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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 01763993
 P.S. 9/17

Certified that the document is admitted in registration. The signature sheet/s and the endorsement sheets attached with the document are the part of this document.

Y 337385

Asst. Dist. Sub-Registrar
 Hooghly, South 24 Parganas

09 JUN 2017

THIS INDENTURE OF CONVEYANCE made at Kolkata on this the
2ND day of June TWO THOUSAND AND SEVENTEEN

vic-1116
 1-25 PM

03764

Serial No. _____
Name: PS Group Realty Ltd.
Address: 83 Tapta Rd (S) K-46

13 APR 2017

Prop-Sitent
Licensed Stamp
BACHAN GILL
Bankshall
KOLKATA-700001

13 APR 2017

Santosh Chandra Deyan



V.C.T. 3105

Per R. S. Constructions

Santosh Chandra Deyan
Partner



V.C.T. 3106

PS GROUP REALTY LIMITED

Ravi Kumar Dugar
Director / Authorized Signatory

Signature _____
02 JUN 2017
ADOL. DIST. SUB-REGISTRAR
NORTH 24 PGS.



V.C.T. 3109

Deep Roy
(DEEP ROY)

Consent
S/o Late Mr. Sharm
6/25 Park Office In
Kolkata 700001

BETWEEN

SRI DEEP ROY (PAN AANPR2860E), son of Udit Kumar Roy residing at 43A Sarat Bose Road, Kolkata – 700 020 Post Office - Lala Lajpat Rai Sarani, Police Station – Ballygunge, hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART**

AND

PS CONSTRUCTIONS (PAN AAEPF0079J) a partnership firm carrying on business at 12C, Chakraberia Road (North), Kolkata – 700 020, P.S. Ballygunge P.O. Lala Lajpat Rai Sarani and represented by one of its partners **SHRI SANTOSH KUMAR DUGAR (PAN AGRPD3021D)**, son of Late J. M. Dugar, residing at 52/4/1 Ballygunge Circular Road, Police Station – Ballygunge, Post Office – Ballygunge, Kolkata – 700 019, having been duly authorized by the other partners hereinafter referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the present partner and/or partners and/or those who may carry on the business of PS Constructions and their respective heirs, legal representatives, executors, administrators and assigns) of the **SECOND PART**

AND

PS GROUP REALTY LIMITED (PAN AADCP5390E) a company within the meaning of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at 83, Topsia Road (South), Kolkata – 700 046, Police Station – Topsia, Post office – Gobindo Khatick and represented by its Director **SHRI RAVI KUMAR DUGAR (PAN AEXPD1472L)**, son of Sri Santosh Kumar Dugar, residing at residing at 52/4/1 Ballygunge Circular Road, Police Station – Ballygunge, Post Office – Ballygunge, Kolkata – 700 019, hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to



Signature.....

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ALIPORE, SOUTH 24 PGS.

the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **THIRD PART**

WHEREAS :

- A)** One Bibhuti Bhusan Roy (since deceased and hereinafter referred to as the **DECEASED**) who was a Hindu governed by the Dayabhaga School of Hindu Law during his lifetime was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the Municipal Premises No.43 Sarat Bose Road P.S. Bhawanipore, Kolkata 700 020 (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the **TOTAL PROPERTY**).
- B)** The said Deceased during his lifetime divided the said Total Property into three parts whereby ALL THAT the divided and demarcated portion of the said Total Property containing by estimation an area of 13 cottahs (more or less) together with the structures standing thereon has been leased out by way of long term lease unto and in favour of Manjusha Co-operative Housing Society (hereinafter referred to as the **SOCIETY**) (hereinafter referred to as the **SOCIETY AREA**) and the other part or portion of the said Total Property comprising an area of 2 Cottahs 8 Chittack 41 sqft (more or less) whereon the outhouse is situated (hereinafter referred to as the **OUTHOUSE AREA**) and on the balance area measuring 13 Cottah 12 Chittack 43 sqft forming part of the said total property consisted of a residential building comprising of ground plus two upper floors together terrace and garage (hereinafter referred to as the **RESIDENTIAL AREA**). The said Residential area has been separated and since then numbered as Municipal Premises No.43A, Sarat Bose Road, P.S. Bhawanipore, Kolkata 700 020.
- C)** The said Bibhuti Bhusan Roy died testate on 15th December 1981 after having made and published His Last Will and Testament dated 5th December 1981 leaving his two sons namely Udit Roy and Pradip Kumar Roy and grandson namely Deep Roy and his only married daughter Smt. Susmita Mehta as his only heirs and/or legal representatives and by and under the said Will he appointed his eldest son Udit Kumar Roy as his sole Executor and gave



Signature.....

