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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

AA 552800

[Signature]

District Sub-Register-III
Alipore, South 24-parganas

26/07/18

THIS INDENTURE OF CONVEYANCE made this the 24th DAY OF July TWO THOUSAND AND EIGHTEEN.

24/07/18
3.20
0/118770/18
NW = 170000/-

033526

20 JUL 2018

Sl. No.....Date.....
Name.....
Add.....
AMT..... 100

DIFAK KR. SAHA
Advocate
High Court, Calcutta



V.C.T.S No-2319

[PEERASH KUMAR MOHTA]



V.C.T.S No-
2320

UNIVERSAL ENTERPRISES CO.

Admn

Director

For UNIVERSAL AUTOCHAFTS PVT. LTD.

Admn

Authorised Signatory



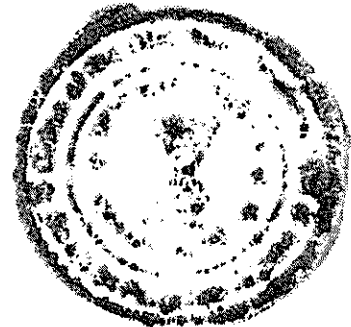
V.C.T.S-2319

As constituted attorney
of Pratiksha Khatri

100 dr

P.T.O

SOUMITRA GHANDA
Licensed Stamp Vendor
8/2, K. S. Rd., Kol. 1



District Sub-Registrar-III
Allpore, South 24 Parganas

94 JUL 2018

BETWEEN

(1) **UNIVERSAL ENTERPRISES LTD (PAN NO. AAACU6089Q)** a company within the meaning of the Companies Act 2013 having its registered office situated at No.15 India Exchange Place, 3rd floor, Kolkata 700 001 represented its Director Shri Gokul Chand Damani son of Late Rup Chand Damani working for gain No.15 India Exchange Place, 3rd floor, Kolkata 700 001 P.S. Hare Street P.O. Kolkata GPO
(2) **UNIVERSAL AUTOCRAFTS PVT LTD (PAN NO. AAACU6272B)** also a company within the meaning of the Companies Act 2013 having its registered office situated at No.4 India Exchange Place, 6th floor, Kolkata 700 001 represented its Director Shri Gokul Chand Damani son of Late Rup Chand Damani working for gain No.4 India Exchange Place, 6th floor, Kolkata 700 001 P.S. Hare Street P.O. Kolkata GPO
(3) **PRATIBHA KHAITAN (PAN No.AFNPK7949A)** wife of Sri Saket Khaitan represented by her constituted attorney Mr. Prakash Kumar Mohta residing at 7, Ronaldshay Road, Kolkata 700 027 P.S. Alipore P.O. Alipore and (4) **PRAKASH KUMAR MOHTA (HUF) (PAN No.AADHP6057K)** represented by its Karta Mr. Prakash Kumar Mohta residing at No. 7 Ronaldshay Road, Kolkata 700 027 P.S. Alipore P.O. Alipore hereinafter collectively referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include in the case of the companies their respective successor and/or successors in their respective offices/interest and assigns and in the case of the individuals their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**

AND

PRAKASH KUMAR MOHTA (Pan No. AGUPM2260N) son of Late Shriratan Mohta residing at Shreegunjan, No. 7 Ronaldshay Road, Kolkata 700 027 P.S. Alipore P.O. Alipore, 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 his heirs, legal representatives, executors, administrators and assigns) of the **OTHER PART**

W H E R E A S:

- A) (1) Kalipada Mukherjee (2) Nandalal Mukherjee and (3) Krishna Chandra Mukherjee (all since deceased) were absolutely seized and possessed of and/or



V.C.T. NO-
2319

PRALASH KUMAR MONTA HUF.

Pralash Kumar Monta

for the
Police Station
Wor



District Sub-Registrar-III
Alipore, South 2nd Parganna

24 JUL 2018

otherwise well and sufficiently entitled to ALL THAT the Municipal Premises No. 9A New Tangra Road, Kolkata 700 046 admeasuring 25 Cottah 3 Chittack 25 sq. ft (more or less) P.S.Tangra (previously P.S. Entally), under Ward No.58 of Kolkata Municipal Corporation, comprised in Dihi Panchannagram, Holding No.45, Division 4 Sub Divison L together with all buildings and structures standing thereon each one of them being entitled to undivided one third share or interest therein.

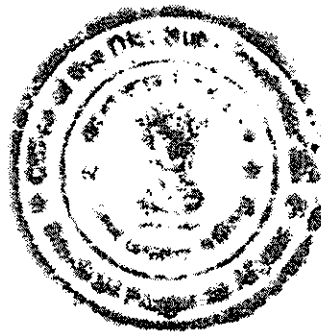
- B) The said Kalipada Mukherjee died intestate on or about 23 rd July 1962 leaving him surviving his only son Tapas Kumar Mukherjee as his only heir and/or legal representative who upon his death became entitled to his undivided one third share or interest into or upon the said Premises.
- C) The said Krishna Chandra Mukherjee died intestate leaving him surviving Sanat Kumar Mukherjee being his son as his only heir/legal representative and as such the interest of Krishna Chandra Mukherjee into or upon the said premises devolved upon Sanat Kumar Mukherjee.
- D) The said Nandalal Mukherjee who was a bachelor died issueless and intestate on or about 12th October 1973 and upon his death his undivided one third share or interest into or upon the said Property devolved on Sanat Kumar Mukherjee and Tapas Kumar Mukherjee in equal shares and as such the said Sanat Kumar Mukherjee and Tapas Kumar Mukherjee thus became entitled to the said Premises each one of them being entitled to undivided half share or interest therein.
- E) The said Sanat Kumar Mukherjee also died intestate on 19th January 2012 leaving him surviving his married daughter, Smt. Nilanjana Banerjee and two granddaughters namely (1) Satarupa Chatterjee and (2) Rupottama Mukherjee both daughters of his predeceased daughter Late Suranjana Banerjee as his only heirs and/or legal representatives who upon his death became entitled to his undivided half share or interest into or upon the said Premises each one of them being entitled to the following share or interest into or upon the said Premises:
- i) Smt. Nilanjana Banerjee - Undivided 1/4 th share
 - ii) Smt. Satarupa Chatterjee - Undivided 1/8 th share
 - iii) Smt. Rupottama Mukherjee - Undivided 1/8 th share



District Sub-Registrar-III
Alinore, South 24 Parganas

24 JUL 2018

- F) The said Tapas Kumar Mukherjee also died intestate on 22nd November 2012 leaving him surviving his widow Smt. Purnima Mukherjee, his son Anirban Mukherjee and two married daughters namely Smt. Madhumita Banerjee and Smt. Saswati Chatterjee as his only heirs and/or legal representatives who upon his death became entitled to his undivided half share or interest into or upon the said Premises each one of them being entitled to undivided one fourth share or interest into or upon his undivided half share or interest into or upon the said Premises.
- G) In pursuance of an agreement between Smt. Purnima Mukherjee, her son Anirban Mukherjee and her two married daughters namely Smt. Madhumita Banerjee and Smt. Saswati Chatterjee being the heirs of Late Tapas Mukherjee the said Smt. Madhumita Banerjee out of natural love and affection which she had for her mother, brother and sister namely Purnima Mukherjee, Anirban Mukherjee and Saswati Chatterjee released relinquished and disclaimed the entirety of her right title interest into or upon the said premises unto and in favour of Purnima Mukherjee, Anirban Mukherjee and Saswati Chatterjee.
- H) In pursuance of the desire of Smt. Madhumita Banerjee as hereinbefore stated by a registered Deed of Gift dated 29 th day of January, 2014 duly registered in the office of the DSR-III, Alipore, vide Book No. I, CD Volume No.2, pages 5898 to 5909, Being No.00772 for the year 2014 the said Smt. Madhumita Banerjee transferred the entirety of her right title interest into or upon the said Premises unto and in favour of the said Purnima Mukherjee, Anirban Mukherjee and Saswati Chatterjee by way of gift and as such the heirs of Late Tapas Kumar Mukherjee are presently entitled to the following undivided share or interest into or upon the said premises:
- i) Smt. Purnima Mukherjee - undivided 1/6 th share
 - ii) Smt. Saswati Chatterjee - undivided 1/6 th share
 - iii) Anirban Mukherjee - undivided 1/6 th share
- I) In pursuance of and by virtue of a registered Deed of Conveyance dated 3rd February 2014 and made between (1) Nilanjana Banerjee (2) Satarupa Chatterjee and (3) Rupottama Mukherjee therein collectively referred to as the Vendor No.1 of the First Part, (1) Smt. Purnima Mukherjee and (2) Anirban Mukherjee, thereon



