

842

I-01088/2016



1845
अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

350975 C 660976
Certified that the document is admitted to
registration. The signature Sheet / Sheet's and
the endorsement sheet / Sheet's attached with
this document's are the part of this document

Registrar U/S 7(2)
District Sub Registrar II
24 Pgs (N) Barasat

22 MAR 2016

DEED OF SALE

THIS INDENTURE is made this 19th day of *March* in the year of
Christ Two Thousand Sixteen

177851

Sandip Pal Choudhury

Do

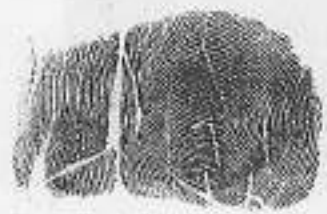
10, K. B. Roy St,

KD-1

NAME.....
 ADD.....
 Rs.....
 18 MAR 2016
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. & Court
 8 & 3, K. S. Roy Road, Kol-1

18 MAR 2016

Rajendra



4004

For and on behalf of
ASTORIA HOTEL (P) LTD

Rajendra

DIRECTOR



4005

कृते इलाहाबाद बैंक
For ALLAHABAD BANK

[Signature]

प्राधिकृत अधिकारी / Authorized Officer
ए. आर. एन. ब्रांच, कोलकाता / ARN Branch, Kolkata



Rajesh Kumar Agarwal
S/o. Sri Raghunath Prasad Agarwal
P-66, C.I.T. Scheme-VI m (S)
Kolkata - 700 054

P.S. Phoolbagan.
P.O. Kankurgachhi.
Occupation: Business.

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

19 MAR 2016

BETWEEN

AUTHORISED OFFICER of the **Allahabad Bank (Pan No:AACCA8464F)**, Asset Recovery Management Branch, 7, Red Cross Place, Kolkata-700001 P.S – Hare Street, Kolkata-700001 duly appointed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002, namely **Mr Nand Kumar** by faith Hindu, By Occupation : Service, by Nationality : Indian, having office at 7, Red Cross Place, Kolkata-700001 P.S – Hare Street, Kolkata-70000 hereinafter referred to as "**the VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office) of the **ONE PART**

AND

ASTORIA HOTEL PVT. LTD. (Income Tax PAN AACCA5828M) a Private Limited Company incorporated under the Companies Act, 1956 having its Registered Office at 6/2, Sudder Street, Kolkata 700016 having been duly authorized therefore duly represented by its Director Raju Alimchandani (having Income Tax PAN ACLPA9173B) son of Mangaram Alimchandani Mohon 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 successor-in-office, successors-in interest, Administrator and Assignees) of the **OTHER PART.**

WHEREAS one (1) Mohamaya Dasi widow of Late Brajanath Biswas, (2) Debendra Nath Biswas, (3) Surendra Nath Biswas (4) Sudhir Kumar Biswas(5) Kartick Chandra Biswas (6) Sudhangshu Kumar Biswas and (7) Suresh Chandra Biswas No.3 to 7 all sons of Late Brajanath Biswas of Doharia , P.S. Barasat, District- North 24-Parganas (previously 24-Parganas) were the absolute owners of the property which is more fully and specifically written and described in the Schedule I mentioned thereinbelow;

AND WHEREAS the said Mohamaya Dasi wife of Late Brajanath Biswas died intestate leaving behind her six sons namely (1) Debendra Nath Biswas, (2) Surendra Nath Biswas (3) Sudhir Kumar Biswas, (4) Kartick Chandra Biswas, (5)



Register U/S 7(2)
District Sub. Registrar II
24 Pgs in Barasat

19 MAR 75

Sudhangshu Kumar Biswas and (6) Suresh Chandra Biswas as her only heirs and legal representatives;

AND WHEREAS the said Debendra Nath Biswas and his five other brothers inherited their mother's share in equal shares and became the absolute joint owners of the said property more fully mentioned in the Schedule IV hereinbelow;

AND WHEREAS the said Kartick Chandra Biswas son of Late Brajanath Biswas of Doharia, P.S. Barsat, District 24-Parganas (now North 24-Parganas) sold his share of the said property to one Ratneshwar Das son of Late Rai Charan Das of Sarat Colony Dum Dum by a Sale Deed for the consideration mentioned therein;

AND WHEREAS in the last Revisional Settlement the names of 1) Debendra Nath Biswas, (2) Surendra Nath Biswas (3) Sudhir Kumar Biswas, (4) Sudhangshu Kumar Biswas (5) Suresh Chandra Biswas (all sons of Late Brajanath Biswas of Doharia) and the aforesaid (6) Ratneshwar Das son of Late Raicharan Das of Sarat Colony Dum Dum were recorded as the absolute joint owners of the said property;

AND WHEREAS by a Deed of Conveyance dated 24.4.1959 the said Ratneshwar Das being the Vendor therein sold, transferred and conveyed to Sudhangshu Kumar Biswas being the Vendee therein ALL THAT a piece and parcel of about 65.6 decimals (more or less) of land being 1/6th share in R.S. Dag Nos. 448, 449, 450, 462 under R.S. Khatian No.130 and R.S. Dag No.453, 454, 455 under R.S. Khatian No.455 of Mouza Sahara, J.L. No. 46, R.S.No.3, Touji No.146, P.S. Barasat (now Airport) District 24-Parganas (now North 24-Parganas) duly registered at Sub-Registry Office, Barasat being Deed No.4671 for the year 1959 for the consideration mentioned therein;

AND WHEREAS by a Deed of Conveyance dated 17.5.1966 Sudhangshu Kumar Biswas being the Vendor therein sold, transferred and conveyed to Kartick Chandra Biswas being the Vendee therein ALL THAT a piece and parcel of about 65.6 decimals (more or less) of land being 1/6th share in R.S. Dag Nos. 448, 449, 450, 462 under R.S. Khatian No.130 and R.S. Dag No.453, 454, 455 under R.S. Khatian No.455 of Mouza Sahara, J.L. No. 46, R.S.No.3, Touji No.146, P.S. Barasat (now



Register No. 103/12
District Sub-Registrar
24 Parganas 322584

19 MAR 72

Airport) District 24-Parganas(now North 24-Parganas) duly registered at Sub-Registry Office, Barasat being Deed No. 8126 for the year 1966 for the consideration mentioned therein;

AND WHEREAS the said Suresh Chandra Biswas died Intestate as bachelor leaving behind him five brothers namely (1) Debendra Nath Biswas (2) Surendra Nath Biswas, (3) Sudhir Kumar Biswas, (4) Kartick Chandra Biswas, (5) Sudhangshu Kumar Biswas as his only legal heirs and they inherited the share of Suresh Chandra Biswas (since deceased) in equal proportions and became the absolute joint owners thereof;

