

भारतीय गैर न्यायिक

दस
रुपये

रु.10

TEN
RUPEES

Rs.10



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL 7-11-19 34AB 942837

Serial No. 4760 of 2019
 BK No. 1 Vol. No. 1 Pages 4
 Being No. 279 Year 2019
 Copying
 Copying for Original
 Trading for
 Marring Charges

4 = 00
 10 = 00
 10 = 00
 150 = 00

 174 = 00

Under Article 17 (1) & 17 (2)
 Under Art.
 Value of
 Value of
 Value of
 Cost of
 Cost of
 Total Cost
 Copy Fee
 Stamp
 As per Order

f. Chakrabarty

Ma
 Registrar of Assurances
 Kolkata

7-11-19

ADDL REGISTRAR OF ASSURANCES
 KOLKATA

7-11-19

1009/8

F

279



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

005006

430
30/9/82

430

MV assessed
Rs. 1,97,68,137/-

500
31/7/2270



A 122089
E 122096

Consider that the Deed... is completed to... and the... is the part of the...
An Official Registrar
of Assurances II, Kolkata

77222
2298

THIS INDENTURE OF CONVEYANCE made this 30th day of September

Two Thousand and Eight BETWEEN GIRIRAJ KUMAR TEKRIWALA son of Late Boniprasad Tekriwala residing at P-3, Madan Chatterjee Lane, Kolkata - 700007 for self and as Karta of his Hindu Undivided Family known and styled as Boniprasad Tekriwala and Others (HUF) having its address at 22/1 Madan Chatterjee Lane, Kolkata hereinafter referred to as "the VENDOR" (which expression unless excluded

Giriraj
12/10/82

S. Tekriwal
Gouru
S. Tekriwal

SPK
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96284

PANKAJ SHROFF & CO.
Advocates
4, Government Place (North)
Durgam Chattri, 2nd Floor,
Kolkata-700 001

[Signature]

1st Rose Garden Complex Pvt. Ltd.
19 SEP 2008

NAME	
ADD.	
RS.	5.000
19 SEP 2008	
S. CHATTERJEE	
Licensed Stamp Vendor	
C. O. Court	
2 & 3, K. S. Road, 2nd Floor, K. 1	

[Signature]
Director

(BINAY KUMAR DUBBY)

[Signature]



3499

[Signature]
Additional Registrar of Assurances
Kolkata 20/09/08

1st Rose Garden Complex Pvt. Ltd.

Sunil Aggarwal
Director



3500

Pratik Kumar Limited
for self and on behalf of
Banyan Prasad Memorial (H.O.P.)
Kolkata

[Signature]

Pratik Bagaria



[Signature]
Additional Registrar of Assurances
Kolkata 20/09/08

by or repugnant to the subject or context shall be deemed to mean and include the heirs executors administrators and legal representatives of Giriraj Kumar Tekriwal as well as the members for the time being of the said HUF and their respective heirs executors administrators and legal representatives) of the **FIRST PART AND ROSEGARDEN COMPLEX PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 14, Madan Chatterjee Lane, Kolkata-700007 hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns) of the **SECOND PART AND (1) (SM.) SHAILJA DEVI TEKRIWALA** wife of Giriraj Kumar Tekriwala, (2) **ADITYA TEKRIWALA** son of Giriraj Kumar Tekriwala (3) **PRAVEEN TEKRIWALA** son of Giriraj Kumar Tekriwala and (4) **(MISS) SHAIVYA TEKRIWALA** daughter of Giriraj Kumar Tekriwala, all residing at P-3, Madan Chatterjee Lane, Kolkata - 700007 all in their individual capacities as well as members or constituents of the said Benipressed Tekriwala and others (HUF) hereinafter referred to as "the **CONFIRMING PARTY**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs executors administrators and legal representatives) of the **THIRD PART** :

WHEREAS:

- A. By an Indenture of Conveyance dated 31st May 1918 made between Nirmal Chandra Mukherjee therein referred to as the Vendor of the one part, Bajrath Bhowtika of the second part and Issardas Tekriwala therein referred to as the Purchaser of the third part and registered with the Registrar of Assurances, Calcutta in Book 1 Volume No. 84 Pages 27 to 41 Being No. 2295 for the year 1918, the said Nirmal Chandra Mukherjee for the consideration therein mentioned, sold conveyed and transferred unto and to the said Issardas Tekriwala **ALL THAT** messuages tenements hereditaments premises dwellings houses and structures together with the piece or parcel of land thereunto belonging whereon or on part whereof the same are erected and built containing an area of 14 Cottahs more or less situate lying at and being premises No.14, Madan Chatterjee Lane under Police Station Girish Park, Kolkata - 700 007 morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PREMISES**" absolutely and forever and the said Bajrath Bhowtika concurred and confirmed such sale.

