

6600 I-6529/2016



Dr 550325/16
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 352242

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached to this document are the part of this document.

A.D.S.R. Moushik

19 OCT 2016

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE MADE ON THIS 4th DAY
OF October, TWO THOUSAND AND SIXTEEN (2016)

97013

Prabhu Dayal Barwaria

NAME: SURANJAN MUKHERJEE
 F.Y.C. No: 18887
 28 SEP 2016
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Road, Kolt

49B - D. J. Lane
Howrah

712232

28 SEP 2016

Prabhu Dayal Barwaria



6725

Prabhu Dayal Barwaria



6726

Laxmi Ajouel



6727

Ajay Kumar Rungta



6728

श्री अडिता कुमर कुन्ता (म.प.)



6729

Soniy a Barwaria



6730

Prabhu Dayal Barwaria

Mansu Prasad



Additional District
Sub-Registrar, Howrah

04 OCT 2016

BETWEEN

ADITYA KUMAR RUNGTA (HUF) having its PAN NO **AAFHA4144L** represented by its Karta namely Aditya Kumar Rungta, son of Late Moti Lal Rungta, by faith Hindu, by Nationality Indian, by occupation Business, residing at 105/1, Bidhan Nagar Road. Block — D, Flat Nos. D- 405 and 406, P.O & Police Station – Maniktalla, Kolkata - 700067, and **(2) AJAY KUMAR RUNGTA**, son of Late Moti Lal Rungta, by faith Hindu, by Nationality Indian, by occupation Business, having its PAN NO **ADSPR9375A**, residing at 105/1, Bidhan Nagar Road, Block — D. Flat Nos. D-405 and 406, P.O & Police Station – Maniktalla, Kolkata — 700067, hereinafter called and referred to as the **“VENDORS/OWNERS”** (which expression shall unless excluded by repugnant to the context be deemed to mean and include them and their respective legal heirs, executors, administrators, representatives, nominees and/or assigns) of the **ONE PART.**

AND

1) SRI PRABHU DAYAL BARWARIA, son of Late Munindra Barwaria, PAN - **ADRPB6617N**, by faith Hindu, by Nationality Indian, by occupation Business, residing at 49B, Dwarik Jungle Lane, P.O. Bhadrakali, P.S. Uttarpara, Dist. Hooghly, Pin Code - 712 232, **2) SMT. SONIYA BARWARIA**, wife of Sri Hemant Barwaria, PAN -

AFTPJ4342Q, by faith Hindu, , by Nationality Indian, by occupation housewife, residing at 49B, Dwarik Jungle Lane, P.O. Bhadrakali, P.S. Uttarpara, Dist. Hooghly, Pin Code - 712 232, 3) **SRI DEEPAK KUMAR PADIA**, son of Sri Hari Ram Padia, by faith Hindu. by Nationality Indian, by occupation business having its PAN NO **AFTPP6004P** residing at 51/1/A/10, RabindraSarani, Post Office and P.S Liluah, Dist Howrah - 711204 and 4) **SRI RAKESH AGARWAL** having PAN No. **ALSPA3151F** son of Sri Shrawan Kumar Agarwal, by faith Hindu, by Nationality Indian, by Occupation – Business, residing at 15/4B, Debi Mandir Lane, P.O. and Police Station – Liluah, District – Howrah - 711204 hereinafter called and referred to as the “**PURCHASERS**” (which expression shall unless excluded by repugnant to the context be deemed to mean and include them and their respective legal heirs, executors, administrators, representatives, nominees and/or assigns) of the **OTHER PART.**

WHEREAS one Ganpatram Kayan and one Ramnarain Kayan were the owners and seized and possessed of all that piece and parcel of land under MouzaLiluah, Police Station Bally, at present Liluah , District Howrah in R.S. Dag nos. 2342, 2347, 2343 & 2348, R.S. Khatian nos. 1083 & 4115, J.L. no. 12 being Premises No. 2, Kumar Para Lane, within the Bally Municipality and enjoying the right, title and interest thereof free from all

sorts of encumbrances, charges, liens, lispendens, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever and without any obstruction, disturbances in any manner whatsoever and in any corner whatever.

AND WHEREAS by a Deed of Partition dated 9th March, 1949 made between the said Ramnarain Kayan and the heirs of the said Ganpatram Kayan the said Premises No. 2, Kumar Para Lane, was allotted to Ramnarain Kayan.

AND WHEREAS the said Ramnarain Kayan died intestate on the 16th day of March, 1960 leaving behind him surviving his widow and three sons namely Mani Devi Kayan, Jamnadhhar Kayan, Kesho Prasad Kayan and Biswanath Kayan as his legal heirs and successors and thus they became the joint owners of the said Premises No. 2, Kumar Para Lane as per the Law of Inheritance.