District Sub-Registrar-III
Alinore, South 24 Parganas

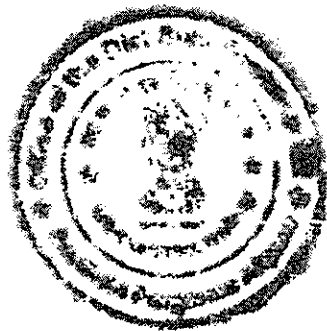
24 JUL 2018

collectively referred to as the Vendor No.2 of the Second Part, (3) Smt. Saswati Chatterjee therein referred to as the Vendor no.3 of the Third Part, (1) Samar Paul and (2) Surajit Kumar Paul therein referred to as the Confirming Parties of the Fourth Part and Amarendra Nath Paul and 17 others therein collectively referred to as the Occupants of the Fifth Part and the Vendors herein therein collectively referred to as the Purchasers and registered at the office of the District Sub Registrar-III, South 24 Parganas in Book No. I CD Volume No.3, Pages 1578 to 1616 Being No. 00999 for the year 2014, the Vendors herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the Municipal Premises No. 9A New Tangra Road, Kolkata 700 046 P.S. Tangra containing by estimation an area of **25 cottahs 3 chittacks and 25 sq. ft.** (more or less) together with all buildings and structures standing thereon (more fully and particularly mentioned and described in the **SCHEDULE** thereunder written and also in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the said '**ENTIRE LAND**') for the consideration and subject to the terms and conditions contained and recorded in the said Deed of Conveyance.

J) The Vendors herein have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the undivided **0.1%** share or interest equivalent to 18.2 sq. ft. (more or less) out of the said Entire Land into or upon the Municipal Premises No. 9A New Tangra Road, Kolkata 700 046 P.S. Tangra within the limits of Kolkata Municipal Corporation under Ward No. 58 comprises in Dihi Panchannagram, Holding No. 45, Division 4 Sub Division L. (which is more fully and particularly described and mentioned in the **SECOND SCHEDULE**, hereunder written) (herein after for the sake of brevity referred to as the said '**LAND**'), at and for a consideration of **Rs. 1,70,000/- (Rupees One lakh seventy thousand only)** and subject to the terms and conditions hereinafter appearing.

K) At or before the execution of these presents the Vendors herein have assured, declared and represented to the Purchaser as follows (hereinafter referred to as **The Representations**).

- a) That the said land is free from all encumbrances, liens, lispendences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever.



District Sub-Registrar-III
Alipore, South 24 Parganas

24 JUL 2018

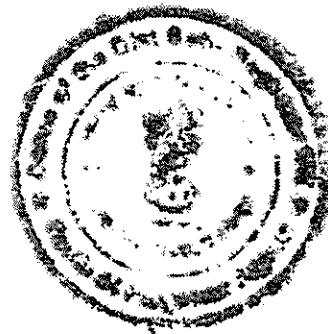
- b) That all rates, charges, taxes, cesses and all other-outgoings levied, charged or imposed by any public body or authority including Kolkata Municipal Corporation in respect of the said land has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendors forthwith on demand without any demur.
- c) That the Vendors have not entered into any Agreement for Sale or transfer in respect of the said land with any other person/party save and except the said Purchaser herein.
- d) That the said land or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendors have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax, or any other law for the time being in force.
- e) The Vendors are legally competent to sell and transfer the said land intended herein to be sold.
- f) That the Vendors have full right and absolute authority to deal with and/or sell and transfer and/or dispose of the said land or any part or portion thereof in a manner as they may deem fit and proper. The Vendors have agreed for sale of the said Land, morefully and particularly described and mentioned in the **SECOND SCHEDULE** hereunder written, to the Purchaser.
- g) That the Vendors do not hold and/or possess the said land as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 as amended up to date.



District Sub-Registrar-III
Alipore, South 24 Parganas

24 JUL 2018

- h) That the Vendors are and their respective predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the said land without any right or any claim whatsoever of any third party.
- l) That the Vendors nor any of their respective predecessors-in-title nor any body claiming from or under them nor any of them have or has granted any right of way or easement or license or created any other rights to or in favour of any person or persons, company or corporation or in respect of the land or any part of portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said land for passing and re-passing between any points within the land or for water line, drainage line, or for any other purpose whatsoever save and except a high tension electricity line running over the entire land.
- k) That the Vendors have agreed generally to indemnify and keep indemnified the said Purchaser against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of any thing and everything stated herein and as regards any hidden defect in title of the Vendors of any nature whatsoever and properties of the Vendors shall be liable and responsible for discharge of the indemnity.
- l) That the said land or any part thereof is not subject to any proceedings under any law for the time being in force. There is no decree, attachment or any other order of any court or authority operating against the Vendors of the land or part thereof, which has the effect of prevailing or restraining the Vendors in dealing with and/or disposing of the said land which can prejudicially affect the title to the same.
- m) That the Vendors are in possession power or control of the documents of title and further confirms that no document of title has been delivered, deposited or handed over by the Vendors or any predecessors-in-title to any person whomsoever with a view to creating security thereon.

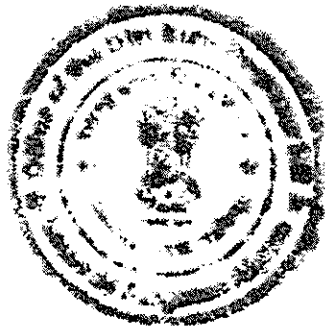


District Sub-Registrar-III
Alipore, South 24 Parganas

24 JUL 2018

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

- I. THAT in pursuance of the said agreement and in further consideration of a sum of **Rs. 1,70,000/- (Rupees One lakh seventy thousand only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the Purchaser and the said Land hereby intended to be sold transferred and conveyed) the Vendors do and each one of them doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser **ALL THAT** the undivided **0.1%** share or interest equivalent to 18.2 sq. ft. (more or less) into or upon the Municipal Premises No. 9A New Tangra Road, Kolkata 700 046 P.S. Tangra within the limits of Kolkata Municipal Corporation under Ward No. 58 comprises in Dihi Panchannagram, Holding No. 45, Division 4 Sub Division L, morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said **LAND** 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 structures, sheds, corrections, 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 howsoever thereto or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **LAND** and every part or portion 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 Vendors into or upon and in respect of the said **LAND** or



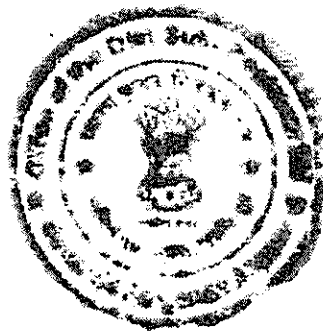
District Sub-Registrar-III
Alipore, South 24 Parganas

24 JUL 2018

any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds paths muniments and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or parcel, thereof which now are or hereinafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **LAND** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, easements and lispenses whatsoever.

II. AND THE VENDORS DO AND EACH ONE OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- (a) THAT notwithstanding any act deed matter or thing whatsoever by the Vendors done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents are the absolute and lawful owners of and/or otherwise well and sufficiently entitled to in the said Land 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 and the same;
- (b) THAT the Vendors now have good right full and absolute power to grant sell convey transfer assure and assign the said Land hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid;
- (c) THAT the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the said Land and receive and take the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the Vendors or any person or

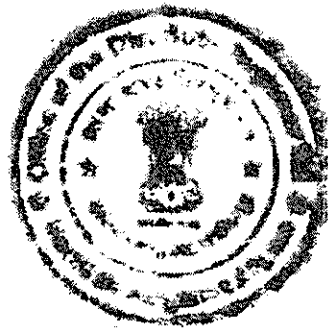


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District Sub-Registrar-III
Alipore, South 24 Parganas

24 JUL 2018

persons lawfully or equitably claiming from under or in trust for the Vendors or from under or in trust for any of their predecessors in title or any one of them;

- (d) THAT the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified from and against all manners of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the said Land by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or their respective predecessors in title or any of them as aforesaid or otherwise;
- (e) THAT all rates taxes and other impositions and/or outgoings payable in respect of the said Land upto the date of execution of these presents as and when assessed by any of the authorities concerned shall be payable by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser;
- (f) THAT the Vendors 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 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 against Vendors and/or the said Land;
- (g) THAT no acquisition and/or requisition have been initiated or pending over and in respect the said Land or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder;