AND WHEREAS the said Sudhangshu Kumar Biswas being one of the brothers of Late Suresh Chandra Biswas died on 2.2.1969 leaving behind him one widow two sons and one daughter namely (1) Smt. Doly Biswas (widow) (2) Rana Biswas (son) (3) Sudipta Biswas (Son) (4) Smt. Chandrani Ghosh (daughter) as his only legal heirs;

AND WHEREAS subsequently vide Sale Deed dated 7.7.1988 registered with the Office of the Registrar, North 24 Parganas, Barasat and recorded in Book No.1, Vol No.68, Pages 279 to 292 being **Deed No.4414 for the year 1988** the said (1) Smt. Doly Biswas (widow) (2) Rana Biswas (son) (3) Sudipta Biswas (Son) and (4) Smt. Chandrani Ghosh (daughter) being the legal heirs of Late Sudhangshu Kumar Biswas sold transferred and conveyed to Mechano Paper Machines Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its registered office at No.2, Ganesh Chandra Avenue, Calcutta -700013 ALL THAT the piece and parcel of .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shali land in R.S. Dag No.449, .062 acres of Danga land in R.S. Dag No.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring about .432 acres of land under R.S. Khatian No.130 in Mouza Sahara, J.L.no.46, R.S. No.3, Touizi No. 146, P.S. Airport, District North 24-Parganas Together With the right of common passage on and upon 20' wide common Road as shown in the map or plan annexed to the Deed and more fully written and described in the **Schedule IV** hereinbelow for valuable consideration absolutely and for ever;



Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

AND WHEREAS one Bishu Charan Das was the absolute owner of the property more fully and particularly written and described in Schedule V hereunder;

AND WHEREAS subsequently the said Bishu Charan Das died intestate leaving behind him surviving his four sons namely (1) Prafulla Kumar Das (2) Amulya Kumar Das (3) Netai Charan Das (4) Ram Chandra Das , as his only legal heirs and they inherited the said property and became the joint owners thereof in equal shares;

AND WHEREAS by a Deed of Conveyance dated 6.7.1955 registered with the Office of the Sub-Registrar Office at Barasat and recorded in Book No.I, Volume No.63 Pages 152 to 154 being No.5662 for the year 1955, the said (1) Prafulla Kumar Das for self and on behalf of Ram Chandra Das, (2) Amulya Kumar Das and (3) Netai Charan Das as Vendors sold transferred and conveyed to Smt. Jamuna Bala Biswas being the Purchaser therein ALL THAT the piece and parcel of .40 decimals of land in R.S.Dag No.443 under R.S. Khatian No.116 of Mouza Sahara, J.L.No.46, R.S. No.3, P.S. Barasat (now airport) Touzi No. 146 and for the consideration mentioned therein;

AND WHEREAS in the last Revisional Settlement the said land was recorded in the name of said Smt. Jamuna Bala Biswas as the absolute owner thereof;

AND WHEREAS subsequently by a registered Deed of Conveyance dated 7.7.1988 registered with the Office of the Additional District Registrar, North 24 Parganas, Barasat and recorded in Book No.I, Volume No. 68, Pages from 293 to 303, being **Deed No. 4415 for the year 1988** the said Smt. Jamuna Bala Biswas as the Vendor sold, transferred and conveyed to Mechano Paper Machines Pvt. Ltd, a company incorporated under the Companies Act, 1956 being the Purchaser ALL THAT the piece and parcel of .34 decimals of Danga land in R.S.Dag No.443 under R.S. Khatian No.116 of Mouja -Sahara, J.L.No.46, R.S.No.3, Touzi No. 146, P.S. Airport, Sub-Registry Office at Cossipore Dum Dum in the District of North 24-Parganas more fully written and described in the **Schedule V** hereinbelow for valuable consideration;



✓
Registered U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

19 MAR 2016

AND WHEREAS one Surendra Nath Biswas was absolutely seized and possessed of and/or was well and sufficiently entitled to ALL THAT the piece and parcel of .20 decimals of Danga land in R.S. Dag No.447 under R.S. Khatian No.732 of Mouza -Sahara, J.L.No. 46, R.S. No. 3, P.S. Barasat (now Airport) Touji No. 146 in the District of North 24 – Parganas more fully written and described in Schedule VI hereunder;

AND WHEREAS in the last Revisional Settlement the said property was recorded in the name of Surendra Nath Biswas as the absolute owner thereof;

AND WHEREAS later on the said Surendra Nath Biswas died Intestate on 6.4.1968 leaving behind him surviving his widow, three sons and three daughters namely (1) Smt. Jamuna Bala Biswas, (widow), (2) Sailen Biswas (son) (3) Shambhu Nath Biswas (son) , (4) Partha Sarathi Biswas (son) , (5) Smt.Parul Khan (daughter) wife of Madan Khan, (6) Smt. Sandhya Shaw (daughter) wife of Shankar Shaw and (7) Smt. Ashima Khan (daughter) wife of Anath Khan as his only legal heirs;

AND WHEREAS in the premises aforesaid, the said (1) Smt. Jamuna Bala Biswas (widow) (2) Sailen Biswas (son), (3) Shambhu Nath Biswas (son), (4) Partha Sarathi Biswas (son) , (5) Smt. Parul Khan (daughter), (6) Smt. Sandhya shaw (daughter) and (7) Smt. Ashima khan (daughter) inherited the said property and became the joint owners thereof in equal shares;

AND WHEREAS by a Deed of Conveyance dated 7.7.1988 registered with the Office of the Additional District Registrar, North 24 Parganas, Barasat and recorded in Book No.I, Volume No. 68, Pages 304 to 313 being **Deed No. 4416 for the year 1988** the said Smt. Jamuna Bala Biswas (2) Sailen Biswas, (3) Shambhu Nath Biswas, (4) Partha Sarathi Biswas, (5) Smt. Parul Khan (6) Smt. Sandhya Shaw (7) Smt. Ashima Khan as the Vendors jointly sold, transferred and conveyed to Mechano Paper Machines Pvt. Ltd. a company incorporated under the Companies Act, 1956 ALL THAT the piece and parcel of about .20 decimals of Danga land in R.S. Dag No.447 under R.S. Khatian No. 732 of Mouza – Sahara, J.L. No. 46, R.S. No. 3, Touji No. 146, Pargana- Anwarpur, P.S. Airport, Sub-Registry, office at



Page No. DIS 7(2)
District Sub Registrar II
24 Pgs (N) Barasat

9 MAR 2016

Cossipore Dum Dum in the District of North 24-Parganas Together With the right of common passage on and upon 20' wide common Road thereto more fully written and described in the **Schedule VI** hereinbelow for valuable consideration thereto;

