsoever nature



ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
28.03.2018

HOWSOEVER otherwise the said Land now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER** with sewers, drains, ditches, path passages, water course, erections, fixtures, walls and bebefits and advantages of ancient and other rights liberties, easements privileges, appendages and appurtenances whatsoever in the said land or any part thereof belonging or in any way appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together with all estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the **Vendor** into and upon the said property or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise related to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the **Vendor**, its successors or successors in interest and or any person from whom it may procure the same without action or suit at law or in equity **AND TO HAVE AND TO HOLD AND ENJOY** the said Land and every part thereof granted, conveyed and transferred or expressed and intended unto and to the use of the **Purchaser**, its successor or successors in interest and/or assigns forever freed and discharged from or otherwise **AND** the **Vendor** its successor or successors in interest and/or assigns, **THAT NOTWITHSTANDING** any act, deed or thing whatsoever, by the **Vendor** or by any of its predecessors and ancestors in title done or executed or knowingly suffered to the contrary the **Vendor** had at all material times heretofore and now has good



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
28.11.2018

right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the **Purchaser**, its successor or successors in interest and/or assigns in the manner aforesaid **AND THAT** the Purchaser, its successor or successors in interest and/or assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the **Vendor** or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for the **Vendor** or from or under any of its predecessors in title.

FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT a demarcated portion having an area of **5.1601 Cottahs**, equivalent to **8.52 Decimals** comprised in R.S. Dag No. 993 now corresponding to L.R. Dag No. 2447, **1.0754 Cottahs** equivalent to **1.78 Decimals** comprised in R.S. Dag No. 994 now corresponding to L.R. Dag No. 2441, **0.0681 Cottahs** equivalent to **0.12 Decimals** comprised in R.S. Dag No. 996/1481, **0.5391 Cottahs** equivalent to **0.88 Decimals** comprised in R.S. Dag No. 996/1482 now both corresponding to L.R. Dag No. 2445, **0.1573 Cottahs** equivalent to **0.25 Decimals** comprised in R.S. Dag No. 994/1511 now corresponding to L.R. Dag No. 2447, i.e. in total aggregating to **07 Cottahs**, equivalent to **11.55 Decimals** more or less under L.R. Khatian No. 3302, J.L. No. 43, Mouza - **Udairajpur**, Police Station - Barasat, within the limits of



7

ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
28 July 2018

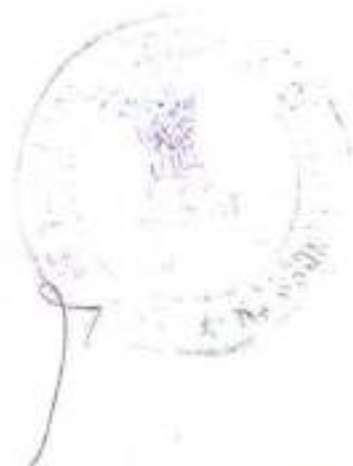
Madhyamgram Municipality, Ward No. 9, on Udairajpur Ghoshpara Road, District – North 24 Parganas. Pincode 700129.

SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT a demarcated portion having an area of **5.1601 Cottahs**, equivalent to **8.52 Decimals** comprised in R.S. Dag No. 993 now corresponding to L.R. Dag No. 2447, **1.0754 Cottahs** equivalent to **1.78 Decimals** comprised in R.S. Dag No. 994 now corresponding to L.R. Dag No. 2441, **0.0681 Cottahs** equivalent to **0.12 Decimals** comprised in R.S. Dag No. 996/1481, **0.5391 Cottahs** equivalent to **0.88 Decimals** comprised in R.S. Dag No. 996/1482 now both corresponding to L.R. Dag No. 2445, **0.1573 Cottahs** equivalent to **0.25 Decimals** comprised in R.S. Dag No. 994/1511 now corresponding to L.R. Dag No. 2447, i.e. in total aggregating to **07 Cottahs**, equivalent to **11.55 Decimals** more or less under L.R. Khatian No. 3302, J.L. No. 43, **Mouza - Udairajpur**, Police Station - Barasat, within the limits of Madhyamgram Municipality, Ward No. 9, on Udairajpur Ghoshpara Road, District – North 24 Parganas

THIRD SCHEDULE ABOVE REFERRED TO:

All That the piece and parcel of land (bagan) admeasuring **11.55** decimal equivalent to **7.0 cottahs** be the same a little more or less situate lying at J.L. No. 43, **Mouza - Udairajpur**, P.O. Udairajpur, Police Station - Madhyamgram (Formerly Barasat) under the



ADDITIONAL REGISTRAR
OF ASSURANCE DIV, KOLKATA
28 JAN 2018

Madhyamgram Municipality, Ward No. 5 (formerly Ward No. 9) ,
District - North 24 Parganas and comprised in the following Dag and
Khatian Nos:

RS NO.	DAG NO	LR NO	DAG NO	L.R. Khatian	AREA (In Dec)/ Cottah)
994		2441		3302	1.78 / 1.0754
996/1484		2449		3302	9.77/ 5.9246
		Total			11.55/ 7.0

ON THE NORTH : By part of Dag No.2449

ON THE SOUTH: By Dag no.2447

ON THE EAST : By Udairajpur Ghoshpara Road 8 ft.

AND ON THE WEST : By dag No.2447

IN WITNESS WHEREOF the parties to these presents hereto set and
subscribed their respective hands and seals on the day, month and
year first above written.

SIGNED, SEALED AND DELIVERED

by the above named **Vendor**
through its director Mr. Gyan
Prakash Sah in pursuance of a
resolution passed in a meeting
convened at its registered office
on the 8th day of 01....., 2018
in the presence of:

GOLDVIEW VANIYA PVT. LTD
Gyan Prakash Sah
Director

Shri Gopal S.E. Gupta
H/A MADAN MOHAN BURGAMAN
STREET, KOL-7



J

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
8 JAN 2018

SIGNED SEALED AND DELIVERED

by the above named **Purchaser**
 through its director Mr. Tarun Kumar
 Datta in pursuance of a resolution
 passed in a meeting convened at its
 registered office on the
 8th.....day of Oct., 2018
 in the presence of:

Bileash Mandal.
 5/0 - Subhendu Mandal.
 22B, A.J.C Basu Road,
 Kolkata - 700020.

Dhruj Suresh
 5/0 Chand Lalun Suresh
 13 N.S. Road, 3rd floor
 Howrah - 711101

Drafted by:

Swaraj Shaw
 Advocate, High Court at Calcutta
 Enrolment No: F/1668/2008

WATERFALL CONCLAVE PRIVATE LIMITED

Tarun K. Datta
 Director/Authorized Signatory



7
ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA
= 8 JAN 2018



WATERFALL CONCLAVE PRIVATE LIMITED

Tanoo Datta
Director/Authorized Signatory

WATERFALL CONCLAVE PRIVATE LIMITED

,06-360, STREET NO. 360, NEW TOWN, RAJARHAT, Post
Office: NEW TOWN, Rajarhat, District:-North 24-Parganas PIN – 700156

EXTRACT OF THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF WATERFALL CONCLAVE PRIVATE LIMITED HELD AT ITS REGISTERED OFFICE AT,06-360, STREET NO. 360, NEW TOWN, RAJARHAT, Post Office: NEW TOWN, Rajarhat, District:-North 24-Parganas PIN – 700156 ON MONADAY, THE 20TH DAY OF NOVEMBER, 2017.

AUTHORITY FOR REGISTRY IN RESPECT OF PROPERTY AT MADHYAMGRAM, MOUZA UDAYRAJPUR, JL 43, NORTH 24 PGNS, PIN CODE 700129.

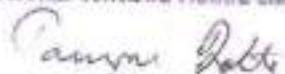
RESOLVED THAT TARUN KUMAR DATTA, Son of HARIPADA DATTA, the Director, be and is hereby authorized to sign, execute the conveyance deed, agreement and do or cause to be done all acts, deeds or things necessary or expedient in connection with the execution and registration of the above property on our behalf.