District Registrar-III
Alipore, South 24 Parganas

24 JUL 2018

- (h) THAT the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever or howsoever into or upon the said Land or any part or portion thereof from through under or in trust for the Vendors 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 further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said land and every part or portion thereof unto and to the use of the Purchaser as shall or may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID ENTIRE LAND)

ALL THAT piece and parcel of land containing by estimation and area of 25 cottahs 3 chittacks and 25 sq. ft. (more or less) together with all the buildings and structures admeasuring 8100 sq. ft. (more or less) standing thereon situate lying at and being Municipal Premises No. 9A New Tangra Road, Kolkata - 700046 under P.S. Tangra, within the limits of Kolkata Municipal Corporation under Ward No. 58 comprises in Dihi Panchannagram, Holding No. 45, Division 4 Sub Division L and butted and bounded in the manner following:-

ON THE NORTH : By Premises No. 12 New Tangra Road
ON THE EAST : By Premises No. 2A and 2B Miajan Lane
ON THE SOUTH : By New Tangra Road and Premises 2A Miajan Lane
ON THE WEST : By Premises No. 9B New Tangra Road

OR HOWSOEVER the same may be called, known, numbered, described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO
(SAID LAND)

ALL THAT the undivided 0.1% share or interest equivalent to 18.2 sq. ft. (more or less) out of the said Entire Land into or upon the Municipal Premises No. 9A New Tangra Road, Kolkata 700 046 P.S. Tangra within the limits of Kolkata Municipal Corporation under Ward No. 58 comprises in Dihi Panchannagram, Holding No. 45, Division 4 Sub Division L.



District Sub-Registrar-III
Alipore, South 24 Parganas

24 JUL 2018

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribes their respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the above named VENDORS in
The presence of:

1. Jayramli Panchal →
1000 Rs by Pan:
No. 700105
2. for sh.

For UNIVERSAL ENTERPRISES LTD.
[Signature]
Director

For UNIVERSAL AEROCRAFTS PVT. LTD.
[Signature]
Authorised Signatory

[Signature]
as certified attorney
of Pralokha Khandelwal

PRANASH KUMAR MOHTA H.U.P.
[Signature]
Partner

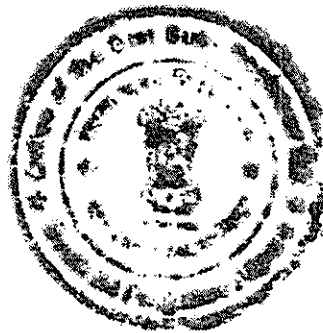
[Signature]

SIGNED, SEALED AND DELIVERED

By The above named PURCHASER
in presence of:

1. Jayramli Panchal →
1000 Rs by Pan:
No. 700105
2. for sh.

[PRANASH KUMAR MOHTA)
[Signature]



District Sub-Registrar-III
Alipore, South 24 Parganas

9 4 JUL 2019

RECEIVED of and from the within-named PURCHASER the within-mentioned sums of Rs. 1,70,000/- (Rupees One lakh seventy thousand only) being the consideration money payable under these presents as per memo below:

Rs.1,70,000/-

(Rupees Six lakhs fifty thousand only)

MEMO OF CONSIDERATION

Sl No.	Date	Cheque No.	Issued by [Purchaser]	Favouring	Bank	Amount
1.	24.01.2018	001267	Prakash Kumar Nanda	Prakash Kumar Nanda (HUF)	HDPC	42,500/-
2	"	001166	"	Prakasha Khantari	"	42,500/-
3	"	001265	"	Universal Auto Rafts Ltd	"	42,500/-
4	"	001264	"	Universal Enterprises Ltd	"	42,500/-
TOTAL						1,70,500/-

FOR UNIVERSAL ENTERPRISES LTD.

[Signature]
Director

FOR UNIVERSAL AUTO/RAFTS PVT. LTD.

[Signature]
Authorised Signatory
PRAKASH KUMAR NANTA H.U.F.

[Signature]

[Signature]

as constituted attorney
Witnesses: *[Signature]*

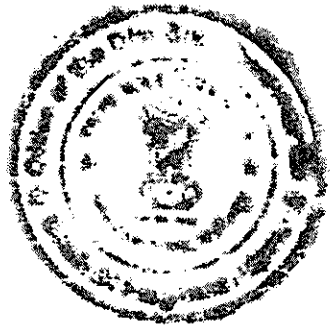
SIGNATURE OF THE VENDORS

- 1) Jayant Pandey
102-01, 1st Floor,
New No 105
- 2) *[Signature]*
Alipie palit
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Prepared in my office

[Signature]
Advocate
[Signature]
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District Sub-Registrar-III
Alipore, South 24 Parganas