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bequeathed and devised the said Total Property amongst his heirs and/or legal representatives in the manner as hereinafter appearing

- D)** By and under the said Will the said Deceased directed that after providing for the said Society Area the remaining part or portion of the said Total Property be divided and distributed amongst his heirs in a manner whereby the said Outhouse Area has been absolutely bequeathed to his daughter Smt. Susmita Mehta and out of the said residential area the entirety of the ground floor of the said building together with the undivided 50% share in common parts and portions, second floor , garage and together with the undivided 50% proportionate share in the land comprised in the Residential Area has been bequeathed to his son Pradip Kumar Roy absolutely and forever (more fully and particularly mentioned and described in **PART I** of the **SECOND SCHEDULE** hereunder written) and the entirety of the first floor of the said building together with the undivided 50% share in common parts and portions, second floor , garage and passageway leading from Sarat Bose Road to the said Residential Area and together with the undivided 50% proportionate share in the land comprised in the Residential Area has been bequeathed to his grandson Deep Roy absolutely and forever (more fully and particularly mentioned and described in **PART II** of the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the **DEMISED PROPERTY**)
- E)** In pursuance of an application for probate filed in the Court of the District Delegate at Alipore, South 24 Parganas probate in respect of the said Will was granted and the estate of the said Deceased has been fully administered
- F)** By an agreement dated 4th December 1987 and Supplemental Agreement dated 27th August 1991 entered into between Udit Roy, Pradip Kumar Roy, Deep Roy and Smt. Sushmita Mehta therein collectively referred to as Owners and PS Constructions, the Confirming Party herein therein referred to as the Developer, the said Owners for the consideration therein mentioned granted the exclusive right of development in respect of the said Outhouse Area and Residential Area unto and in favour of the said PS Constructions for the consideration and subject to the terms and conditions contained and recorded



Signature.....

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REGISTRAR OF COMPANIES, BANGALORE SOUTH 24 PGS.

in the Agreements (hereinafter collectively referred to as the **DEVELOPMENT AGREEMENT**).

- G)** Certain disputes and differences having arisen between the parties to the said Development Agreement, the proceedings were filed in the Hon'ble High Court at Calcutta being A.P. No.349 of 2012 (hereinafter referred to as **HIGH COURT PROCEEDINGS**) and all such disputes and differences had been referred to the sole arbitration of Mr. Justice Chittalosh Mukherjee (Retd) former Chief Justice of Calcutta and Bombay High Court (hereinafter referred to as the **ARBITRATOR**) and all such proceedings are pending in pursuance of **HIGH COURT PROCEEDINGS**.
- H)** The Confirming Party being desirous of undertaking the development of the said of the said Residential Area had negotiated with the Vendor as well as the other co-owner of the said Residential Area and consequent to such negotiation it was agreed that the Vendor will first sell and transfer and the Confirming Party will purchase and acquire either in its own name or in the name of its nominee and/or nominees ALL THAT the entirety of the first floor of the said building containing by estimation an area of 4675 sq. ft. (more or less) together with all constructions standing thereon AND TOGETHER WITH undivided 50% share or interest into or upon the passageway leading from Sarat Bose Road to the said Residential Area (situation of the said Residential Area is shown and delineated in the map or plan annexed hereto and bordered in **RED** thereon) TOGETHER WITH the undivided 50% share in common parts and portions, second floor, garage and TOGETHER WITH the undivided 50% proportionate share in the land comprised in the Residential Area allocable and/or appurtenant thereto (more fully and particularly mentioned and described in **PART II** of the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the **DEMISED PROPERTY**) for the consideration and subject to the terms and conditions hereinafter appearing.
- I)** The Confirming Party with the consent and concurrence of the Vendor has irrevocably nominated the Purchaser herein in its place and stead for acquiring the said Demised Property for the consideration and subject to the terms and conditions hereinafter appearing.



Signature.....
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- J) At or before the execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:-
- a) **That** the Vendor is legally competent to sell and transfer the said Demised property as the absolute owner thereof
 - b) **That** excepting the Vendor nobody else has any right title interest claim or demand into or upon the said Demised Property or any part or portion thereof
 - c) **That** excepting for the said Development Agreements the Vendor has not entered into any other agreement for sale, transfer lease and/or development nor has created any interest of any third party into or upon the said Demised Property or any part or portion thereof
 - d) **That** there is no order or restraint on the Vendor which prevents the Vendor from selling and transferring the said Demised Property
 - e) **That** the Vendor is in khas possession of the said Demised Property and no other person has any right of residence or any other right whatsoever over and in respect of the said Demised Property
- K) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchaser has agreed to purchase and acquire the said Demised Property and/or the entirety of the right title interest of the Vendor into or upon the said Demised Property and/or Residential Area, free from all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing and but for the aforesaid representations the Purchaser would not have agreed to acquire the said Demised property now would have parted with the amount of consideration as hereinafter appearing

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED AND DECLARED 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.4,80,00,000/- (Rupees Four Crores Eighty lakhs only)** well and truly paid by the Purchaser to the Vendor at or before execution of these presents (the receipt whereof the Vendor doth hereby and also by



Signature.....