AND WHEREAS by another Deed of Conveyance dated 7.7.1988 registered with the Office of the Additional District Registrar, North 24 Parganas, Barasat and recorded in Book No.I, Volume No. 68, Pages 314 to 328 being **Deed No. 4417 for the year 1988** the said (1) Smt. Jamuna Bala Biswas (2) Sailen Biswas, (3) Shambhu Nath Biswas, (4) Partha Sarathi Biswas, (5) Smt. Parul Khan (6) Smt. Sandhya Shaw (7) Smt. Ashima Khan as the Vendors jointly also sold, transferred and conveyed to Mechano Paper Machines Pvt. Ltd. a company incorporated under the Companies Act, 1956 ALL THAT the piece and parcel of about .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shall land in R.S. Dag No.449, .062 acres of Danga land in R.S. Dag no.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring .432 acres of land under R.S. Khatian No.130 in Mouza - Sahara, J.L.No.46, R.S. No.3, Toulzi No. 146, P.S. Airport, District North 24-Parganas more fully written and described in the **Schedule VII** hereinbelow for valuable consideration mentioned therein;

AND WHEREAS the said Suresh Chandra Biswas died Intestate as bachelor leaving behind surviving his five brothers namely (1) Debendra Nath Biswas (2) Surendra Nath Biswas, (3) Sudhir Kumar Biswas, (4) Kartick Chandra Biswas, (5) Sudhangshu Kumar Biswas as his only legal heirs and they inherited the share of Suresh Chandra Biswas (since deceased) in equal shares;

AND WHEREAS the said Kartick Chandra Biswas died intestate on 6.8.1967 leaving behind surviving his widow one son and three daughters namely (1) Smt. Binapani Biswas (widow) (2) Tapas Biswas (son) (3) Smt. Mana Ballav (daughter) (4) Kumari Purabi Biswas (daughter) (5) Kumari Anima Biswas (daughter) as his only legal heirs;

AND WHEREAS in the premises aforesaid, the said (1) Smt. Binapani Biswas (widow) (2) Tapas Biswas (son) (3) Smt. Mana Ballav (daughter) (4) Kumari Purabi



Regd. No. 10/5 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

99 MAR 2016

Biswas (daughter) (5) Kumari Anima Biswas (daughter) inherited the property of Kartick Chandra Biswas, since deceased which is more fully written and described in the Schedule II hereinbelow;

AND WHEREAS subsequently vide a Deed of Conveyance registered with the Office of the Additional District Registrar at Barasat and recorded in Book No.I, Volume No. 68, Pages 251 to 264 being **Deed No. 4412 for the year 1988** the said (1) Smt. Bina Pani Biswas (2) Tapas Biswas (3) Smt. Mana Ballav (4) Kumari Anima Biswas (5) Kumari Purabi Biswas being the Vendors therein jointly sold, transferred and conveyed to Mechano Paper Machines Pvt. Ltd. a company incorporated under the Companies Act, 1956 ALL THAT the piece and parcel of .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shali land in R.S. Dag No.449, .062 acres of Danga land in R.S. Dag No.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring .432 acres of land under R.S. Khatian No.130 in Mouza -Sahara, J.L.no.46, R.S. No.3, Touzi No. 146, P.S.Airport, District North 24-Parganas TOGETHERWITH the right of common passage on and upon 20' wide common Road thereat more fully written and described in **Schedule II** hereinbelow for valuable consideration mentioned therein;

AND WHEREAS by a Deed of Conveyance dated 7.7.1988 registered with the Office of the Additional District Registrar, North 24 Parganas, Barasat and recorded in Book No.I, Volume No. 68, Pages from 237 to 250 being **Deed No. 4411 for the year 1988** Sudhir Kumar Biswas being one of the sons of Late Brajanath Biswas being the Vendor therein sold, transferred and conveyed to Mechano Paper Machines Pvt. Ltd. being the Purchaser ALL THAT the piece and parcel of .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shali land in R.S. Dag No.449, .062 acres of Danga land in R.S. Dag no.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring .432 acres of land under R.S. Khatian No.130 in Mouza - Sahara, J.L.no.46, R.S. No.3, Touzi No. 146, P.S. Airport, District North 24-Parganas together with the right of common passage on and upon 20' wide common Road thereat more fully written and described in **Schedule I** hereinbelow for valuable consideration mentioned therein;



100/150 (2)
100/150 Registrar II
24 Pgs (10) Barisal

19 MAR 2016

AND WHEREAS Debendra Nath Biswas being one of the sons of Brajanath Biswas, since deceased died intestate on 1.8.1986 leaving behind surviving his widow, three sons and one daughter namely (1) Smt. Pramila Biswas (widow), (2) Kalipada Biswas (son), (3) Krishnapada Biswas (son), (4) Gostha Biswas (son), (5) Smt. Sushma Bhattacharjee (daughter) as his only legal heirs;

AND WHEREAS in the premises aforesaid, the said (1) Smt. Pramila Biswas (widow) (2) Kalipada Biswas (son), (3) Krishnapada Biswas (son), (4) Gosta Biswas (son) (5) Smt. Sushama Bhattacharjee (daughter) inherited the property which is more fully written and described in the Schedule III hereinbelow and became the joint owners thereof in equal shares;

AND WHEREAS by virtue of a Deed of Conveyance dated 7.7.1988 registered with the Office of the Additional District Registrar, North 24 Parganas, Barasat and recorded in Book No.I, Volume No. 68, Pages from 265 to 278 being **Deed No. 4413 for the year 1988** the said (1) Smt. Pramila Biswas (2) Kalipada Biswas (3) Krishna Pada Biswas (4) Gostha Biswas (5) Smt. Sushama Bhattacharjee being the Vendors therein jointly sold, transferred and conveyed to Mechano Paper Machines Pvt. Ltd. a company incorporated under the Companies Act, 1956 ALL THAT the piece and parcel of .166 acres of Danga land in R.S. Dag No.448, .148 acres of Shali land in R.S. Dag No.449, .062 acres of Danga land in R.S. Dag No.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring .432 acres of land under R.S. Khatian No.130 in Mouza- Sahara, J.L.No.46, R.S. No.3, Touizi No. 146, P.S. Airport, District North 24-Parganas more fully written and described in **Schedule III** hereinbelow for valuable consideration mentioned therein;

AND WHEREAS by virtue of the abovementioned partly-recited seven registered title deeds, the said Mechano Paper Machines Pvt. Ltd. (hereinafter for the sake of brevity referred to as the 'said Company'), became the owner of the property more fully and particularly described in the **Schedules I To VII** hereunder absolutely for ever and free from all encumbrances;



১৯৮৩
District Sub-Registrar
24 Pgs (N) Barasat

১৯৮৩

AND WHEREAS the said Company was a constituent of the Allahabad Bank and inter-alia, enjoyed credit facilities from the said Bank;

AND WHEREAS at the request of the said Company, the nature and limit of the credit facilities were sanctioned modified and/or enhanced from time to time upon execution of usual Banking and other security documents;

AND WHEREAS on or about 24.09.2003 the limit of the credit facilities of the said Company was modified and/or enhanced by the Allahabad Bank.