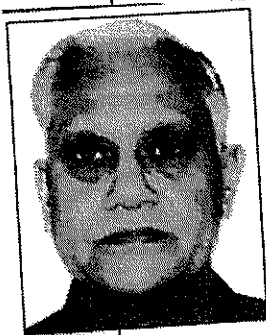
24 JUL 2019

FORM FOR PHOTOGRAPHS & FINGER PRINTS



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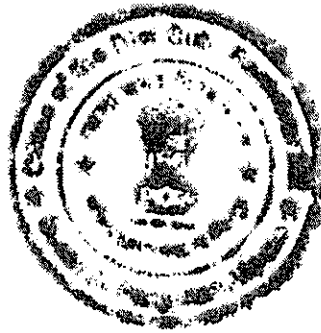
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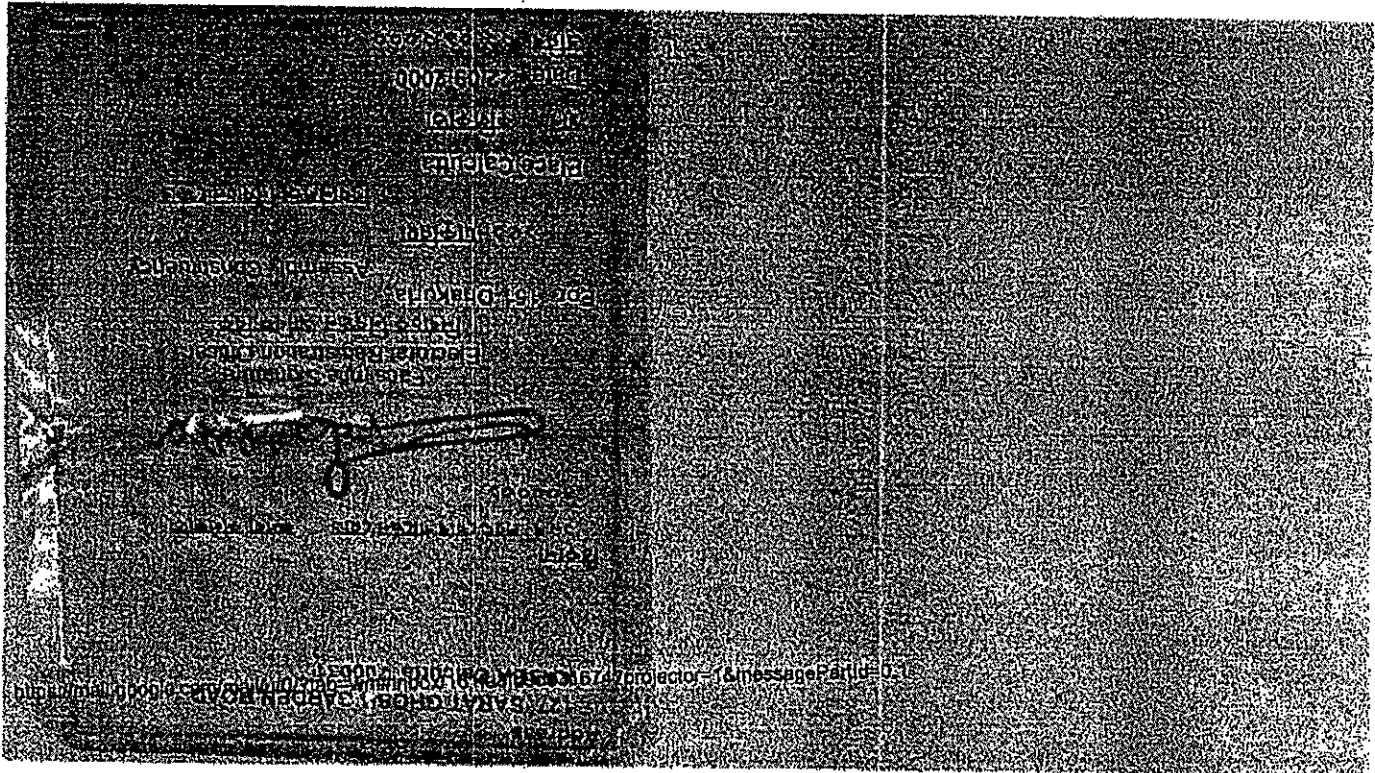
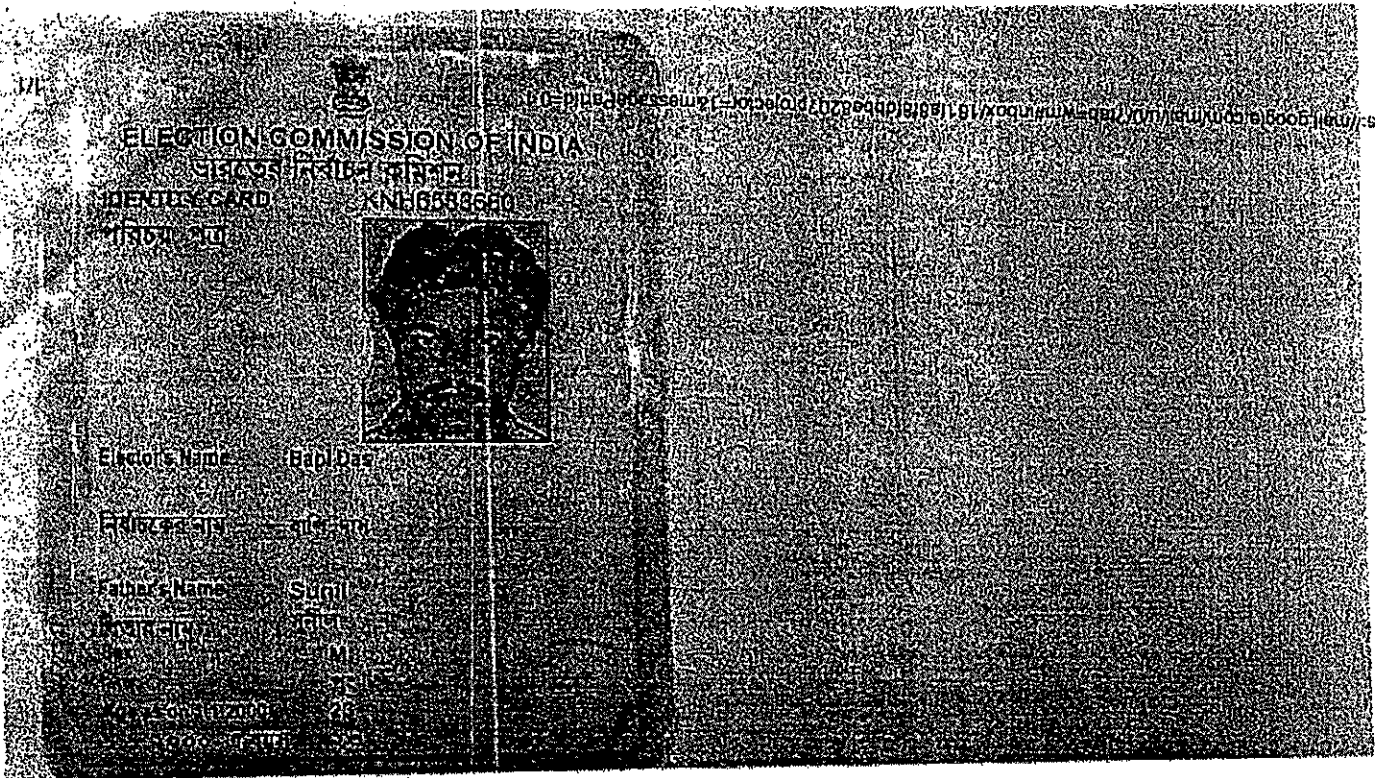
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District Sub-Registrar-III
Alipore, South 24 Parganas

24 JUL 2018



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ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
 IDENTITY CARD KNH6593680
 পরিচয় পত্র



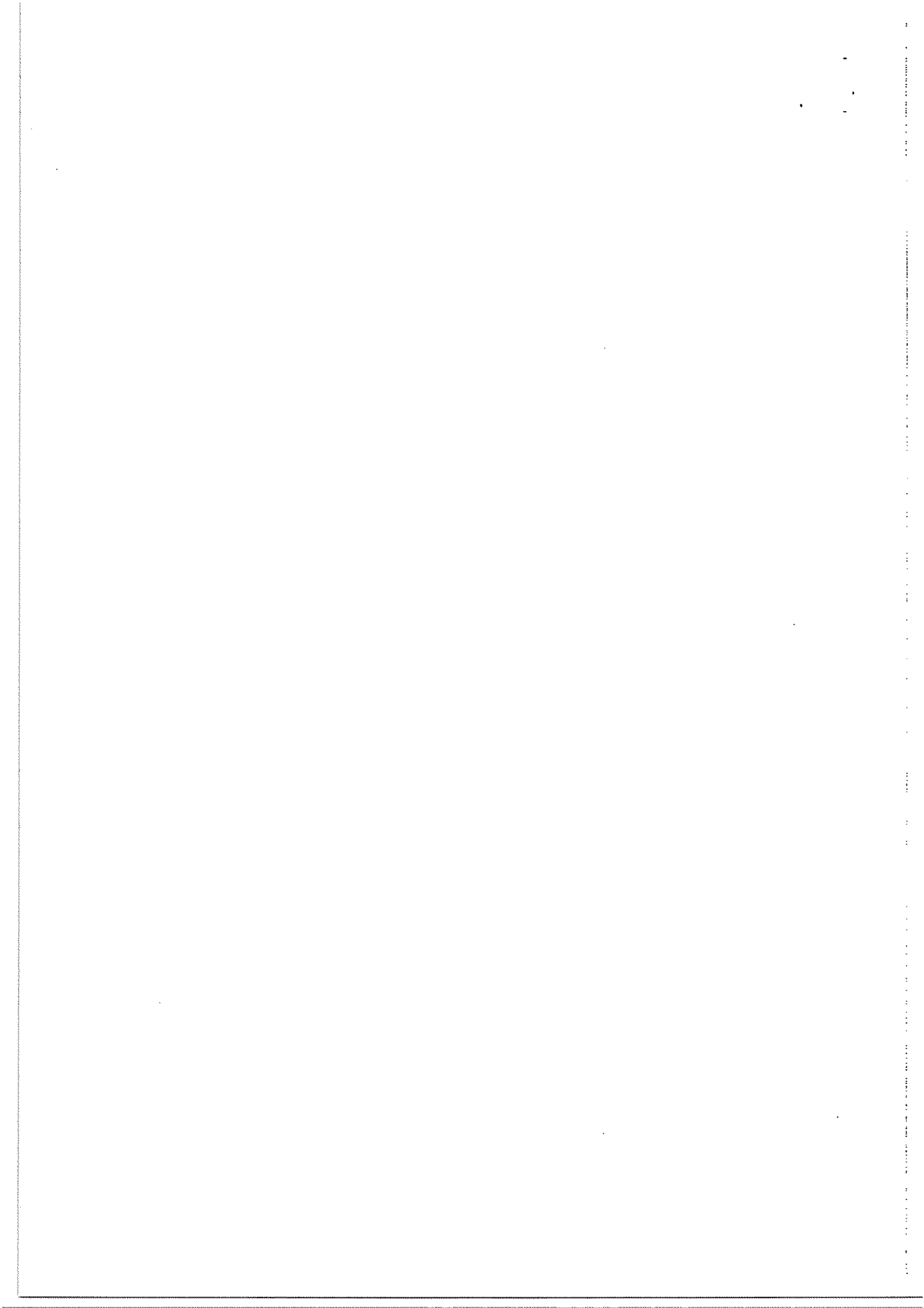
Elector's Name: Bapi Das
 নির্বাচকের নাম: বাপী দাস
 Surname: Sunil
 পিতার নাম: সুনীল
 Sex: M
 পল: পুরুষ
 Date of Birth: 23/09/2000
 জন্ম তারিখ: ২৩/০৯/২০০০