1 *[Signature]* S. Tekriwal
[Signature]
[Signature]
[Signature]

[Signature]
[Signature]



3501

Skripsi Dari Tokoh



3502

Arif Setiawan

(KORPRI TEKNIK)

3503

Arif Setiawan



3504

Arif Setiawan



Pratik Begaria
Jl. Ashok Bageria
171/1 Bogor Avenue Blok
KOL - 70055
Legal Trans

Pratik

Additional Page
Printed 20/09/08

- B. The said Issardas Tekriwala, a Hindu governed by the Mitakshara School of Hindu Law, died intestate in or about 1920 leaving him surviving his wife (Smt.) Kasturi Devi and his only son Beniprasad Tekriwala as his only heiress heir and legal representatives who both upon his death inherited and became entitled to the said premises in equal shares absolutely and forever.
- C. The said (Smt.) Kasturi Devi Tekriwala, a Hindu governed by the Mitakshara School of Hindu Law, died intestate on 5th November 1964 leaving her surviving her only son Beniprasad Tekriwala as her only heir and legal representative who upon her death inherited and became entitled to the said premises absolutely and forever.
- D. The said Beniprasad Tekriwala, a Hindu governed by the Mitakshara School of Hindu Law, died intestate on 14th February 1984 leaving him surviving his wife Smt. Rukmini Debi and his only son Giriraj Kumar Tekriwala (the Vendor herein) as his only heiress heir and legal representatives both of whom upon his death inherited and became entitled to the said premises in equal shares, absolutely and forever.
- E. The name of the said Giriraj Kumar Tekriwala, the Vendor herein and Smt. Rukmini Debi was duly mutated in the records of the Kolkata Municipal Corporation as owners in respect of the said premises No. 14, Madan Chatterjee Lane, Kolkata vide Assessee No. 11-041-14-0007-4.
- F. The said Smt. Rukmini Debi, a Hindu governed by the Mitakshara School of Hindu Law, died intestate on 18th May 1992 leaving her surviving her only son the said Giriraj Kumar Tekriwala as her only heir and legal representative who upon her death inherited and became entitled to the said premises, absolutely and forever.
- G. Portions of the said premises are occupied by several monthly tenants, brief particulars of whom with the areas occupied by them respectively are mentioned in the **SECOND SCHEDULE** hereunder written (and they are hereinafter referred to as "the said Tenants").
- H. With the passage of time the said property has fallen in serious dis-repairs. The rental income has got meagre whereas the municipal and other taxes and other expenses on the building has risen and are rising by the day. The everyday entanglement with tenants was becoming a serious burden. The Vendor was in

Shri...

S Tekriwal
Vendor
to Terminal
A. W. P.

[Signature]
Smt.

requirement of funds to meet the various legal necessities of the family and the Vendor and his family members being the Confirming Party hereto have upon deliberations and careful discussions decided it prudent and in the best interest to sell and transfer the said premises and were in the look out for interested buyers when the Purchaser became interested in the same.

- 1. The Vendor has with the consent and concurrence of the Confirming Party (as would also be testified by them joining in and executing these presents) contracted with the Purchaser for absolute sale of the said premises, being premises No. 14, Madan Chatterjee Lane, Kolkata fully described in the **FIRST SCHEDULE** hereunder written to the Purchaser free from all encumbrances mortgages charges liens leases tenancies occupancy rights in pendens attachments uses debentures trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever and with delivery of symbolic possession of the tenanted portions and of the remaining portions in complete vacant peaceful condition at or for the consideration of Rs.1,11,00,000.00 (Rupees one crore eleven lacs) only.

L NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.1,11,00,000.00 (Rupees one crore eleven lacs) only by the Purchaser to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured by the Vendor or expressed or intended so to be unto and to the Purchaser) the Vendor doth hereby grant sell convey transfer assign and assure and the Confirming Party do and each of them doth hereby concur confirm release convey and assure unto and to the Purchaser **ALL THAT** messuages tenements hereditaments premises dwellings houses and structures together with the piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 14 Cottahs more or less situate lying at and being premises No.14, Madan Chatterjee Lane (formerly No. 7 Madan Mohan Chatterjee Lane), Police Station - Girish Park, Kolkata - 700 007 morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the SAID PREMISES" **TOGETHER WITH** all and singular the tangible and intangible assets edifices fittings, fixtures gates courts courtyards compounds boundary walls on all sides areas sewers drains ways paths passages common passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements

[Signature]

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Jawee
S. Tekrinal
[Signature]

[Signature]
[Signature]

appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and every part thereof AND all the estate right title interest use trust property claim easements quasi easements privileges and demand whatsoever both at law or in equity of the Vendor into out of or upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be AND TOGETHER WITH all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said premises or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or person or persons from whom the Vendor may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens' liens' attachments trusts claims demands acquisition requisition alignment claims demands and liabilities whatsoever or howsoever save the tenancies of the said Tenants in respect of portions of the said premises as recited hereinabove.

II. THE VENDOR AND THE CONFIRMING PARTY DO HEREBY COVENANT WITH THE PURCHASER as follows:

- (i) THAT notwithstanding any act deed matter or thing by them or any of them done omitted executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) AND THAT they or any of them have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

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*S. Lakshmi
Yavco
S. Lakshmi
A. Lakshmi*

[Signature]
[Signature]

- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in himself good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents:
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights liens attachments restrictive covenants lispendens uses debutters trusts prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or the Confirming Party or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for them or their predecessors-in-title save the tenancies of the said Tenants in respect of portions of the said premises as recited hereinabove.
- (v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by them or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and the Confirming Party and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest encumbrances mortgages charges liens leases tenancies occupancy rights attachments lispendens uses debutters trusts restrictions restrictive covenants prohibitions acquisition requisition alignment claims demands alignment and liabilities whatsoever or howsoever save the tenancies of the said Tenants in respect of portions of the said premises as recited hereinabove.
- (vi) **AND THAT** they and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for them or their predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser

[Signature]

S. Tekaiwal
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 S. Tekaiwal
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or any person or persons do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

III. AND THE VENDOR AND THE CONFIRMING PARTY DO HEREBY DECLARE AND ASSURE THE PURCHASER as follows :-

- a) **THAT** the said premises or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against them for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any Acts for the time being in force.
- b) **AND THAT** the said premises or any portion thereof is not affected by any notice or scheme of alignment of the Kolkata Municipal Corporation, the Kolkata Improvement Trust or Kolkata Metropolitan Development Authority or Government or any other Public body or authorities.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said premises or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Premises or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- d) **AND THAT** there is no impediment under any other Act or Legislation or otherwise for the Vendor to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchaser in the manner aforesaid.
- e) **AND THAT** all municipal and other rates, taxes, electricity charges and other outgoings and impositions payable in respect of the said Premises for the period upto this day has duly been paid and there is no amount in arrears or outstanding in connection therewith and if any amount be found due, the Vendor shall be liable to

Lawyer

*B. Tahaiwal
Lawyer
Kolkata*

[Signature]
[Signature]

and shall pay the same forthwith and within 15 days of a demand being made by the Purchaser to the Vendor.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(PREMISES)

ALL THAT three storied brick-built building messuages tenements hereditaments dwelling house and structures and premises together with the piece or parcel of revenue redeemed land or ground thereunto belonging whereon or on part whereof the same are erected and built containing an area of 14 Cottahs more or less situate lying at and being premises No. 14, Madan Chatterjee Lane (formerly known as No. 7, Madan Mohan Chatterjee Lane), Police Station - Girish Park, Kolkata - 700 007 within Ward No. 41 of Kolkata Municipal Corporation and butted and bounded as follows:

On the NORTH : By Madan Chatterjee Lane;
On the EAST : By premises No. 16, Madan Chatterjee Lane;
On the SOUTH : By C.I.T. Road;
On the WEST : By premises No. ¹⁶Madan-Chatterjee Lane. *Ramesh Chandra*

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(TENANTS)

S.No.	Name of the tenant	Area under occupation
1	Sita Prasad Tiwari.	One Garage
2	Suresh Singh	One Almirah
3	Umashanker Singh.	One Chabutra
4	Smt. Shakuntala, Rahul Garodia	One Shop
5	Gajananad Agarwal.	One Godown
6	Raju Chaurasia	One Garage
7	Raju Chaurasia	One Kotiri
8	Jitesh Kumar Gitesh Kumar	One Shop
9	Kesar Deo Modi.	One Garage
10	Ramkala Gupta.	One Garage
11	Smt Meera Devi Khatri.	One Garage
12	Sanjay kumar Chaurasia.	One Godown
13	Niranjan Hosiery.	One Godown
14	Hoosie Hosiery	One Godown

Ramesh

*S. Takrinal.
Jawans
Tehrinal*

[Handwritten signatures]

15	Omkar Lal Madan Lal, Chaurasia	One Godown
16	Chandrika Prasad,	One Garage
17	Smt. Meera Devi Khatri,	One Room
18	Nemichand Jain,	One Room
19	Smt. Savitri Devi Bajaj,	Two Rooms and one Kothri
20	Late Smt. Gulabmani Devi Agarwal	long. ^{TWO} One Rooms
21	Nemichand Jain,	One Room
22	Smt. Rukmani Devi Khatri,	One Room
23	Keshav Kumar Dubey	One Room and one Kothri
24	Smt. Kamala Devi Rajiv Khanna	One Room and one Kothri
25	Smt. Shanti Devi Sharma	One Room
26	Sanjay Kumar Tiwari,	One Room
27	Prem Shanker Dubey,	One Room
28	Late Smt. Gulabmani Devi Agarwal	One Room
29	Smt. Bhagwati Devi Saraf,	One Room
30	Narendra Shanker Dubey,	Two Kothris
31	Ugranarayan Jha	One Room
32	Kulanand Parihast,	One Room
33	Kamala Shanker Dubey,	One Room
34	Srikishan Saraf,	One Room
35	Bimal Kumar Jha,	One Room
36	Sanjay Kumar Tiwari,	One Kothri
37	Umashanker Prasad Ram,	One Kothri
38	Krishna Kumar Pandit,	One Kothri
39	Arun Kumar Parihast	One Room
40	Rajeshwari Singh	One Room
41	Chandrika Prasad,	One Room
42	Chandrika Prasad,	One Room
43	Hariram Agarwala,	One Room
44	Satyansarayan Prasad Shukla,	One Kothri
45	Omkarnal Sharma,	One Kothri
46	Rajendra Singh	Three Kothris
47	Satiwarmal Bajaj,	One Kothri
48	Chaman Kumar Tandon,	Two Rooms and one Kothri
49	Anil Kumar Tiwari,	One Kothri
50	Deepak Jha	One Room
51	Gopal ji Kapoor,	long ^{TWO} One Rooms
52	Ranjit Kumar Pandit	One Kothri

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Jawar
& Tehnival

[Handwritten signatures and marks]

53	Manoj Kumar Dubey.	One Veranda
54	Jitendra Bahadur Singh.	One Kothi
55	Omkarnal Sharma.	One Kothi
56	Siddharth Kumar Tripathi	One Kothi
57	Subash Chandra Dubey	One Room
58	Shiv Sagar Dubey	One Kothi
59	Anup Kumar Bharuka	One Godown
60	Omkarnal Sharma.	One Kothi
61	Srikishan Saraf.	One Room
62	Shiv Kumar Dubey	One Kothi
63	Vinod Kumar Sharma	One Kothi
64	Binay Kumar Dubey	One Small room
65	Praladh Kumar Shaw	One Kothi
66	Bashisht Dubey	One Room
67	Binay Kumar Dubey	One Godown, One Garage, One Kothi
68	R. N. Lall and Brothers.	One Room and three Kothi