AND WHEREAS for the purpose of securing repayment of the debit balance lying outstanding in the said loan account the said Company being the Mechano Paper Machines Pvt. Ltd through its Directors duly executed various banking documents in favour of the Allahabad Bank from time to time;

AND WHEREAS subsequently the said Company approached the Allahabad Bank (hereinafter for the sake of brevity referred to as the 'said Bank') for sanctioning further loan upon creation of equitable mortgage of the properties mentioned in Schedules I to VII hereinbelow by deposit of title deeds in respect thereof and visited the Bank and executed a Mortgage Agreement in favour of the said Bank;

AND WHEREAS pursuant to the provisions of the Companies Act, 1956 the said Company through its Directors created necessary charges in favour of the said Bank and registered the same with the Registrar of Companies, West Bengal showing the particulars of security and also inter-alia submitted the Certified Copies of Form No. 8 thereof;

AND WHEREAS subsequently the said Company failed and neglected to repay the loan amount lying outstanding with the said Bank in respect of the said account in spite of several requests and reminders from the said Bank;

AND WHEREAS under the said premises, the said Bank was compelled to initiate steps under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter for the



(2)
District Sub. Registrar II
24 Pgs (N) Barasat

89 MAR 2011

sake of brevity referred to as the ' SARFAESI Act') against the said Company by way of issuing a Notice dated 21.4.2005 under Section 13(2) of the said Act 2002 for realization of its dues;

AND WHEREAS even after the issuance of the said Notice dated 21.04.2005 under Section 13(2) of the SARFAESI Act by the Bank, the concerned borrower failed and neglected to pay its dues;

AND WHEREAS under the aforesaid circumstances, the Allahabad Bank was compelled to publish a Possession Notice under Section 13(4) of the SARFAESI Act in an English and vernacular newspaper and took possession of the properties more fully mentioned in the Schedules I to VII hereinbelow under the said Act;

AND WHEREAS on 16.1.2006 the said Bank duly published the Sale Notice in an English and vernacular newspaper in accordance with the provisions of the SARFAESI Act for realizing its outstanding dues by sale of the properties lying mortgage with it inter alia with the buildings structures thereat;

AND WHEREAS upon publication of the Sale Notice on 16.01.2006 as aforesaid, the said Company filed a Writ Petition being W.P. No.190 of 2006 before the Hon'ble High Court at Calcutta inter alia challenging the said Sale Notice of the Bank;

AND WHEREAS upon hearing both the parties and upon considering the facts of the case, the Hon'ble High Court vide Order dated 15.02.2006 directed that the Allahabad Bank could proceed with the said Sale Notice dated 16.01.2006 but no final effect should be given to the same till 31.03.2006 and that if the concerned borrower being the said Company failed to give any offer under the OTS Scheme of the Bank, the Allahabad Bank would be entitled to proceed upon expiry of the said date;

AND WHEREAS Allahabad Bank published a Sale Notice on 16.01.2011 under the SARFAESI Act for realization of its legitimate dues by sale of the said



District Sub Registrar II
24 Pgs (N) Barasat

19 MAR 2016

properties lying mortgage with it along with the buildings structures thereat on "AS IS WHERE IS" basis;

AND WHEREAS the Sale Notice issue by the Allahabad Bank dated 16th January, 2011 had appeared in the Times of India, Kolkata edition and such Sale notice was with regard to the Loan Account of M/S. Mechano Paper Machines Limited of Commerce House, 2, Ganesh Chandra Avenue, Kolkata – 700013.

AND WHEREAS upon coming to know of such an advertisement, the M/S. Astoria Hotel Pvt. Ltd., Smt. Shailja Agarwal one of the Directors of the M/S. Desire Financial Consultants Pvt. Ltd., and Mrs. Sarmista Damani jointly thereby deposited the earnest money with Allahabad Bank for the said sale of properties of M/S. Mechano Paper Machines Limited.

AND WHEREAS thus the team of Purchasers comprises of M/S. Astoria Hotel Pvt. Ltd., M/S. Desire Financial Consultants Pvt. Ltd. and Mrs. Sarmista Damani and finally their holding became 42.50%, 52.50% and 5% respectively.

AND WHEREAS it was mutually agreed upon that for the convenience and expediency, the team would be projected as the team Astoria Hotel Pvt. Ltd. but for all material purposes individual component of the team would be having their distinct share in the deal based upon their respective contribution of money to the deal.

AND WHEREAS despite the deal had ostensibly named after Astoria Hotel Pvt. Ltd.; it had been made clear and unambiguous within the aforesaid member of the said Final Team of Purchaser that Astoria Hotel Pvt. Ltd. is holding 42.50% Share, Desire Financial Consultants Pvt. Ltd. is holding 52.50% share and Mrs. Sarmista Damani is holding 5% share in the deal and it is declared admitted and confirmed by the said final team of the Purchasers that the owners of the Schedule property are owing the property accordingly to the said share .

AND WHEREAS one Astoria Hotels Pvt. Ltd. inter alia participated in the said sale process by submitting its bid in proper form and within time;



18 7(2)
District Reg. Registrar II
14 Pgs (N) Barasat

19 MAR 2016

AND WHEREAS on 21.02.2011 the bid for Rs. 901 lacs submitted by the said Astoria Hotels Pvt. Ltd. was declared the highest bid by the Bank and that the Bank confirmed the same and communicated its decision vide letter dated 21.02.2011;

AND WHEREAS the said Astoria Hotels Pvt. Ltd. duly made payment of the entire bid money by 08.03.2011 and that accordingly, the Allahabad Bank issued a Sale Certificate on the same day i.e. 08.03.2011 in favour of Astoria Hotels Pvt Ltd. which was duly received by the Purchaser;

AND WHEREAS after due compliance of all the formalities as provided for under the law and after receiving the entire consideration amount of such Sale in respect of the on 29.12.2011, the Authorized Officer of the Allahabad Bank appointed under the SARFAESI Act duly handed over possession of the subject properties mentioned in Schedules I to VII hereinbelow along with 7 Original Title Deeds of the borrower to the Astoria Hotels Pvt Ltd. as per Sale Certificate dated 08.3.2011;

NOW THIS INDENTURE WITNESSETH that in reference to said Sale Certificate dated 08.03.2011 and in consideration of the sum of Rs. 9,01,00,000=00 only of lawful money of the Indian Union well and truly paid by the Purchaser to the Vendor as per Memo hereunder written before the execution of these presents {the receipt whereof the Vendor doth hereby as well as by the receipt hereunder admit and acknowledge and of and from the same and every part thereof the Vendor doth hereby acquit release and discharge the Purchaser as well as the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder on 'AS IS WHERE IS' basis and intended to be hereby sold and conveyed) the Vendor doth hereby grant sell convey transfer assign alien and assure unto the Purchaser ALL THAT the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder on 'AS IS WHERE IS' basis **TOGETHER WITH** all and dilapidated condition tin shed erections structures fixtures fittings boundaries courtyards drains common drains sewers compounds ditches ways paths passages common passages fences common fences walls hedges common walls tube-wells wells waters common waters courses grounds tanks trees



Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat
19 MAR 2016

fruits usufructs and soils thereof lights ancient lights rights liberties privileges easements and appurtenances belonging to or appurtenant thereof and the reversion or reversions remainder or remainders rents issues and profits and every part thereof **TOGETHER WITH** the benefits of any and all covenants and indemnities heretofore executed in respect of and in favour of or in any manner relating to the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder **AND ALSO TOGETHER WITH** the right title interest claim and demand whatsoever of the Vendor unto or upon the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder or any part thereof **TOGETHER WITH** all deeds pattahs and muniments of title exclusively relating to or concerning the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder or any part thereof which now are or hereafter shall or may be in the possession or power of the Vendor or any person or persons from whom it may procure the same without any action or suit **AND TO HAVE AND TO HOLD** the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder granted or expressed or intended so to be unto and to the use of the Purchaser absolutely and for ever on 'AS IS WHERE IS' basis **AND** the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed or thing by the said Vendor or any of his predecessor and ancestors-in-title done or executed or knowingly or willingly suffered to the contrary the said Vendor herein is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted, conveyed or expressed so to be and every part thereof on 'AS IS WHERE IS' basis **AND THAT** notwithstanding any such act deed or thing whatsoever as aforesaid the Vendor has now good right, full power and absolute authority under the SARFAESI Act to grant convey sell transfer the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder hereby granted or expressed so to be unto and to the use of the Purchaser herein in the manner aforesaid **AND THAT** the Purchaser herein and its successors-in-office and assigns shall and may at all times hereinafter peaceably or equitably, subject **NEVERTHELESS** to the provisions herein contained, hold, possess and enjoy the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder and every part thereof on "AS IS WHERE IS" basis without any



Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

19 MAR 2016

interruption claim or demand whatsoever from or by the Vendor herein or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for him **AND** free and clear freely and clearly and absolutely acquitted exonerated discharged by the Vendor and well and effectively saved kept harmless and indemnified of and from and against all demands matters or estate right title and interest lien charges and encumbrances whatsoever created done suffered occasioned or made by the Vendor or his predecessors and ancestors-in-title or any person or persons having lawfully or equitably claiming from under or in trust for them **AND THAT** the Vendor and all person or persons having lawfully or equitably claiming any estate or interest in the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder or any part thereof shall from time to time and at all times hereafter at the request and cost of the Purchaser herein do and execute or cause to be done or executed all such formal Deeds and papers and perform or cause to be done and executed all such acts, deeds and things for further better and more perfectly assuring the said properties and every part thereof unto and to the use of the Purchaser herein on "AS IS WHERE IS" basis and to give full effect to the ends and intents and meaning of these presents as shall or may be reasonably required **AND THAT** the Vendor herein doth hereby covenant with the Purchaser that the Vendor has not done or executed any act, thing or deed whereby it is prevented from granting, transferring and conveying the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder **AND** the Vendor doth hereby further covenant with the Purchaser that he will, unless prevented by fire or some other

inevitable accident, from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser produce or cause to be produced to its Solicitors or Authorised Agents or at any trial hearing commission or otherwise as the occasion shall arise, all or any of the Deeds or writings available to it for the purpose of showing the title to the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder hereby conveyed and expressed so to be or any part thereof **AND** also at the like requests and costs deliver or cause to be delivered unto the Purchaser such attested or other copies or extracts from the said Deeds and writings or any of them available to him



Registrar UIS 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

19 MAR 2016

as may be required and will in the meantime keep any such Deeds and writings safe unobliterated and uncanceled.

SCHEDULES I to VII

SCHEDULE -I

ALL THAT the piece and parcel of .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shali land in R.S. Dag No.449, .062 acres of Danga land in R.S. Dag no.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring .432 acres of land under R.S. Khatian No.130 in Mouza - Sahara, J.L.no.46, R.S. No.3, Touzi No. 146, P.S. Airport, District North 24-Parganas together with the right of common passage on and upon 20' wide common Road thereat;

SCHEDULE -II

ALL THAT the piece and parcel of .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shali land in R.S. Dag No.449, .062 acres of Danga land in R.S. Dag No.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring .432 acres of land under R.S. Khatian No.130 in Mouza -Sahara, J.L.no.46, R.S. No.3, Touzi No. 146, P.S.Airport, District North 24-Parganas TOGETHERWITH the right of common passage on and upon 20' wide common Road thereat;

SCHEDULE -III

ALL THAT the piece and parcel of .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shali land in R.S. Dag No.449, .062 acres of Danga land in R.S. Dag No.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring .432 acres of land under R.S. Khatian No.130 in Mouza- Sahara, J.L.No.46, R.S. No.3, Touzi No. 146, P.S. Airport, District North 24-Parganas;

SCHEDULE -IV

ALL THAT the piece and parcel of .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shali land in R.S. Dag No.449, .062 acres of Danga land in R.S. Dag No.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring about .432 acres of land under R.S. Khatian No.130 in Mouza Sahara, J.L.no.46, R.S. No.3, Touzi No. 146, P.S. Airport, District North 24-Parganas Together With the right of common passage on and upon 20' wide common Road;



Registre: 115 7(2)
District Sub. Registrar II
24 Pgs (1st) Garasat

9 MAR 2018

SCHEDULE -V

ALL THAT the piece and parcel of .34 decimals of Danga land in R.S.Dag No.443 under R.S. Khatian No.116 of Mouja -Sahara, J.L.No.46, R.S.No.3, Touzi No. 146, P.S. Airport, Sub-Registry Office at Cossipore Dum Dum in the District of North 24-Parganas now at A.D.S.R. Bidhanagar;

SCHEDULE -VI

ALL THAT the piece and parcel of about .20 decimals of Danga land in R.S. Dag No.447 under R.S. Khatian No. 732 of Mouza - Sahara, J.L. No. 46, R.S. No. 3, Touji No. 146, Pargana- Anwarpur, P.S. Airport, Sub-Registry office at Cossipore Dum Dum in the District of North 24-Parganas now at A.D.S.R. Bidhannagar Together With the right of common passage on and upon 20' wide common Road thereto;