30B_143534.jpg

Address: 12, SARAT GHOSH GARDEN ROAD, KOLKATA - 700031
 ঠিকানা: ১২, সারথ গোস্বামী গার্ডেন রোড, কলকাতা - ৭০০০৩১



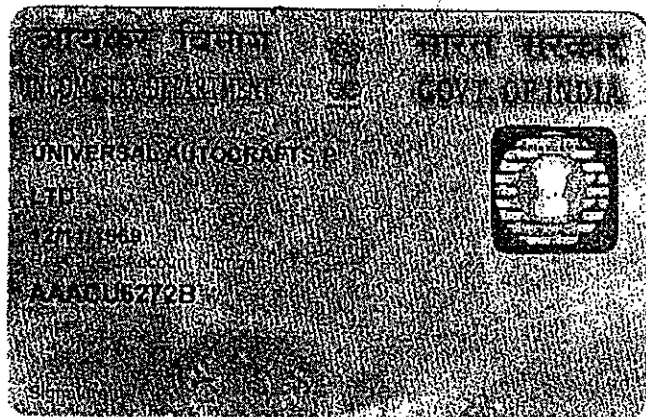
Facsimile Signature of
 Electoral Registration Officer
 নির্বাচন নিবন্ধন কর্মকর্তার
 For 161 Dhadkura Assembly Constituency
 ১৬১ দহকুরিয়া বিধানসভা নির্বাচন কেন্দ্র
 P.O. Calcutta
 তারিখ: 22/09/2000

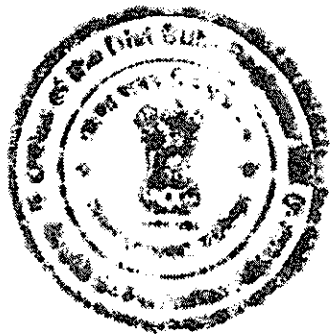


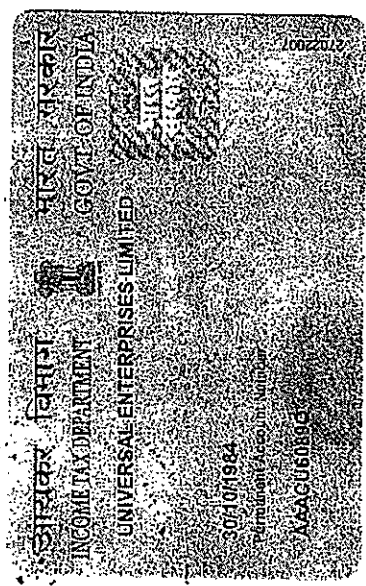


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SIRIYON PRITHI HXGK NR30R

INCOME TAX DEPARTMENT GOVT OF INDIA

UNIVERSAL ENTERPRISES LIMITED

02/01/84

Payment Account Number

AAACU60895

100200



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



प्राकश कुमार मोहा
SHRI RATAN MOHTA





31/12/1948
Permanent Account Number
AGUPM2260N



Signature



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AAOHP6057K	
नाम / NAME	PRAKASH KUMAR MOHTA	
प्रतिष्ठापित/यत्ना की तिथि / DATE OF INCORPORATION/FORMATION	ANCESTRAL	
 आयकर अधिकारी, पं. 111 COMMISSIONER OF INCOME-TAX, W.B. - III		



इस माले के ली / फिल वीर पर प्रमा वरी मरने
वारे मरिखरी फी वीर / वरर वर दे
वृम वरर वरर (वरी वर मरीर),

डी-7,
वीरि वरर,
वरीर - 700 088.

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.

स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER

AGVPD7390R



नाम / NAME
GOKUL CHAND DAMANI

पिता का नाम / FATHER'S NAME
RUP CHAND DAMANI

जन्म तिथि / DATE OF BIRTH
24-12-1945

हस्ताक्षर / SIGNATURE

Gokul Chand Damani

G. S. D.

आयकर अधिकारी, प. व. ड.

COMMISSIONER OF INCOME-TAX, W.B. - II

Gokul Chand Damani



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

GRN: 19-201819-026540195-1

Payment Mode Online Payment

GRN Date: 24/07/2018 12:15:35

Bank: HDFC Bank

BRN: 573480750

BRN Date: 24/07/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16030001187709/3/2018

[Query No./Query Year]

Name : Bapi Das

Contact No. :

Mobile No. : +91 9830373677

E-mail :

Address : Alipore Police Court West Bengal Pin 700027

Applicant Name : Mr Bapi Das

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16030001187709/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	14570
2	16030001187709/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	2471

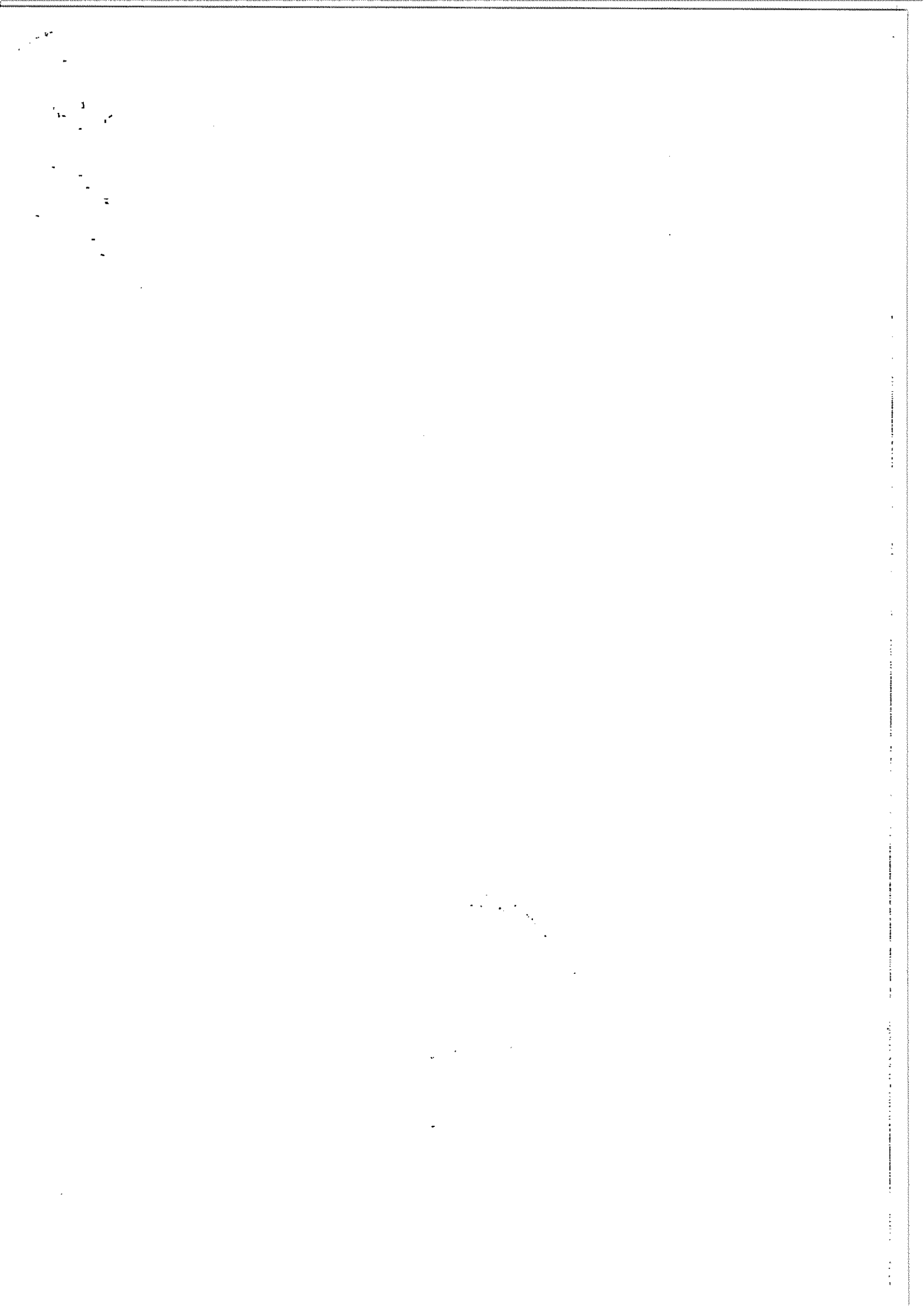
Total

17041

In Words : Rupees Seventeen Thousand Forty One only

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DATED THIS 24th DAY OF July 2018

BETWEEN

UNIVERSAL ENTERPRISES LTD & ORS.