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

SIGNED SEALED AND DELIVERED by the withinnamed VENDOR, GIRIRAJ KUMAR TEKRIWALA (PAN No. ~~AAE2R890214~~ ~~AD1176633K~~) for self and as Karta of Beniprasad Tekriwala and Others (HUF) at Kolkata in the presence of:


Giriraj Kumar Tekriwal
for self and as Karta of
Beniprasad Tekriwal & others (HUF)

Chin Tommi Pandey
P3 Madan Chatterjee Lane
Kol- 7

Dale Karmakar
20/1 Madan Chatterjee Lane
Kol- 7

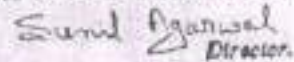
SIGNED SEALED AND DELIVERED on behalf of the withinnamed PURCHASER, ROSEGARDEN COMPLEX PRIVATE LIMITED (PAN No. AADCR6214P) by its Directors (1) Mr. Binay Kumar Dubey and (2) Mr. Sunil Agarwal pursuant to the Board Resolution dated 21st August 2008 at Kolkata in the presence of:

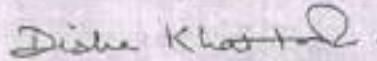
For Rose Garden Complex Pvt. Ltd.


Director.

(BINAY KUMAR DUBEY)

For Rose Garden Complex Pvt. Ltd.


Director.


Advocate

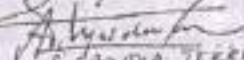
10, Parkaj Suraj & Co.
4, Govt. Place (North),
Kolkata

Pratik Basoria

10, Parkaj Suraj & Co.
4, Govt. Place (North)
Kolkata - 700011

SIGNED SEALED AND DELIVERED by the withinnamed CONFIRMING PARTY, (1) (SM.) SHAILJA DEVI TEKRIWALA, (2) ADITYA TEKRIWALA, (3) PRAVEEN TEKRIWALA and (4) SHAIYVA TEKRIWALA each for self and as members and constituents of Beniprasad Tekriwala and Others (HUF) at Kolkata in the presence of:

Shailja Devi Tekriwal


(ADITYA TEKRIWAL)
Praveen Tekriwal
(PRAVEEN TEKRIWAL)
Shaiyva Tekriwal



Chintamani Pandey
Lal Bahadur Shastri

RECEIPT AND MEMO OF CONSIDERATION

Received of and from the withinnamed Purchaser the withinmentioned sum of Rs.1,11,00,000.00 (Rupees one crore eleven lacs) only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION





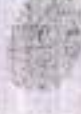
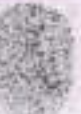





1. By Cheque No. 565/003 dated 14 th August 2008 of Vijaya Bank, Burrabazar Branch, Kolkata for...	Rs. 11,00,000.00	}
2. By Cheque No. 565/004 dated 17 th September 2008 of Vijaya Bank, Burrabazar Branch, Kolkata for...	Rs. 40,00,000.00	
3. By Cheque No. 565/005 dated 17 th September 2008 of Vijaya Bank, Burrabazar Branch, Kolkata for...	Rs. 40,00,000.00	
4. By Cheque No. 565/006 dated 17 th September 2008 of Vijaya Bank, Burrabazar Branch, Kolkata for...	Rs. 20,00,000.00	
	<u>Rs.1,11,00,000.00</u>	

(Rupees one crore eleven lacs) only.

Signature of Purchaser
 The 2008 stamp on back of
 Purchaser's Personal Seal (Notary)

WITNESSES:












Chintamani Prusty
Dale Karmakar

<i>Finger prints of the executant</i>					
 <i>Sanjay Kumar</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

<i>Finger prints of the executant</i>					
 <i>[Signature]</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

<i>Finger prints of the executant</i>					
 <i>Sunil Agarwal</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Finger prints of the executant












 <i>Shafiqul Islam</i>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Finger prints of the executant

 <i>Shafiqul Islam</i>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Finger prints of the executant

 <i>Shafiqul Islam</i>					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

<i>Finger prints of the executant</i>					
 <i>Shadnya Teerwani</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> Space for pasting Photograph of the executant. </div>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> Space for pasting Photograph of the executant. </div>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 5, Govt Place (North) , KOLKATA
Endorsement For deed Number :I-00279 of :2008
(Serial No. 10109, 2008)