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the receipt hereunder written admit and acknowledge to have been received) AND in further consideration of a sum of **Rs.45,00,000/- (Rupees Forty Five Lacs Only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Confirming Party as and by way of Nomination Costs (the receipt whereof the Confirming Party doth hereby and also by the receipt hereunder written doth admit and acknowledge to have been received) and of and from the same and every part thereof doth hereby acquit release and forever discharge the said Demised Property as well as the Purchaser, the Vendor with the consent and concurrence of the Confirming Party do hereby sell transfer convey assure and assign unto and in favour of the Purchaser ALL THAT the entirety of the first floor of the said building containing by estimation an area of 4675 sq.ft. (more or less) together with all constructions standing thereon AND TOGETHER WITH undivided 50% share or interest into or upon the passageway leading from Sarat Bose Road to the said Residential Area (situation of the said Residential Area is shown and delineated in the map or plan annexed hereto and bordered in RED thereon) TOGETHER WITH the undivided 50% share in common parts and portions, second floor, garage and TOGETHER WITH the undivided 50% proportionate share in the land comprised in the Residential Area allocable and/or appurtenant thereto (more fully and particularly mentioned and described in PART II of the SECOND SCHEDULE hereunder written and hereinafter referred to as the DEMISED PROPERTY) and/or the entirety of the right title interest of the Vendor into or upon the said Residential Area and/or the said Total property together with the full and free right of way for the Purchaser and its servants, agents, officers, workmen, visitors, customers and assigns at all times and for all purposes with or without car, motors and vehicles to pass and repass over and along the said total property TO HOLD the said Demised Property unto and to the Purchaser absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever and howsoever or otherwise the said messuage, tenements land, hereditaments AND the reversion or



Signature.....

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reversions remainder or remainders and the rent issues and profits thereof and every part or portion thereof TOGETHER WITH all deeds, pattahs, muniments writings and other evidences of title exclusively relating to the said messuage, tenement land, hereditaments and Total Property and/or Demised Property AND all the estate right, title, interest use property claims and demands whatsoever of the Vendor as aforesaid both at law or in equity into and upon the said Demised Property TO HAVE AND TO HOLD the said Demised Property hereby sold, granted, transferred and conveyed or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances.

- II. AND the Vendor do hereby covenant with the Purchaser that he along with Pradip Kumar Roy are the joint owners of the said Residential Area each one of them being entitled to undivided half share or interest therein AND the Vendor doth hereby covenant with the Purchaser that he has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby or by reason whereof the said **DEMISED PROPERTY** hereby granted, sold, conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting, selling conveying assigning and assuring the said Demised Property or any part or portion thereof in the manner as aforesaid.
- III. **AND THAT NOTWITHSTANDING** any act, deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed or and entitled to the said Demised Property 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



Signature.....

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condition use trust or other thing whatsoever to alter defeat encumber or make void the same AND THAT NOTWITHSTANDING any such act, deed or thing whatsoever as aforesaid the Vendor now has in himself good right full and absolute power to grant, sell, convey, transfer, assure and assign the said Demised Property hereby granted, sold conveyed, transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions as aforesaid.

- IV. AND THAT THE Vendor has made over possession of the said Demised Property to the Purchaser herein and the Purchaser has received and accepted the same without any dispute, demand or claims or demand whatsoever against the Vendor in respect of the nature and/or occupancy of the structures on the land comprised in the said total property or otherwise.
- V. AND THAT the Purchaser shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents, issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust of any of his predecessors in the title AND 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 Purchaser well and sufficiently saved defended and kept harmless and indemnified of and from and against all and in the manner of former or other estates encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, executions, prohibitions, restrictions, easements and stipendens whatsoever suffered or made or liabilities created in respect of the said Residential Area and/or Demised Property by the Vendor or by any person or persons lawfully and



Signature.....
02 JUN 2017
MDDL DIST. SUB-REGISTRAR
BANGALORE SOUTH 24 PG.

equitably claiming from under or in trust for the Vendor or his predecessors in title as aforesaid or otherwise.