..... VENDORS

- AND -

PRAKASH KUMAR MOHTA

..... PURCHASER

DEED OF CONVEYANCE

Major Information of the Deed

Deed No :	I-1603-03037/2018	Date of Registration :	26/07/2018
Query No / Year	1603-0001187709/2018	Office where deed is registered	
Query Date	23/07/2018 5:34:43 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth Value	Market Value		
Rs. 1,70,000/-	Rs. 1,70,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 14,670/- (Article:23)	Rs. 2,471/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Tangra Road, , Premises No. 9A, Ward No: 058

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In:Rs.)	Other Details	
L1			Commercial		18.2 Sq Ft	1,55,000/-	1,55,000/-	Property is on Road
Grand Total :					.0417Dec	1,55,000 /-	1,55,000 /-	

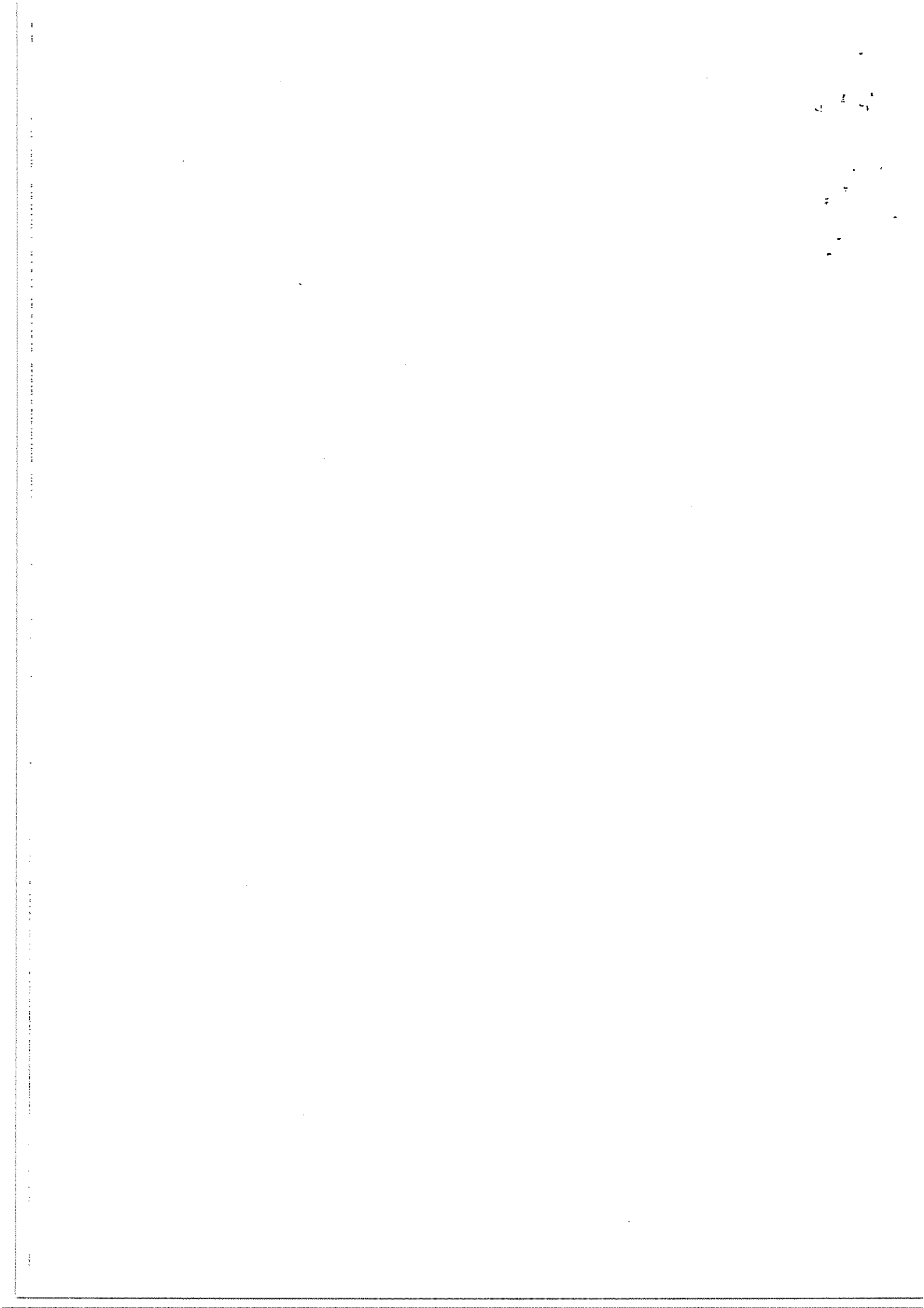
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	8 Sq Ft.	15,000/-	15,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 8 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		8 sq ft	15,000 /-	15,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Flinger print and Signature
1	UNIVERSAL ENTERPRISES LIMITED 15, India Exchange Place, 3rd Floor, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAACU6089Q, Status :Organization, Executed by: Representative, Executed by: Representative
2	UNIVERSAL AUTOCRAFTS P LTD 4 India Exchange Place, 6th Floor, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAACU6272B, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1603-03037/2018-26/07/2018



3	PRATIBHA KHAITAN Wife of Shri Saket Khaitan 7, Ronaldshay Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFNPK7949A, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	PRAKASH KUMAR MOHTA HUF 7, Ronaldshay Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRAKASH KUMAR MOHTA Son of Late Shiratan Mohta 7 Ronaldshay Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGUPM2260N, Status :Individual, Executed by: Self, Date of Execution: 24/07/2018 , Admitted by: Self, Date of Admission: 24/07/2018 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRAKASH KUMAR MOHTA (Presentant) Son of Late Shiratan Mohta 7 Ronaldshay Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AGUPM2260N Status : Attorney, Attorney of : PRATIBHA KHAITAN

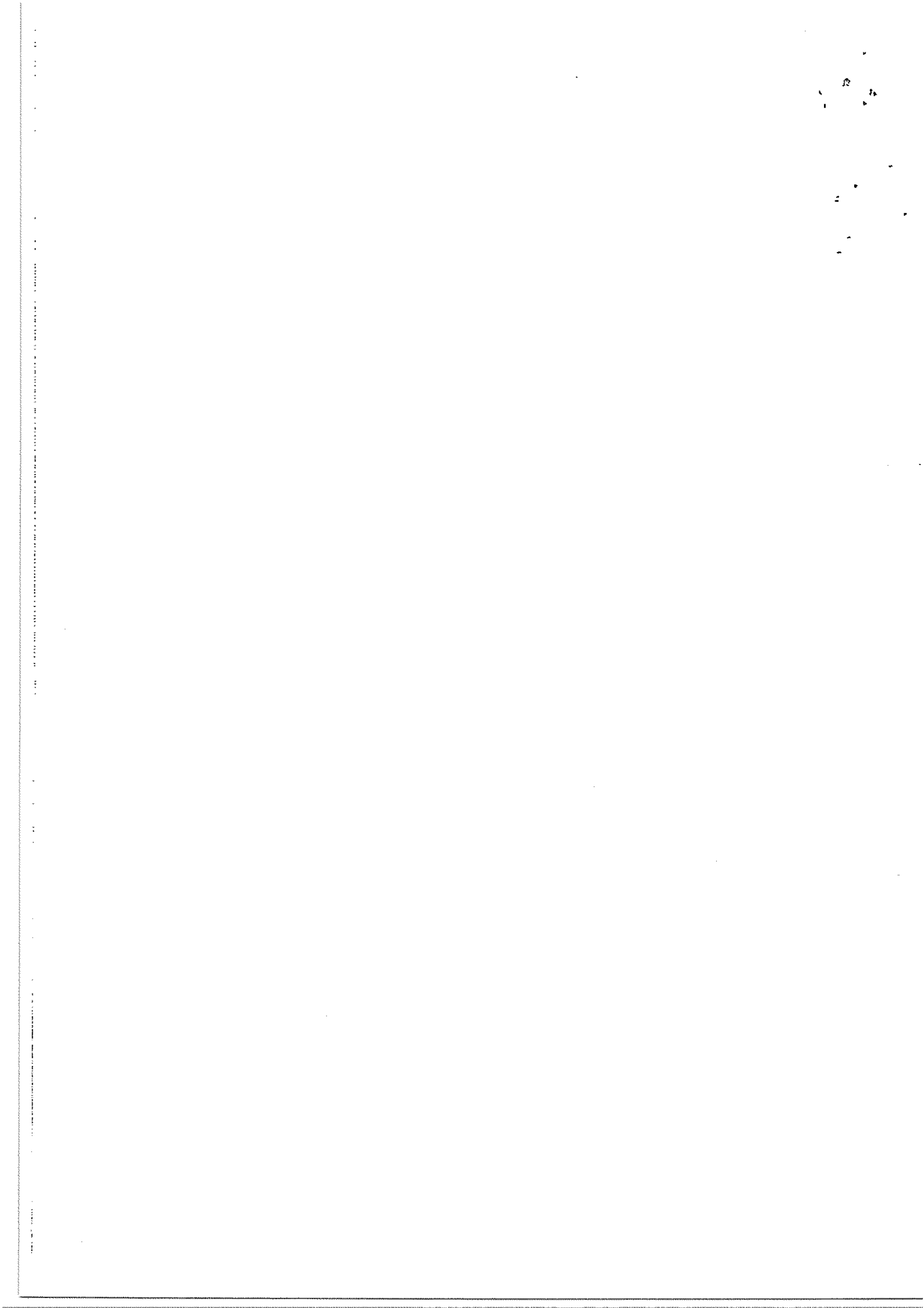
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GOKUL CHAND DAMANI Son of Late Rup Chand Damani 15, India Exchange Place, 3rd Floor, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : UNIVERSAL ENTERPRISES LIMITED (as Director), UNIVERSAL AUTOCRAFTS P LTD (as Director)
2	PRAKASH KUMAR MOHTA Son of Late Shiratan Mohta 7, Ronaldshay Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AGUPM2260N Status : Representative, Representative of : PRAKASH KUMAR MOHTA HUF (as karta)