CERTIFIED TO BE A TRUE COPY

FOR WATERFALL CONCLAVE PRIVATE LIMITED

WATERFALL CONCLAVE PRIVATE LIMITED

DIRECTOR


Director/Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TARUN KUMAR DATTA
HARIPADA DATTA
07/03/1956


Permanent Account Number
AHTPD8730C


Tarun Datta
Signature




Tarun Datta





**BAR ASSOCIATION HIGH COURT
CALCUTTA
IDENTITY CARD**


 Name **SWARAJ SHAW**
 Advocate

Father's/Husband's Name **Shri
Jagdish Kumar Shaw**


Swaraj Shaw
 Signature of
the Card holder


 HONORARY SECRETARY

Swaraj Shaw

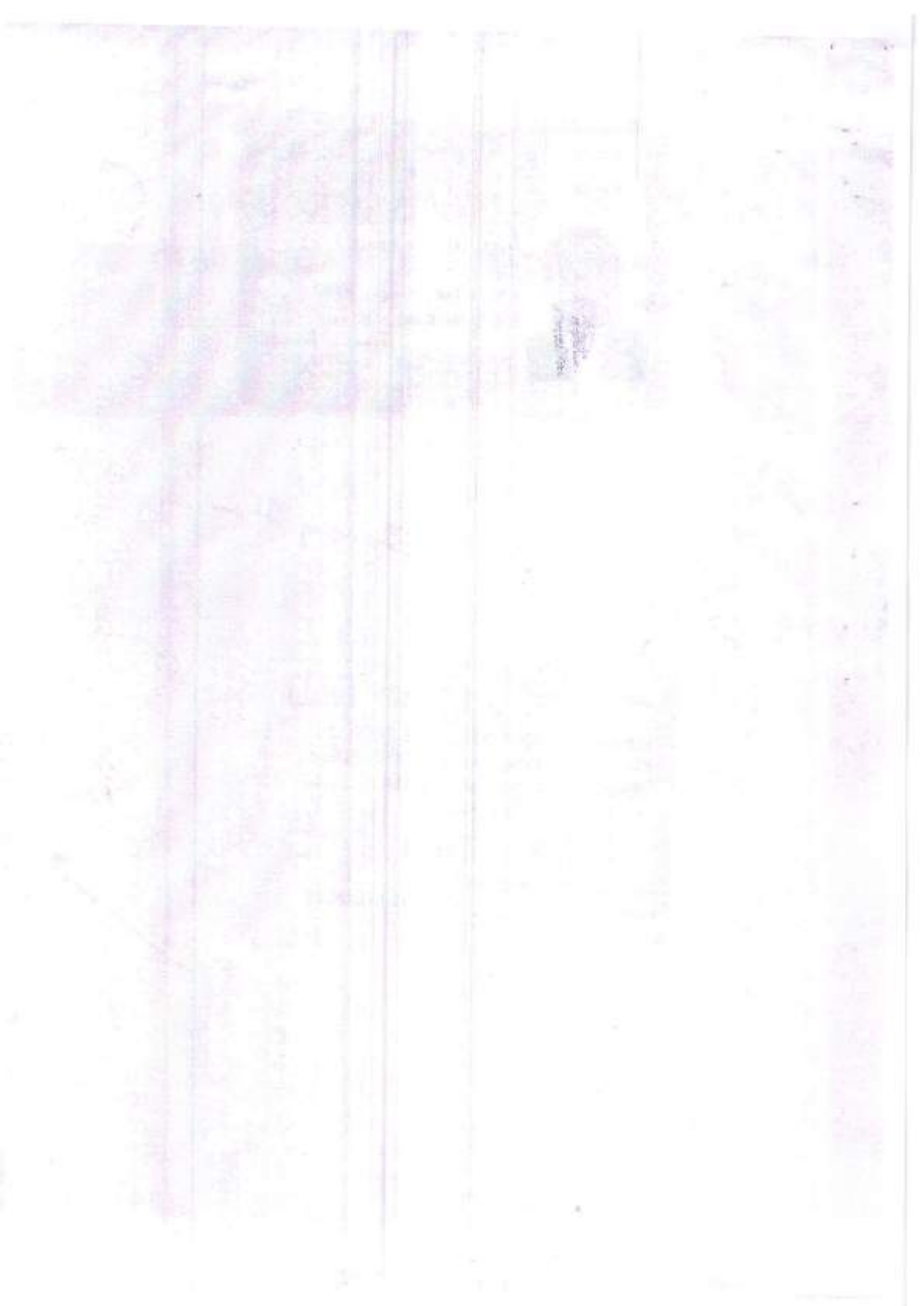
CARD NO **6782** DATE OF MEMBERSHIP **2014**
 25.11.2014