- VI. And further that the Vendor and all persons having or lawfully or equitably claiming any right, title, interest or estate whatsoever in the said total property or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers make do acknowledge and execute all such further lawful acts, deeds and matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said premises and every part thereof unto and to the use of the Purchasers.
- VII. AND it is hereby declared that the Vendor has put the Purchaser in possession of the Demised Property and the Purchasers shall be entitled to hold possess and enjoy the same as the absolute owner thereof without any hindrance or obstructions from the Vendor or any other person and/or persons claiming through or under them.
- VIII. AND THIS DEED FURTHER WITNESSETH THAT in the event of there being any defect in title in respect of the said Demised property or the Purchaser and/or the Confirming Party being saddled with and/or exposed to any losses consequent to the pendency of the said Arbitration Proceedings then and in that event the Vendor shall be solely liable and/or responsible to cure and/or remedy such defect at his own cost and shall keep the Purchaser and/or Confirming Party and/or its successor and/or successors saved harmless and fully indemnified.



Signature.....
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ALIPORE, SOUTH 24 PGS.

THE FIRST SCHEDULE ABOVE REFERRED TO
(TOTAL PROPERTY)

ALL THAT the Municipal Premises No.43 Sarat Bose Road P.S. Bhawanipore, Kolkata 700 020 admeasuring 29 Cottahs 5 Chittack 39 sqft (more or less) together with thirty five years old building and structures standing thereon being butted and bounded by:

ON THE NORTH : By 41/2A and 41/2B Sarat Bose Road

ON THE SOUTH : By 45 Sarat Bose Road and 31/A Paddapukur Road

ON THE EAST : By Sarat Bose Road

ON THE WEST : By 31/A Paddapukur Road and 25 Madhab Chatterjee Street,

THE SECOND SCHEDULE ABOVE REFERRED TO
PART - I

ALL THAT the entirety of the ground floor of the said building together with the undivided 50% share in common parts and portions, second floor and garage AND TOGETHER WITH undivided 50% share or interest into or upon the passageway leading from Sarat Bose Road to the said Residential Area and together with the undivided 50% share in the land comprised in the said Residential Area equivalent to 6 Cottah 14 Chittack 21.5 sqft (more or less), the entire residential area at Municipal Premises No. 43A, Sarat Bose Road, P.S. Bhawanipore, Kolkata 700 020, being butted and bounded by:

ON THE NORTH: By Premises No. 43 Sarat Bose Road in occupation of Manjusha Housing Cooperative Society

ON THE SOUTH: By 45 Sarat Bose Road and 31/A Paddapukur Road

ON THE EAST: By Sarat Bose Road

ON THE WEST: By 31/A, Paddapukur Rod and 25 Madhab Chatterjee Street



Signature.....

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ADDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

PART- II – THE DEMISED PROPERTY

ALL THAT the entirety of the first floor having cemented flooring of the said building containing by estimation an area of 4675 sq.ft. (more or less) SBA together with all constructions standing thereon TOGETHER WITH the undivided 50% share in common parts and portions, partly constructed second floor measuring 650 sq. ft. SBA (more or less) having cemented flooring, garage admeasuring about 67.50 sq. ft. (more or less) having cemented flooring and together and TOGETHER WITH undivided 50% share or interest into or upon the passageway leading from Sarat Bose Road to the said Residential Area (situation of the said Residential Area shown and delineated in the map or plan annexed hereto and bordered in RED thereon) TOGETHER WITH the undivided 50% share in the land comprised in the Residential Area (equivalent to 6 Cottah 14 Chittack 21.5 sqft) (more or less) allocable and/or appurtenant thereto and the entire residential area at Municipal Premises No. 43A, Sarat Bose Road, P.S. Bhawanipore, Kolkata 700 020, being butted and bounded by:

ON THE NORTH: By Premises No. 43 Sarat Bose Road in occupation of Manjusha Housing Cooperative Society

ON THE SOUTH: By 45 Sarat Bose Road and 31/A, Paddapukur Road

ON THE EAST: By Sarat Bose Road.

ON THE WEST: By 31/A, Paddapukur Road and 25 Madhab Chatterjee Street



Signature.....

02 JUN 2017

ADDL. DIST. SUB-REGISTRAR
BANGALORE, SOUTH 24 PGS.

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 AND DELIVERED

by the **VENDOR** at Kolkata

in the presence of:-

1. Jayanti Pandit
83 Toporia W/O/
W - Moha.

Deep Roy
(DEEP ROY)

2. *Ravi Kumar Duggal*
60 Old Post Office St.
Kolkata 700001

SIGNED AND DELIVERED

by the **CONFIRMING PARTY**

at Kolkata in the presence of:-

1. Jayanti Pandit

For P. S. Constructions

Sankosh Kumar Duggal

Partner

2. *Ravi Kumar Duggal*

SIGNED AND DELIVERED

by the **PURCHASER**

at Kolkata in the presence of:-

1. Jayanti Pandit

PS GROUP REALTY LIMITED

Ravi Kumar Duggal

Director / Authorised Signatory

2. *Ravi Kumar Duggal*

Drafted by me

Ajay Garg
AJAY GARG,
ADVOCATE High Court
3rd, FLOOR, TEMPLE CHAMBERS
8, OLD POST OFFICE STREET,
KOLKATA - 700 001
Enrolment no. 1160/2003



Signature.....