Identifier Details :

Name & address	
Mr Bapi Das Son of Late S Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of PRAKASH KUMAR MOHTA, PRAKASH KUMAR MOHTA, GOKUL CHAND DAMANI, PRAKASH KUMAR MOHTA	

Major Information of the Deed :- I-1603-03037/2018-26/07/2018



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	UNIVERSAL ENTERPRISES LIMITED	PRAKASH KUMAR MOHTA-0.0104271 Dec
2	UNIVERSAL AUTOCRAFTS P LTD	PRAKASH KUMAR MOHTA-0.0104271 Dec
3	PRATIBHA KHAITAN	PRAKASH KUMAR MOHTA-0.0104271 Dec
4	PRAKASH KUMAR MOHTA HUF	PRAKASH KUMAR MOHTA-0.0104271 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	UNIVERSAL ENTERPRISES LIMITED	PRAKASH KUMAR MOHTA-2.00000000 Sq Ft
2	UNIVERSAL AUTOCRAFTS P LTD	PRAKASH KUMAR MOHTA-2.00000000 Sq Ft
3	PRATIBHA KHAITAN	PRAKASH KUMAR MOHTA-2.00000000 Sq Ft
4	PRAKASH KUMAR MOHTA HUF	PRAKASH KUMAR MOHTA-2.00000000 Sq Ft

Endorsement For Deed Number : I - 160303037 / 2018

On: 24-07-2018

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

Presented for registration at 15:20 hrs on 24-07-2018, at the Private residence by PRAKASH KUMAR MOHTA ,

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 1,70,000/-

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

Execution is admitted on 24/07/2018 by PRAKASH KUMAR MOHTA, Son of Late Shriratan Mohta, 7 Ronaldshay Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Others

Indetified by Mr Bapi Das, , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

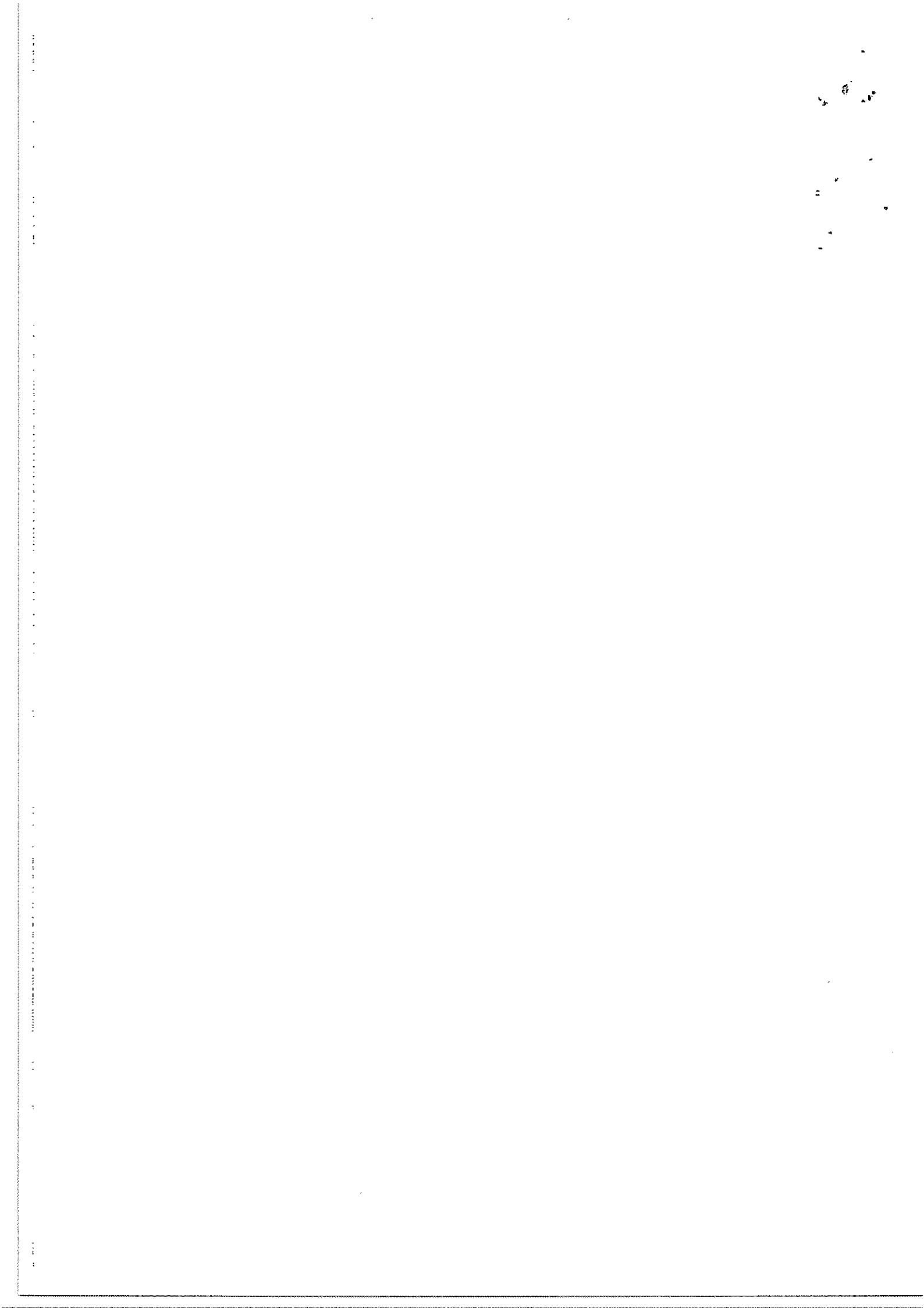
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 24-07-2018 by GOKUL CHAND DAMANI, Director, UNIVERSAL ENTERPRISES LIMITED, 15, India Exchange Place, 3rd Floor, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001; Director, UNIVERSAL AUTOCRAFTS P LTD, 4 India Exchange Place, 6th Floor, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr Bapi Das, , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 24-07-2018 by PRAKASH KUMAR MOHTA, karta, PRAKASH KUMAR MOHTA HUF, 7, Ronaldshay Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027

Major Information of the Deed :- I-1603-03037/2018-26/07/2018



Identified by Mr Bapi Das, , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by PRAKASH KUMAR MOHTA, , Son of Late Shriratan Mohta, 7 Ronaldshay Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others as the constituted attorney of PRATIBHA KHAITAN 7, Ronaldshay Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027 is admitted by him

Identified by Mr Bapi Das, , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 26-07-2018

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,746/- (A(1) = Rs 1,700/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,471/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2018 12:00AM with Govt. Ref. No: 192018190265401951 on 24-07-2018, Amount Rs: 2,471/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 573480750 on 24-07-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,220/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 14,570/-