ADDRESS **173, RAJDANGA GOLD PARK**
Flat No 301, Kolkata-700107, P.S.:
Kasba, West Bengal, INDIA

TEL: RES (033) **40614138**

CI: _____
 MOBILE: **+91 9830214143**

ENROLMENT NO **WB/564/2009**
 ENROLMENT DATE **21/01/2009**



प्राथमिक अंक / PERMANENT ACCOUNT NUMBER

ALHPS2997N



पिता का नाम / FATHER'S NAME
SHANKAR SAH

जन्म तिथि / DATE OF BIRTH
07-01-1985

हस्ताक्षर / SIGNATURE

Gyan Prakash Sah

Gyan Prakash Sah

आयकर अधिकारी, ए.ए.ए.ओ.

COMMISSIONER OF INCOME TAX, W.D. - 1

Gyan Prakash Sah

यह अंक केवल डिजिटल रूप में ही
प्रयोग किया जा सकता है।
कोई भी अन्य
प्रयोग गलत है।
दस्तावेज - 700/002

In case this card is lost, kindly inform us in
the following manner:-
Joint Commissioner of Income-tax (Section 2, Technical),
P-7,
Charbagh Square,
Delhi-110002





MEMO OF CONSIDERATION

Received of and from the within named Purchaser the within mentioned sum of Rs.70,00,000/- (Rupees Seventy Lakhs only) being the entire consideration money.

By Cheques:

1) No.820043 dated 31 st January, 2017 drawn on ICICI Bank, Bhiwanipore Branch	Rs.49,50,000/-
2) No.820044 dated 5 th January, 2018 drawn on ICICI Bank, Bhawanipore Branch	Rs.19,80,000/-
3) TDS	Rs.70,000/-
Total	Rs.70,00,000/-

(Rupees Seventy Lakh Only)

Witness:

Bikesh Mandal.

Shriy Suman
























GYAN PRAKASH SAH
GOLDVIEW VANUVA PVT. LTD.
Gyan Prakash Sah
Director

SIGNATURE OF VENDOR.



ADDITIONAL REGISTRAR
OF ASSAM, KOLKATA
8 DEC 2018

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants						
<i>Wajid Hussain Sah</i>							
		Little	Ring	Middle (Left Hand)		Fore	Thumb
							
		Thumb	Fore	Middle (Right Hand)		Ring	Little
<i>Tamir Bhatt</i>							
		Little	Ring	Middle (Left Hand)		Fore	Thumb
							
		Thumb	Fore	Middle (Right Hand)		Ring	Little
		Little	Ring	Middle (Left Hand)		Fore	Thumb
		Thumb	Fore	Middle (Right Hand)		Ring	Little



7
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
8 JAN 2018

Major Information of the Deed

Deed No :	I-1904-00179/2018	Date of Registration	08/01/2018
Query No / Year	1904-0000018537/2018	Office where deed is registered	
Query Date	04/01/2018 11:28:19 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Swaraj Shaw 6, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830214143, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 70,00,000/-	Rs. 70,00,005/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 4,90,020/- (Article:23)	Rs. 70,098/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Udayrajpur Ghoshpara Road, Mouza: Udayrajpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2441	LR-3302	Bastu	Bagan	1.78 Dec	10,78,789/-	10,78,789/-	Width of Approach Road: 8 Ft.
L2	LR-2449	LR-3302	Bastu	Bagan	9.77 Dec	59,21,211/-	59,21,216/-	Width of Approach Road: 8 Ft.
		TOTAL :			11.55Dec	70,00,000 /-	70,00,005 /-	
		Grand Total :			11.55Dec	70,00,000 /-	70,00,005 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GOLDVIEW VANIJYA PRIVATE LIMITED 44/2A, HAZRA ROAD, P.O.- BULLYGUNGE, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.: AADCG1504D, Status :Organization, Executed by: Representative, Executed by: Representative