02 JUN 2017

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.


MEMO OF CONSIDERATION

Received from the Purchaser the within mentioned sum of **Rs.4,80,00,000/- (Rupees Four Crores Eighty lakhs only)** by pay orders being the consideration money payable under these presents as per memo below :

Pay order No.	Date	Drawn on	Amount (in Rs.)
556836	23/05/2017	Indian Bank, Sarat Bose Road , Service Branch, Kolkata	4,75,20,000/-
Amount deducted by the Purchaser towards TDS			4,80,000/-
TOTAL			4,80,00,000/-

1. Jayanti Pandit
83 Vignani Road,
Kolkata.

2. 
C/O. S. S. S. S.



VENDOR



Signature.....

02 JUN 2017

ADDL. DIST. SUB-REGISTRAR
OFFICE OF THE ADDL. DIST. SUB-REGISTRAR
SOUTH 24 P.W.S.

MEMO OF CONSIDERATION

Received from the Purchaser the within mentioned sum of **Rs.45,00,000/- (Rupees Twenty lacs only)** by pay orders being the nomination costs payable under these presents as per memo below :

Cheque No.	Date	Drawn on	Amount (in Rs.)
398317	02/06/2017	Indian Bank, Sarat Bope Road	44,55,000.00
Amount deducted by the Purchaser towards TDS			45,000.00
TOTAL			45,00,000/-

For P. S. Constructions

Sanket Kumar Dey

Partner

CONFIRMING PARTY

Witnesses:

1) *Jayanta Parik*
83 P Poni NBS
W - Jmoh.

2) *Dr. Subrata*

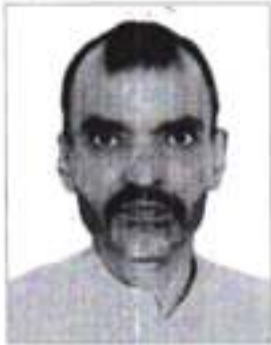


Signature.....

02 JUN 2017

ADDITIONAL DIST. SUB-REGISTRAR
ALAPPUZHA, DISTRICT - 24 PGS.

FORM FOR PHOTOGRAPHS & FINGER PRINTS



Santosh Kumar Deyan



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND



Ravi Kumar Deyan



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND



Ajeet Singh



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND



Signature.....

02 JUN 2017

ADDITIONAL DIST. SUB-REGISTRAR
CHENNAI SOUTH 24 PGS.