SCHEDULE -VII

ALL THAT the piece and parcel of about .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shali land in R.S. Dag No.449, .062 acres of Danga land in R.S. Dag no.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring .432 acres of land under R.S. Khatian No.130 in Mouza -Sahara, J.L.No.46, R.S. No.3, Touzi No.146, P.S. Airport, District North 24-Parganas;Consolidated Schedules of the properties in total measuring about **2.70 Acres** together with structures measuring 15000 sq feet being All that piece and parcel of land measuring **.830 acres under R.S. Dag No. 448, 0.740 acres under R.S. Dag No. 449, 0.310 acres under R.S. Dag No. 450, 0.280 acres under R.S. Dag No. 462**, all are Khatian No. 130, **0.340 acres under R.S. Dag No. 443**, R.S. Khatian No. 116, **0.20 acres under R.S. Dag NO. 447**, R.S. Khatian No. 732 all are in **Mouza Sahara, Jessore Road, J.L.No. 46**, R.S. R.S. 3, Touzi No. 146, Pargana Anwarpur, District 24 Pargana (North) and being adjacent to each other Together With the right to Common passage on and upon 20 feet wide common road as are collectively shown in the Map or Plan annexed hereto and are butted and bounded in the manner following -

ON THE EAST	- SRIJAN MIDLANDS
ON THE NORTH	-JESSORE ROAD
ON WEST	- PRAWN FACTORY
ON THE SOUTH	-SRIJAN TIE-UP PVT .LTD



Registered No. 1121
District Sub. Registrar II
24 Pgs (N) Barasat

19 MAR 2016

MEMO OF CONSIDERATION

RECEIVED from the withinnamed Purchaser a total sum of Rs. 9,01,00,000=00 only being the total consideration amount towards Sale of the aforesaid Schedule-mentioned properties hereinabove in the manner following :-

PAY ORDERS IN THE NAME OF ALLAHABAD BANK

Bank	Number	Date	Amount (Rupees)
Kotak Mahindra Bank	032412001580		Rs. 3,75,00,000=00
Corporation Bank	00033512010		Rs. 55,70,000=00
HDFC Bank	020812016342		Rs. 19,00,000=00
HDFC Bank	020812016359		Rs. 26,05,000=00
Allahabad Bank	010994		Rs. 2,00,00,000=00
Federal Bank	14553905		Rs. 20,00,000=00
Corporation Bank	567361		Rs. 1,05,000=00
Corporation Bank	567362		Rs. 9,00,000=00
Yes Bank	014147		Rs. 45,00,000=00
HDFC Bank	006231		Rs. 10,00,000=00
UCO Bank	947637		Rs. 55,00,000=00
Federal Bank	553891		Rs. 24,00,000=00
HDFC Bank	006206		Rs. 30,20,000=00
HDFC Bank	003058		Rs. 17,00,000=00
UCO Bank	000056		Rs. 14,00,000=00
			<u>Rs. 9,01,00,000=00</u>

Witnesses :

1. *Rajesh Kumar Agarwal*

2. *Lalji Kumar Singh*

FOR ALLAHABAD BANK

महिला अधिकारी / Authorised Officer
६ मार, एन सय, कोलकाता / ASM Branch, Kolkata

(VENDOR)



Registrar U/S 7(2)
District Sub-Registrar II
24 Pgs (N) Barasat

13 Feb 2015

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on this the day month and year first abovewritten.

SIGNED AND DELIVERED by the **VENDOR**

abovenamed in the presence of:

1. Rajesh Kumar Agarwal
P. 86, C.I.T. Scheme (G)
Kolkata - 700 055
2. Sukir Kumar Singh
7, Redcross Place
Kolkata - 700 001

सुरी इलाहाबाद बैंक
ALAHABAD BANK
NAND KUMAR
आधिकारित अधिकारी (Authorized Officer)
इ. नं. ११, बंगला, कोलकाता / 700 001, Kolkata

SIGNED AND DELIVERED by the **PURCHASER**

abovenamed in the presence of:

1. Rajesh Kumar Agarwal

For and on behalf of
ASTORIA HOTEL (P) LTD

[Signature]
DIRECTOR

2. Sukir Kumar Singh

Drafted by Me:

[Signature]
(SUDIP PAL CHOUDHURI) 12/6/2000
Advocate.
PAL CHOUDHURI & CO.
LAW FIRM.
10, Kiran Shankar Roy Road,
Ground floor, Calcutta-700001.



Registered DIS 7(2)
District Sub Registrar II
24 Pgs (iv) Barasat

19 MAR 2016



Eric R. ...



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Eric R. ...



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)



12
Registrar II
Barasat

19 MAR 2016

**SITE PLAN FOR DEED NO. :
4415, 4416, 4417, 4411, 4414, 4413, 4412**

JESSORE ROAD

SITE PLAN OF R. S. DAG NO. 8 (DEEDS 4415, 4416, 4417, 4411, 4414, 4413, 4412) DEED NO. 4415 (DEEDS 4415, 4416, 4417, 4411, 4414, 4413, 4412) DEED NO. 4416 (DEEDS 4415, 4416, 4417, 4411, 4414, 4413, 4412) DEED NO. 4417 (DEEDS 4415, 4416, 4417, 4411, 4414, 4413, 4412) DEED NO. 4411 (DEEDS 4415, 4416, 4417, 4411, 4414, 4413, 4412) DEED NO. 4414 (DEEDS 4415, 4416, 4417, 4411, 4414, 4413, 4412) DEED NO. 4413 (DEEDS 4415, 4416, 4417, 4411, 4414, 4413, 4412) DEED NO. 4412