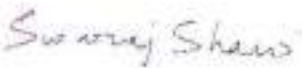
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	WATERFALL CONCLAVE PRIVATE LIMITED 6/4, NEW TOWN,, P.O:- NEW TOWN, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700156 , PAN No.: AABCW5586F, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr GYAN PRAKASH SAH Son of Mr SHANKAR SAH Date of Execution - 08/01/2018, , Admitted by: Self, Date of Admission: 08/01/2018, Place of Admission of Execution: Office	 <small>Jan 8 2018 3:20PM</small>	 <small>LTI 08/01/2018</small>	 <small>08/01/2018</small>
44/2A, HAZRA ROAD, P.O:- BALLUGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : GOLDVIEW VANIJYA PRIVATE LIMITED (as DIRECTOR)				
2	Name Mr TARUN KUMAR DATTA (Presentant) Son of Mr HARIPADA DATTA Date of Execution - 08/01/2018, , Admitted by: Self, Date of Admission: 08/01/2018, Place of Admission of Execution: Office	 <small>Jan 8 2018 3:23PM</small>	 <small>LTI 08/01/2018</small>	 <small>08/01/2018</small>
8/11, LAL MOHAN MUKHERJEE STREET BALLY SADAR, P.O:- BELUR MATH, P.S:- Bally, Bally, District:-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : WATERFALL CONCLAVE PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name & address	
Mr SWARAJ SHAW Son of Mr JAGDISH KUMAR SHAW 173, GOLDPARK, P.O:- EKTP, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr GYAN PRAKASH SAH, Mr TARUN KUMAR DATTA	<small>08/01/2018</small>
	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	GOLDVIEW VANIJYA PRIVATE LIMITED	WATERFALL CONCLAVE PRIVATE LIMITED-1.78 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	GOLDVIEW VANIJYA PRIVATE LIMITED	WATERFALL CONCLAVE PRIVATE LIMITED-9.77 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Udayrajpur Ghoshpara Road, Mouza: Udayrajpur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 2441(Corresponding RS Plot No:- 996/ 1479/ 1487), LR Khatian No:- 3302	Owner:যোশেব এষ্টেট সিা, Address:মিড, Classification:পাণ্ড, Area:0.14290000 Acre,
L2	LR Plot No:- 2449(Corresponding RS Plot No:- 1484), LR Khatian No:- 3302	Owner:যোশেব এষ্টেট সিা, Address:মিড, Classification:বাগান, Area:0.17000000 Acre,

Endorsement For Deed Number : I - 190400179 / 2018

On 08-01-2018

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

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

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

Presented for registration at 15:04 hrs on 08-01-2018, at the Office of the A.R.A. - IV KOLKATA by Mr TARUN KUMAR DATTA ,

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 70,00,005/-

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

Execution is admitted on 08-01-2018 by Mr GYAN PRAKASH SAH, DIRECTOR, GOLDVIEW VANIJYA PRIVATE LIMITED (Private Limited Company), 44/2A, HAZRA ROAD, P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Mr SWARAJ SHAW, , Son of Mr JAGDISH KUMAR SHAW, 173, GOLDPARK, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Advocate

Execution is admitted on 08-01-2018 by Mr TARUN KUMAR DATTA, DIRECTOR, WATERFALL CONCLAVE PRIVATE LIMITED (Private Limited Company), 6/4, NEW TOWN,, P.O:- NEW TOWN, P.S:- Rajarat, District:-North 24 -Parganas, West Bengal, India, PIN - 700156

Identified by Mr SWARAJ SHAW, , Son of Mr JAGDISH KUMAR SHAW, 173, GOLDPARK, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 70,098/- (A(1) = Rs 70,000/- , E = Rs 14/- , I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 70,098/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/01/2018 12:00AM with Govt. Ref. No: 192017180147747291 on 04-01-2018, Amount Rs: 70,098/-, Bank: HDFC Bank (HDFC000014), Ref. No. 433594425 on 04-01-2018, Head of Account 0030-03-104-001-15

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,90,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,89,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 105698, Amount: Rs.100/-, Date of Purchase: 08/01/2018, Vendor name: A K Maity

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/01/2018 12:00AM with Govt. Ref. No: 192017180147747291 on 04-01-2018, Amount Rs: 4,89,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 433594425 on 04-01-2018, Head of Account 0030-02-103-003-02



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2018, Page from 24971 to 25000
being No 190400179 for the year 2018.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.01.18 16:12:56 +05:30
Reason: Digital Signing of Deed.

AS

(Asit Kumar Joarder) 18-01-2018 16:12:51
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