On 30/09/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-19765137/-

Certified that the required stamp duty of this document is Rs 1353779 /- and the Stamp duty paid as impressive Rs- 5000

Presentation(Under Section 57 & Rule 22A(3) 48(1))

Presented for registration at 16:30 hrs on :30/09/2008,at the Office of the A. R. A. - II KOLKATA by Binay Kr Dubey,one of the Claimants

Admission of Execution(Under Section 58)

Execution is admitted on:30/09/2008 by

1. Girraj Kr Tekriwala, son of Late Benidrasad Tekriwala ,P-3 Madan Chatterjee Lane Kolkata ,Thana 0,Pin 700007. By caste Others,by Profession :Others
2. Shilpa Devi Tekriwala, wife of Girraj Kr Tekriwala ,P-3 Madan Chatterjee Lane Kolkata ,Thana 0,Pin 700007. By caste Hindu,by Profession :Others
3. Aditya Tekriwala, son of Girraj Kr Tekriwala ,P-3 Madan Chatterjee Lane Kolkata ,Thana 0,Pin 700007. By caste Hindu,by Profession :Others
4. Praveen Tekriwala, son of Girraj Kr Tekriwala ,P-3 Madan Chatterjee Lane Kolkata ,Thana 0,Pin 700007. By caste Hindu,by Profession :Others
5. Shalvya Tekriwala, daughter of Girraj Kr Tekriwala ,P-3 Madan Chatterjee Lane Kolkata ,Thana 0,Pin 700007. By caste Hindu,by Profession :Student
6. Binay Kr Dubey,Director,Rosegarden Complex Pvt Ltd,14 Madan Chatterjee Lane,Kolkata 700007, profession :Business
7. Sunil Agarwal,Director,Rose Garden Complex Pvt Ltd,14 Madan Chatterjee Lane,Kolkata,700007, profession :Business

Identified by Pratik Bazona, son of Ashok Bazona 171/1 Bangur Ave Block B Kolkata 700055 Thana: 0, by caste Hindu,By Profession :Professionals



Name of the Registering officer :.....
Designation :A. R. A. - II KOLKATA

On 01/10/2008

Payment of Fees:

(Ajay Kr Pradhan)
A. R. A. - II KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-II OF KOLKATA

Govt. of West Bengal 13/11/09

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt Place (North), KOLKATA
Endorsement For deed Number :-00279 of -2008
(Serial No. 10109, 2008)

Fee Paid in rupees under article : A(1) = 122065/- E = 7/- on 01/10/2008

Deficit stamp duty

Deficit stamp duty -Rs 772270/- is paid, by the draft number 927002. Draft Date 29/09/2008 Bank Name STATE BANK OF INDIA, Kolkata, received on :01/10/2008.

Name of the Registering officer :.....
Designation :A. R. A. -II KOLKATA

On 13/01/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule -1962, duly stamped under schedule 1A, Article number -23,5 of Indian Stamp Act 1899]

Deficit stamp duty

Deficit stamp duty -Rs 806900/- is paid, by the draft number 529859. Draft Date 06/01/2009 Bank Name State Bank Of India, KOLKATA, received on :13/01/2009.

Deficit fees paid

Deficit amount of Registration fees is realized under Article in rupees A(1) = 85359/- on: 13/01/2009.

Name of the Registering officer :Ajoy Kr Pradhan
Designation :A. R. A. -II KOLKATA



[Ajoy Kr Pradhan]
A. R. A. -II KOLKATA
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE OF
KOLKATA

Govt. of West Bengal 13/1/09

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 198 to 217
being No 00279 for the year 2009.



(Ajoy Kr Pradhan) 13-January-2009
A. R. A. - II KOLKATA
Office of the A. R. A. - II KOLKATA
West Bengal

CERTIFIED TO BE A TRUE COPY



CHECKED BY

Anup Kumar Mandal
7-11-09

Digitally signed by ANUP KUMAR MANDAL
Date: 2016.01.21 14:09:48 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.

Anup Kumar Mandal
ADDL. REGISTRAR OF ASSURANCES-II
KOLKATA

7-11-09