SCHEDULE OF LAND			
Sl. No.	Area (Sq. Ft.)	Area (Sq. Mts.)	Remarks
1	10000	929	Plot No. 1
2	10000	929	Plot No. 2
3	10000	929	Plot No. 3
4	10000	929	Plot No. 4
5	10000	929	Plot No. 5
6	10000	929	Plot No. 6
7	10000	929	Plot No. 7
8	10000	929	Plot No. 8
9	10000	929	Plot No. 9
10	10000	929	Plot No. 10
11	10000	929	Plot No. 11
12	10000	929	Plot No. 12
13	10000	929	Plot No. 13
14	10000	929	Plot No. 14
15	10000	929	Plot No. 15
16	10000	929	Plot No. 16
17	10000	929	Plot No. 17
18	10000	929	Plot No. 18
19	10000	929	Plot No. 19
20	10000	929	Plot No. 20
21	10000	929	Plot No. 21
22	10000	929	Plot No. 22
23	10000	929	Plot No. 23
24	10000	929	Plot No. 24
25	10000	929	Plot No. 25
26	10000	929	Plot No. 26
27	10000	929	Plot No. 27
28	10000	929	Plot No. 28
29	10000	929	Plot No. 29
30	10000	929	Plot No. 30
31	10000	929	Plot No. 31
32	10000	929	Plot No. 32
33	10000	929	Plot No. 33
34	10000	929	Plot No. 34
35	10000	929	Plot No. 35
36	10000	929	Plot No. 36
37	10000	929	Plot No. 37
38	10000	929	Plot No. 38
39	10000	929	Plot No. 39
40	10000	929	Plot No. 40
41	10000	929	Plot No. 41
42	10000	929	Plot No. 42
43	10000	929	Plot No. 43
44	10000	929	Plot No. 44
45	10000	929	Plot No. 45
46	10000	929	Plot No. 46
47	10000	929	Plot No. 47
48	10000	929	Plot No. 48
49	10000	929	Plot No. 49
50	10000	929	Plot No. 50
51	10000	929	Plot No. 51
52	10000	929	Plot No. 52
53	10000	929	Plot No. 53
54	10000	929	Plot No. 54
55	10000	929	Plot No. 55
56	10000	929	Plot No. 56
57	10000	929	Plot No. 57
58	10000	929	Plot No. 58
59	10000	929	Plot No. 59
60	10000	929	Plot No. 60
61	10000	929	Plot No. 61
62	10000	929	Plot No. 62
63	10000	929	Plot No. 63
64	10000	929	Plot No. 64
65	10000	929	Plot No. 65
66	10000	929	Plot No. 66
67	10000	929	Plot No. 67
68	10000	929	Plot No. 68
69	10000	929	Plot No. 69
70	10000	929	Plot No. 70
71	10000	929	Plot No. 71
72	10000	929	Plot No. 72
73	10000	929	Plot No. 73
74	10000	929	Plot No. 74
75	10000	929	Plot No. 75
76	10000	929	Plot No. 76
77	10000	929	Plot No. 77
78	10000	929	Plot No. 78
79	10000	929	Plot No. 79
80	10000	929	Plot No. 80
81	10000	929	Plot No. 81
82	10000	929	Plot No. 82
83	10000	929	Plot No. 83
84	10000	929	Plot No. 84
85	10000	929	Plot No. 85
86	10000	929	Plot No. 86
87	10000	929	Plot No. 87
88	10000	929	Plot No. 88
89	10000	929	Plot No. 89
90	10000	929	Plot No. 90
91	10000	929	Plot No. 91
92	10000	929	Plot No. 92
93	10000	929	Plot No. 93
94	10000	929	Plot No. 94
95	10000	929	Plot No. 95
96	10000	929	Plot No. 96
97	10000	929	Plot No. 97
98	10000	929	Plot No. 98
99	10000	929	Plot No. 99
100	10000	929	Plot No. 100

For and on behalf of
ASTORIA NOTES, INC.

Upi Mukherjee

FOR ALLAHAD BANK

Authorized Officer
E. 207, 1st Floor, Station / APM Branch, Kolkata

NAND KUMAR



6 (2)
Sub. Registrar II
4 Pgs (N) Barasat

19 MAR 2016







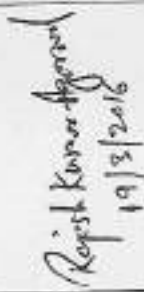


Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15021000121845/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Nand Kumar 7, Red Cross Place, P.O:- GPO, P.S- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Seller [Allahabad Bank]			 19.3.2016 Officer of the District Sub-Registrar, North 24 Parganas
2	Mr Raju Alimchandani 6/2 Sudder Street, P.O:- Park Street, P.S- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Buyer [Astoria Hotel Private Limited]			 19.3.2016 on behalf of ASTORIA HOTEL (P) LTD
Sl No.	Name and Address of Identifier	Identifier of			Signature with date
1	Mr Rajesh Kumar Agarwal Son of Mr. Raghunath Prasad Agarwal P-66, C.I.T Scheme VIM, P.O:- Kankurgachi, P.S- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054	Mr Nand Kumar, Mr Raju Alimchandani			 19/3/2016



(Supriya Chattopadhyay)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

North 24-Parganas, West
Bengal



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

DLR2370815

পরিচয় পত্র



Elector's Name Rajesh Kumar Agarwal

নির্বাচকের নাম রাজেশ কুমার আগরওয়াল

Father's Name Raghunath Prasad Agarwala

পিতার নাম রঘুনাথ প্রসাদ আগরওয়াল

Sex M

লিঙ্গ পুরুষ


Age as on 1.1.2006 40

১.১.২০০৬-এ বয়স ৪০

ঠিকানা :

নি/৬৬ সি.আই.টি. স্কিম ৬ -এম(এস) কুমার

700028


Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 155-Beliaghata

নিবন্ধন নির্বাচন কেন্দ্র : ১৫৫-বেলিঘাটা

নিবন্ধন কর্মসূচি

জেলা: ফুলবাড়ী

নিবন্ধন কর্মসূচি

তারিখ: ০২.১২.২০০৩

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ACLP49173B



नाम /NAME

RAJU ALIMCHANDANI

पिता का नाम /FATHER'S NAME

MANGARAM ALIMCHANDANI MOHAN

जन्म तिथि /DATE OF BIRTH

07-09-1963

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं.-II

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

इस कार्ड के खो / मिल जाने पर कृपया जार करने
वाले प्राधिकारी को सूचित / वापस कर दे
सहायक आयकर आयुक्त,

पी-7,

चौरंगी स्क्वायर,

कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

इलाहाबाद बैंक

(भारत सरकार का उपक्रम)

वि. सं. २४ की प्र. सं. ४४

प्रधान कार्यालय : २, एन.एस. रोड, कोलकाता-७००००१

ALLAHABAD BANK

(A Govt. of India Undertaking)

A Tradition of Trust

Head Office: 2, N.S. Road, Kolkata-700 001

www.allahabadbank.co.in

पहचान पत्र Identity Card

नाम Name: **NAND KUMAR**

पदनाम Designation: **CHIEF MANAGER (LAW)**

पहचान (भ.निं.) सं. Identity (P.F.) No.: **28**

जन्म तिथि Date of Birth: **15.3.1961**



जारीकर्ता प्राधिकारी महा प्रबंधक (मांसं.)

Issuing Authority: General Manager (HR)





धारक के हस्ताक्षर

Signature of Holder

व्यक्ति का नाम एवं दूरभाष जिनसे आपातकाल में संपर्क करें Name & Ph / Person of emergency contact

PRASHANT (SON), 0 90443 31332

आवासीय पता Residential Address :

BLOCK -D-VIII, 403, SHREERAM ESTATE, CHAWRASTA, BEHALA, KOLKATA

दूरभाष Phone No : **70440 88727**

रक्त वर्ग Blood group: **NOT GIVEN**

1. इस कार्ड के खो जाने पर जारीकर्ता प्राधिकारी को सूचित करें।

Loss of this card should be intimated to the issuer.

2. यदि पाया जाए तो बैंक की निकटतम शाखा को सौंप दें।

If found please return to the nearest branch of

3. इस कार्ड के आधार पर कर्मचारी की किसी कार्यवाई के लिए बैंक उत्तरदायी नहीं रहेगा।

Bank does not undertake any responsibility for an employee on the strength of this card.