SITE PLAN SHOWING OF 43A SARAT BOSE ROAD
(RESIDENTIAL AREA) KOLKATA - 700020

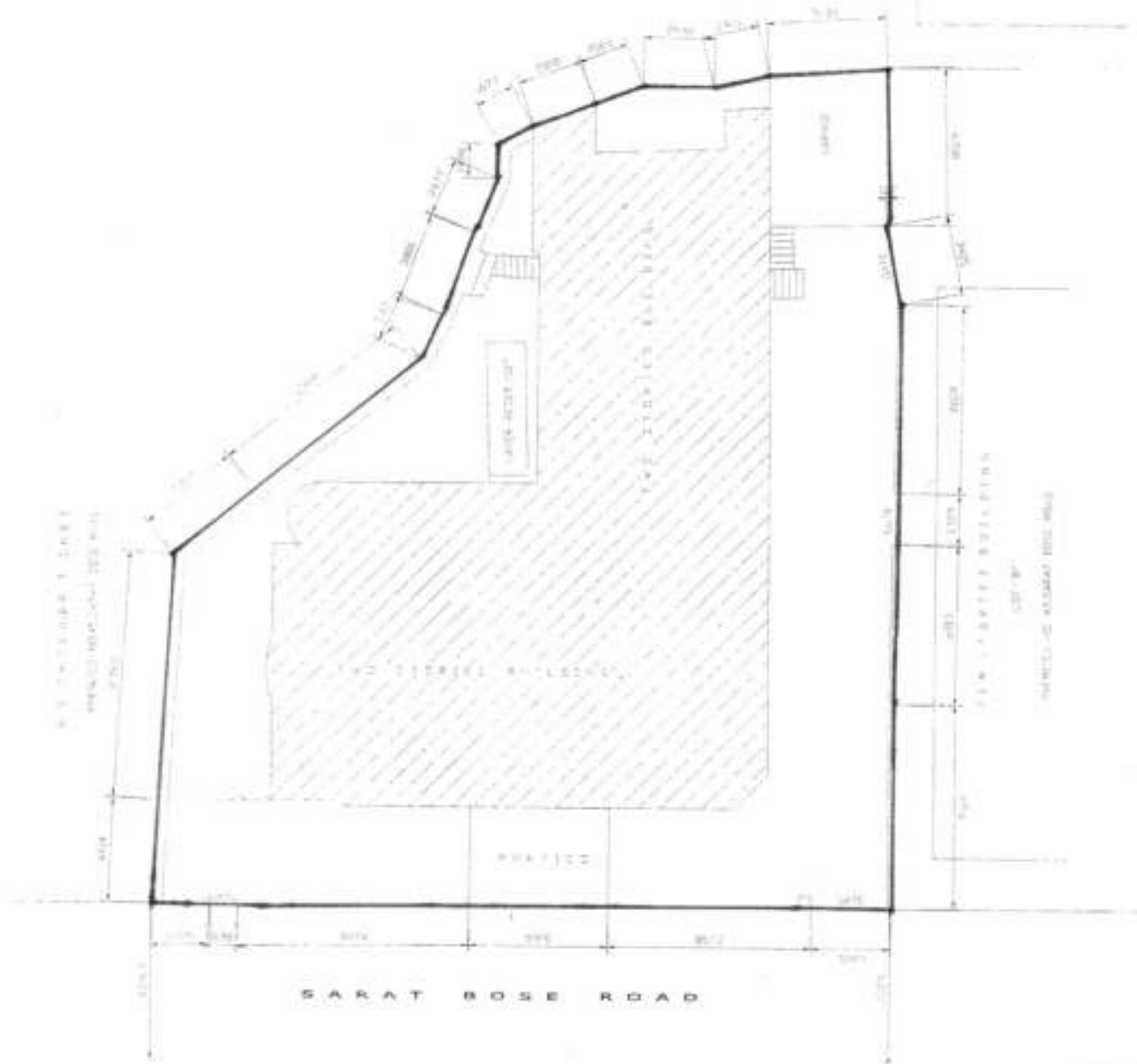
LAND AREA = 13kt 12ch. 43sqf

SCALE = NOT TO SCALE



FDP (FORM) FILING
 PROJECT NO. SARAT BOSE ROAD

TWO STORED BUILDING
 PROJECT NO. 2
 HAVING CLUSTERED STAIRS



For P. S. Constructions

Sachin Kumar Dey
 Partner

Deep Roy

PS GROUP REALTY LIMITED

Ravi Kumar Dugar
 Director / Authorised Signatory

SIG. OF CONFIRMING PARTY

SIG. OF VENDOR

SIG. OF PURCHASER



Signature.....
02 JUN 2017
ADDL. DIST. SUB-REGISTRAR
BANGLORE SOUTH 24 PGS.






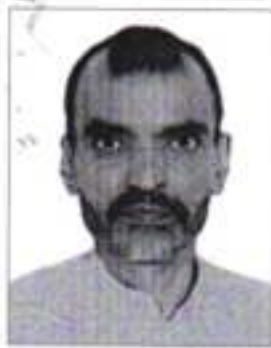


Government of West Bengal

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

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas



Signature / LTI Sheet of Query No/Year 16050000763993/2017

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 DEEP ROY 43A SARAT BOSE ROAD KOLKATA 700020, P.O.- ELGIN ROAD, P.S.- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Seller			 2/6/2017
2	Mr SANTOSH KUMAR DUGAR 52/4/1 BALLYGUNGE CIRCULAR ROAD KOLKATA 700019, P.O.- BALLYGUNGE, P.S.- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Seller [PS CONSTR UCTIONS]			 02/06/17



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
3	Mr RAVI KUMAR DUGAR 524/1 BALLYGUNGE CIRCULAR ROAD KOLKATA 700019, P.O.- BALLYGUNGE, P.S.- Bullygunge, District- South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Buyer [PS GROUP REALTY LIMITED]			Ravi Kumar Dugar 02/06/17
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr B L SHARMA Son of Late M L SHARMA 6 OLD POST OFFICE STREET KOLKATA 700001, P.O.- GPO, P.S.- Hare Street, Kolkata, District- Kolkata, West Bengal, India, PIN - 700001	Mr DEEP ROY, Mr SANTOSH KUMAR DUGAR, Mr RAVI KUMAR DUGAR		Mr B L SHARMA 02/06/17	

(Amitava Chanda)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 ALIPORE
 South 24-Parganas, West
 Bengal



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

GRN: 19-201718-001697996-1

Payment Mode Online Payment

GRN Date: 05/06/2017 17:17:55

Bank : Indian Bank

BRN : IB05062017012134

BRN Date: 05/06/2017 17:16:34

DEPOSITOR'S DETAILS

Id No. : 16050000763993/15/2017
[Query No./Query Year]