Description of Stamp

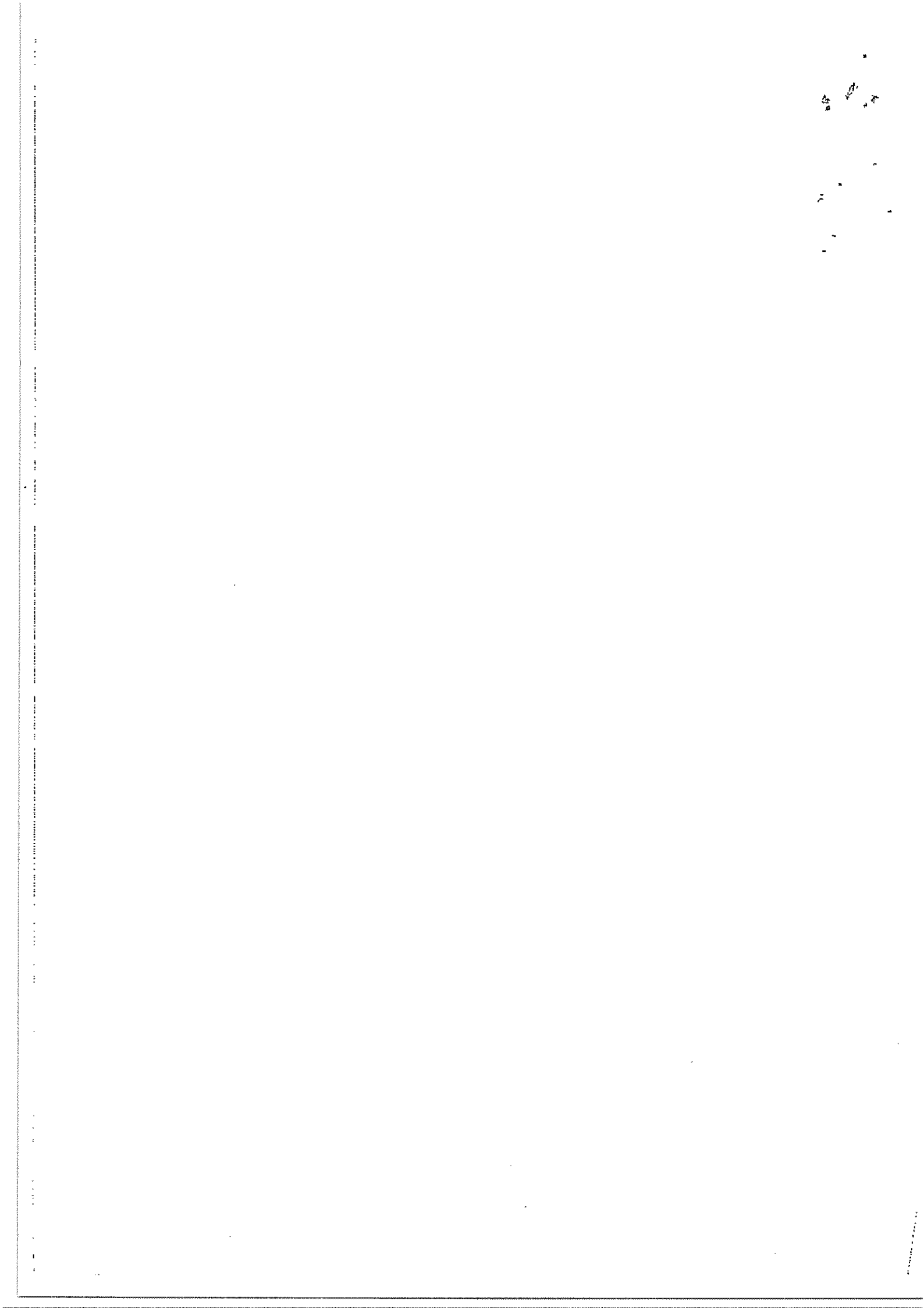
1. Stamp: Type: Impressed, Serial no AA2800, Amount: Rs.100/-, Date of Purchase: 20/07/2018, Vendor name: Soumitra Chanda

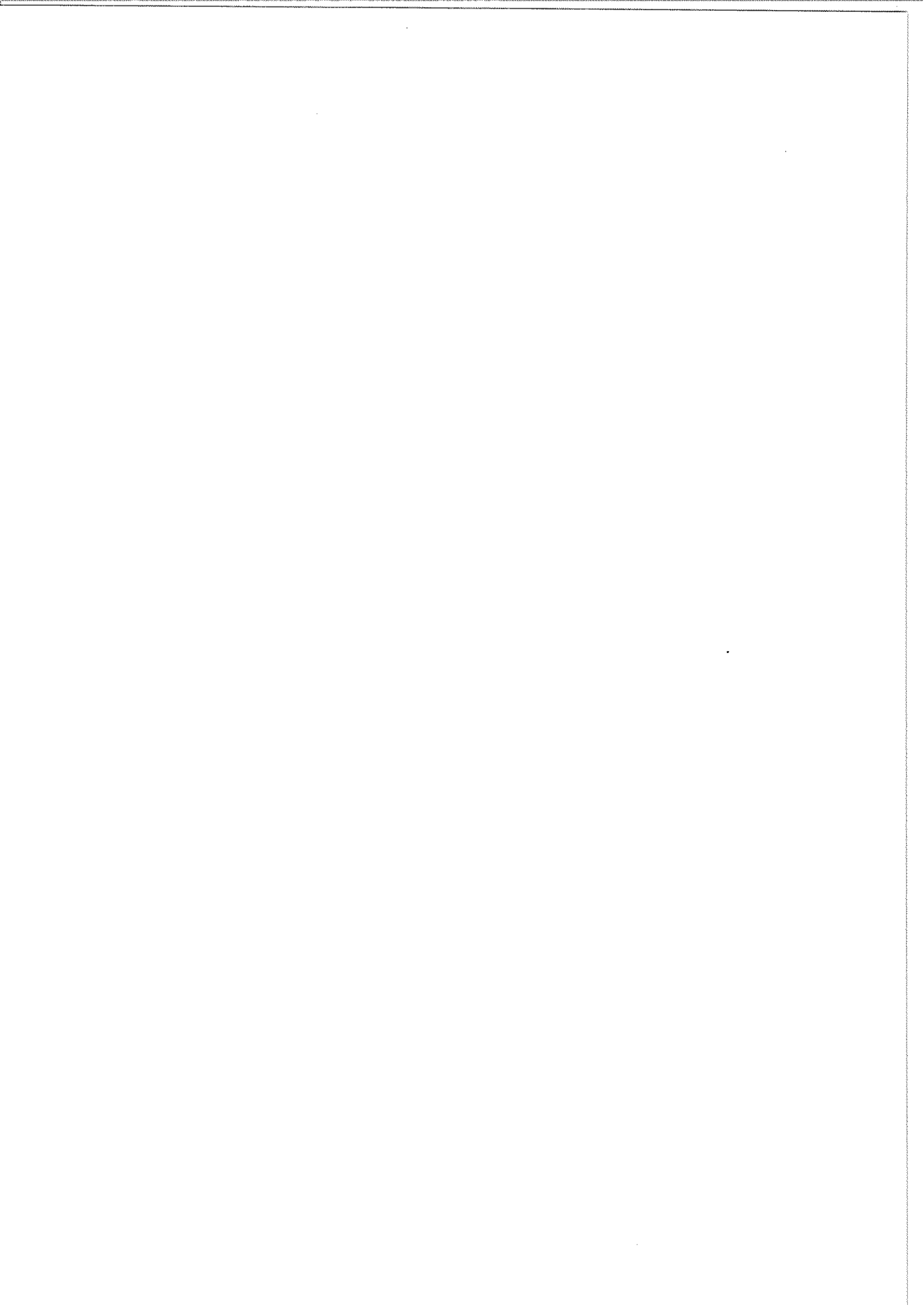
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2018 12:00AM with Govt. Ref. No: 192018190265401951 on 24-07-2018, Amount Rs: 14,570/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 573480750 on 24-07-2018, Head of Account 0030-02-103-003-02



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1603-03037/2018-26/07/2018





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2018, Page from 95643 to 95672

being No 160303037 for the year 2018.



Digitally signed by ASISH GOSWAMI
Date: 2018.07.26 17:17:57 +05:30
Reason: Digital Signing of Deed.

PS GROUP REALTY PVT. LTD.

Director

(Asish Goswami) 26/07/2018 17:17:50

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)