जारी करने की तिथि Date of issue **20.05.2015**

Seller, Buyer and Property Details

Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Raju Alimchandani 6/2 Sudder Street, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Allahabad Bank 7, Red Cross Place, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AACCA8484F,; Status : Organization; Represented by representative as given below:-
1(1)	Mr Nand Kumar 7, Red Cross Place, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,; Status : Representative; Date of Execution : 19/03/2016; Date of Admission : 19/03/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Astoria Hotel Private Limited 6/2, Sudder Street, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AACCA5828M,, Status : Organization; Represented by representative as given below:-
1(1)	Mr Raju Alimchandani 6/2 Sudder Street, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,, Status : Representative; Date of Execution : 19/03/2016; Date of Admission : 19/03/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Rajesh Kumar Agarwal Son of Mr. Raghunath Prasad Agarwal P-66, C.I.T Scheme VIM, P.O:- Kankurgachi, P.S:- Phool Bagan, District-South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.	Mr Nand Kumar, Mr Raju Alimchandani	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Jessore Road Bye Lane, Mouza: Sahara	RS Plot No:- 448 RS Khatian No:- 130	0.83 Acre	1,99,34,770/-	6,90,53,488/-	Proposed Use: Industrial Use, ROR: Danga, Width of Approach Road: 1 Ft., Litigated Property, Encumbered by Tenant,

Sl. No.	Land Details					Other Details
	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	
L2	District: North 24-Parganas, P.S.- Airport, Municipality: NORTH DUM DUM, Road: Jessore Road Bye Lane, Mouza: Sahara	RS Plot No:- 449 , RS Khatian No:- 130	0.74 Acre	1,35,16,666/-	6,15,65,760/-	Proposed Use: Industrial Use, ROR: Danga, Width of Approach Road: 1 Ft., Litigated Property, Encumbered by Tenant,
L3	District: North 24-Parganas, P.S.- Airport, Municipality: NORTH DUM DUM, Road: Jessore Road Bye Lane, Mouza: Sahara	RS Plot No:- 450 , RS Khatian No:- 130	0.31 Acre	1,35,61,666/-	2,57,91,062/-	Proposed Use: Industrial Use, ROR: Danga, Width of Approach Road: 1 Ft., Litigated Property, Encumbered by Tenant,
L4	District: North 24-Parganas, P.S.- Airport, Municipality: NORTH DUM DUM, Road: Jessore Road Bye Lane, Mouza: Sahara	LR Plot No:- 462 , LR Khatian No:- 130	0.28 Acre	1,35,16,666/-	2,32,95,153/-	Proposed Use: Industrial Use, ROR: Danga, Width of Approach Road: 1 Ft., Litigated Property, Encumbered by Tenant,
L5	District: North 24-Parganas, P.S.- Airport, Municipality: NORTH DUM DUM, Road: Jessore Road Bye Lane, Mouza: Sahara	RS Plot No:- 443 , RS Khatian No:- 116	0.34 Acre	1,35,16,666/-	3,12,64,544/-	Proposed Use: Industrial Use, ROR: Danga, Width of Approach Road: 20 Ft., Litigated Property, Encumbered by Tenant,

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L6	District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Jessore Road Bye Lane, Mouza: Sahara	LR Plot No:- 750 , LR Khatian No:- 732	0.2 Acre	1,35,16,866/-	1,66,39,394/-	Proposed Use: Industrial Use, ROR: Danga, Width of Approach Road: 1 Ft., Litigated Property, Encumbered by Tenant,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	15000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete
S1	On Land L1	15000 Sq Ft.	25,81,900/-	25,81,900/-	Structure Type: Structure Tenant is Purchaser, Litigated Property.

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Allahabad Bank	Astoria Hotel Private Limited	83	100
L2	Allahabad Bank	Astoria Hotel Private Limited	74	100
L3	Allahabad Bank	Astoria Hotel Private Limited	31	100
L4	Allahabad Bank	Astoria Hotel Private Limited	28	100
L5	Allahabad Bank	Astoria Hotel Private Limited	34	100
L6	Allahabad Bank	Astoria Hotel Private Limited	20	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Astoria Hotel Private Limited
Address	6/2 Sudder Street, Thana : Park Street, District : Kolkata, WEST BENGAL
Applicant's Status	Buyer/Claimant

Office of the D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas

Endorsement For Deed Number : I - 150201088 / 2016

Query No/Year	15021000121845/2016	Serial no/Year	1502000842 / 2016
Deed No/Year	I - 150201088 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Raju Alimchandani	Presented At	Private Residence
Date of Execution	19-03-2016	Date of Presentation	19-03-2016

Remarks

On 19/03/2016

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

Presented for registration at 18:20 hrs on : 19/03/2016, at the Private residence by Mr Raju Alimchandani .

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 23,01,91,301/-

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

Execution is admitted on 19/03/2016 by

Mr Nand Kumar Authorised Officer ,Allahabad Bank, Allahabad Bank, 7, Red Cross Place, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 Mr Nand Kumar, Son of , 7, Red Cross Place, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Service

Identified by Mr Rajesh Kumar Agarwal, Son of Mr Raghunath Prasad Agarwal, P-66, C.I.T Scheme VIM, P.O: Kankurgachi, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, By caste Hindu, By Profession Business

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

Execution is admitted on 19/03/2016 by

Mr Raju Alimchandani Director, Astoria Hotel Private Limited, 6/2, Sudder Street, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016 Mr Raju Alimchandani, Son of , 6/2 Sudder Street, P.O: Park Street, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700016, By caste Hindu, By profession Business

Identified by Mr Rajesh Kumar Agarwal, Son of Mr Raghunath Prasad Agarwal, P-66, C.I.T Scheme VIM, P.O: Kankurgachi, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, By caste Hindu, By Profession Business

(Supriya Chattopadhyay)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

North 24-Parganas, West Bengal

22/03/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,32,119/- (A(1) = Rs 25,32,101/- , E = Rs 14/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,32,119/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 25,32,119/- is paid, by online on 21/03/2016 11:39AM with Govt. Ref. No. 192015160037438281 on 21-03-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKA7240187 on 21/03/2016, Head of Account 0030-03-104-001-16

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,61,13,411/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,61,08,411/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 1,61,08,411/- is paid, by online on 21/03/2016 11:39AM with Govt. Ref. No. 192015160037438281 on 21-03-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKA7240187 on 21/03/2016, Head of Account 0030-02-103-003-02

Payment of Stamp Duty

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 177851, Purchased on 18/03/2016, Vendor named Suranjan Mukherjee.

(Supriya Chattopadhyay)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2016, Page from 26035 to 26071

being No 150201088 for the year 2016.



Digitally signed by SUPRIYA
CHATTOPADHAY
Date: 2016.03.22 15:13:49 +05:30
Reason: Digital Signing of Deed.

(Supriya Chattopadhyay) 22-Mar-16 03:13:48 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)