Name : PS GROUP REALTY LTD

Contact No. : Mobile No. : +91 9830749404

E-mail :

Address : 83 TOPSIA ROAD (S) KOLKATA - 46 WB

Applicant Name : Org PS GROUP REALTY LIMITED

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 14

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	16050000763993/15/2017	Property Registration- Stamp duty	0030-02-103-003-02	5
2	16050000763993/15/2017	Property Registration- Registration Fees	0030-03-104-001-16	27501

Total

In Words : Rupees Twenty Seven Thousand Five Hundred Six only

27506

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

GRN: 19-201718-001637767-1 Payment Mode Online Payment
GRN Date: 02/06/2017 13:20:59 Bank : Indian Bank
BRN : IB02062017011525 BRN Date: 02/06/2017 13:19:11

DEPOSITOR'S DETAILS

Id No. : 16050000763993/10/2017
(Query No./Query Year)

Name : PS GROUP REALTY LTD
Contact No. : Mobile No. : +91 8334864864
E-mail :
Address : 83 TOPSIA ROAD (S) KOL - 46 WB
Applicant Name : Org PS GROUP REALTY LIMITED
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 9

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050000763993/10/2017	Property Registration- Stamp duty	0030-02-103-003-02	3678263
2	16050000763993/10/2017	Property Registration- Registration Fees	0030-03-104-001-16	547473

Total 4225736

In Words : Rupees Forty Two Lakh Twenty Five Thousand Seven Hundred Thirty Six only

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEEP ROY

UDIT KUMAR ROY

07/08/1972

Permanent Account Number
AANPR2860E

Signature



24072012

इसकात के कार्ड / कार्ड पर कुनका सुपिन कर् / कर्त
आयकर पैम सेवा इकाई, एम एन सी यू
तीनवीं मंजीर, सफ़ायर चेंबर,
नगर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found
please inform / return to
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baneer Telephone Exchange,
Baneer, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: nsdl@nsdl.com

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

RAVI KUMAR DUGAR
SANTOSH KUMAR DUGAR

24/05/1981
Passport Number
AEXPD1472L

Ravi Kumar Dugar



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANTOSH KUMAR DUGAR
JHUMAR MAL DUGAR

20/12/1956
Permanent Account Number
AGRPD3021D

Signature



Signature.....
02 JUN 2017
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Major Information of the Deed

Deed No :	I-1605-03306/2017	Date of Registration	09/06/2017
Query No / Year	1605-0000763993/2017	Office where deed is registered	
Query Date	31/05/2017 2:34:46 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	PS GROUP REALTY LIMITED 83 TOPSIA ROAD SOUTH KOLKATA 700046, Thana : Topsia, District : South 24-Parganas, WEST BENGAL, PIN - 700046, Mobile No. : 9830749404, Status : Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 45,00,000/-]	
Set Forth value		Market Value	
Rs. 5,25,00,000/-		Rs. 5,25,47,094/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 36,78,368/- (Article:23)		Rs. 5,74,974/- (Article:A(1), E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Bose Road, Premises No: 43, Ward No: 70, Road Zone : Zone Name: (A.J.C. Bose Road – Paddapukur (Ward No. 70)), Pin Code : 700020

Sc h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1			Super Built-up Area: 4675	4,56,71,892/-	4,56,71,892/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 35 Year , Property is on Road Status of Completion : Completed, Resale ,
A2			Super Built-up Area: 650	63,03,000/-	63,50,094/-	Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 35 Year , Property is on Road Status of Completion : Completed, Resale ,
A3			Area of Covered Garage: 67.5	5,25,108/-	5,25,108/-	Gr. Floor, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 35 Year , Property is on Road, Resale ,

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr DEEP ROY Son of Mr UDIT KUMAR ROY 43A SARAT BOSE ROAD KOLKATA 700020, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AANPR2860E, Status : Individual, Executed by: Self, Date of Execution: 02/06/2017 , Admitted by: Self, Date of Admission: 02/06/2017 , Place : Pvt. Residence

2	PS CONSTRUCTIONS 12C CHAKRABERIA ROAD NORTH KOLKATA 700020, P.O.- ELGIN ROAD, P.S.- Bullygunge, District:-South 2- -Parganas, West Bengal, India, PIN - 700020 , PAN No.: AAIEP0079J, Status :Organization as Confirming Party Executed by: Representative
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Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PS GROUP REALTY LIMITED 83 TOPSIA ROAD SOUTH KOLKATA 700046, P.O.- GOBINDO KHATICK, P.S.- Topsia, District:-South 24- Parganas, West Bengal, India, PIN - 700046 , PAN No.: AABCP5390E, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SANTOSH KUMAR DUGAR (Presentant) Son of Late J M DUGAR 52/4/1 BALLYGUNGE CIRCULAR ROAD KOLKATA 700019, P.O.- BALLYGUNGE, P.S.- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGRPD3021D Status : Representative, Representative of : PS CONSTRUCTIONS
2	Mr RAVI KUMAR DUGAR Son of Mr SANTOSH KUMAR DUGAR 524/1 BALLYGUNGE CIRCULAR ROAD KOLKATA 700019, P.O.- BALLYGUNGE, P.S.- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AEXPD1472L Status : Representative, Representative of : PS GROUP REALTY LIMITED (as DIRECTOR)

Identifier Details :

Name & address	
Mr B L SHARMA Son of Late M L SHARMA 6 OLD POST OFFICE STREET KOLKATA 700001, P.O.- GPO, P.S.- Hare Street, Kolkata, District -Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr DEEP ROY, Mr SANTOSH KUMAR DUGAR, Mr RAVI KUMAR DUGAR	

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	Mr DEEP ROY	PS GROUP REALTY LIMITED-4675 Sq Ft

Transfer of property for A2

Sl.No	From	To. with area (Name-Area)
1	Mr DEEP ROY	PS GROUP REALTY LIMITED-650 Sq Ft

Transfer of property for A3

Sl.No	From	To. with area (Name-Area)
1	Mr DEEP ROY	PS GROUP REALTY LIMITED-67.5 Sq Ft

Endorsement For Deed Number : I - 160503306 / 2017

On 01-06-2017

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. 5,25,47,094/-



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 02-06-2017

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

Presented for registration at 16:25 hrs on 02-06-2017, at the Private residence by Mr SANTOSH KUMAR DUGAR ,

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

Execution is admitted on 02/06/2017 by Mr DEEP ROY, Son of Mr UDIT KUMAR ROY, 43A SARAT BOSE ROAD KOLKATA 700020, P.O. ELGIN ROAD, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Others

Identified by Mr B L SHARMA, , Son of Late M L SHARMA, 6 OLD POST OFFICE STREET KOLKATA 700001, P.O. GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 02-06-2017 by Mr SANTOSH KUMAR DUGAR, PARTNER, PS CONSTRUCTIONS, 12C CHAKRABERIA ROAD NORTH KOLKATA 700020, P.O.- ELGIN ROAD, P.S.- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr B L SHARMA, , Son of Late M L SHARMA, 6 OLD POST OFFICE STREET KOLKATA 700001, P.O. GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 02-06-2017 by Mr RAVI KUMAR DUGAR, DIRECTOR, PS GROUP REALTY LIMITED, 83 TOPSIA ROAD SOUTH KOLKATA 700046, P.O - GOBINDO KHATICK, P.S.- Topsia, District -South 24-Parganas, West Bengal, India, PIN - 700046

Identified by Mr B L SHARMA, , Son of Late M L SHARMA, 6 OLD POST OFFICE STREET KOLKATA 700001, P.O. GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 05-06-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,70,485/- (A(1) = Rs 5,25,471/- ,B = Rs 45,000/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 5,47,473/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/06/2017 1:19PM with Govt. Ref. No: 192017180016377671 on 02-06-2017, Amount Rs: 5,47,473/-,
Bank: Indian Bank (IDIB000C001), Ref. No. IB02062017011525 on 02-06-2017, Head of Account 0030-03-104-001-10

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 36,78,318/- and Stamp Duty paid by by online = Rs 36,78,263/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/06/2017 1:19PM with Govt. Ref. No: 192017180016377671 on 02-06-2017, Amount Rs: 36,78,263/-,
Bank: Indian Bank (IDIB000C001), Ref. No. IB02062017011525 on 02-06-2017, Head of Account 0030-02-103-003-02



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 09-06-2017

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 : 25 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,70,485/- (A(1) = Rs 5,25,471/- ,B = Rs 45,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 27,501/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/06/2017 5:16PM with Govt. Ref. No: 192017180016979961 on 05-06-2017, Amount Rs: 27,501/-, Bank
Indian Bank (IDIB000C001), Ref. No. IB05062017012134 on 05-06-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 36,78,318/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 5/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 03764, Amount: Rs.100/-, Date of Purchase: 13/04/2017, Vendor name: B Gang
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/06/2017 5:16PM with Govt. Ref. No: 192017180016979961 on 05-06-2017, Amount Rs: 5/-, Bank:
Indian Bank (IDIB000C001), Ref. No. IB05062017012134 on 05-06-2017, Head of Account 0030-02-103-003-02



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

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SKIES ENCLAVE LLP

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2017, Page from 86233 to 86262
being No 160503206 for the year 2017.



Digitally signed by AMITAVA CHANDA
Date: 2017.06.13 15:55:15 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 13-06-2017 15:55:14
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

SKIES ENCLAVE LLP

(This document is digitally signed.)