AND WHEREAS the said Jamnadhhar Kayan, Kesho Prasad Kayan, by an Indenture of Sale dated 6th day of August, 1966 sold, transferred and conveyed their undivided $\frac{1}{2}$ share of land out of the land measuring about 5 Bighas 3 Cottahs 5 Chittaks of premises no. 2, Kumar Para Lane, Mouza - Liluah, within Bally Municipality, P.S. Bally, Dist. Howrah, to one Shree Vishnu Rolling Mills against valuable consideration mentioned in the said Deed and the said Sale Deed was registered in the office of the Registrar of

Calcutta and recorded the same in Book No. I, Volume No. 100, Pages 283 to 290 Being No. 4237 for the year 1966 and by virtue of the said purchase the aforesaid Shree Vishnu Rolling Mills became the absolute owner and possessor of the said property.

AND WHEREAS the said Biswanath Kayan and Smt. Mani Devi Kayan, by an Indenture of Sale dated 8th day of August.1966 sold, transferred and conveyed their undivided 1/2 share of land out of the land measuring about 5 Bighas 3 Cottahs 5 Chittaks in premises no. 2, Kumar Para Lane, Mouza-Liluah, within Bally Municipality, P.S. Bally, Dist. Howrah, to one Shree Vishnu Rolling Mills against valuable consideration mentioned in the said deed and the said Sale Deed was registered in the office of the Registrar of Calcutta and recorded the same in Book No. 1, Volume No. 127, Pages 207 to 214 Being No. 4248 for the year 1966 and by virtue of the said purchase the aforesaid Shree Vishnu Rolling Mills became the absolute owner and possessor of the said property.

AND WHEREAS by the aforesaid two sale Deeds the said Shree Vishnu Rolling Mills became the sole and absolute owner of all that piece and parcel of land hereditaments and premises measuring 5 Bighas 3 Cottahs5 Chittaks of Mouza- Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2342, 2347, 2343 & 2348, R.S. Khatian nos.1083

& 4115, J.L. No. 12 being Premises No. 2, Kumar Para Lane, within the ambit of Bally Municipality.

AND WHEREAS the Shree Vishnu Rolling Mills while seized and possessed and/or well and sufficiently entitled to ALL THAT piece and parcel of land measuring about an area a little more or less 5 Bighas 3 Cottahs 5 Chittaks lying and situated at Mouza-Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2342, 2347, 2343 & 2348. R.S. Khatian nos. 1083 & 4115, J.L. no. 12 being Premises No. 2, Kumar Para Lane, within the Bally Municipality, started enjoying the right, title and interest hereof free from all sorts of encumbrances, charges, liens, lispens, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions without any obstruction, disturbances in any manner whatsoever.

AND WHEREAS the 1) **DEEPAK KUMAR PADIA**, (2) **ADITYA KUMAR RUNGTA (HUF)** represented by its Karta namely Aditya Kumar Rungta, AND (3) **AJAY KUMAR RUNGTA** has entered into a agreement for sale on 28th March, 2012 for purchasing the entire property ALL THAT piece and parcel of land measuring about an area a little more or less 5 Bighas 3 Cottahs 5 Chittaks lying and situated at Mouza - Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2342, 2347, 2343 & 2348. R.S. Khatian nos. 1083 & 4115, J.L. no. 12

being Premises No. 2, Kumar Para Lane, within the Bally Municipality mentioned in the hereunder on certain terms and conditions mentioned therein and accordingly the (1) **DEEPAK KUMAR PADIA**, (2) **ADITYA KUMAR RUNGTA (HUF)** represented by its Karta namely Aditya Kumar Rungta, AND (3) **AJAY KUMAR RUNGTA** have got the name mutated of Shree Vishnu Rolling Mills before the Concerned B.L.&L.R.O records and new Khatian No 6900 was allotted.

AND WHEREAS as per the terms and conditions of the agreement for sale dated 28th March, 2012 (1) **DEEPAK KUMAR PADIA**, (2) **ADITYA KUMAR RUNGTA (HUF)** represented by its Karta namely Aditya Kumar Rungta, and (3) **AJAY KUMAR RUNGTA** decided to nominate the name of the purchasers i.e the Vendors herein to sell a portion of the property and the same was accepted by the Shree Vishnu Rolling Mills.

AND WHEREAS Shree Vishnu Rolling Mills being the owner of the property and as per the terms and conditions of the agreement for sale dated 28th March, 2012 (1) **DEEPAK KUMAR PADIA**, (2) **ADITYA KUMAR RUNGTA (HUF)** represented by its Karta namely Aditya Kumar Rungta, and (3) **AJAY KUMAR RUNGTA** as a confirming party sold **ALL THAT** a portion of land measuring an area a little more or less 7431 sqft is equivalent to 10.32 Cottahs lying and situated at Mouza -

Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2343 (Danga) admeasuring an area about 7431 sqft under R. S. Khatian nos. 1083 & 4115 (old) 6900 (new) J.L. no. 12 being Premises No. 2, Kumar Para Lane, within the Bally Municipality at present under Howrah Municipal Corporation morefully described in **SCHEDULE** hereunder and hereinafter referred to as the "**SAID PROPERTY**" out of ALL THAT piece and parcel of land measuring about an area a little more or less 5 Bighas 3 Cottahs 5 Chittaks lying and situated at Mouza- Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2342, 2347, 2343 & 2348. R.S. Khatian nos. 1083 & 4115, J.L. no. 12 being Premises No. 2, Kumar Para Lane, in favour of the Vendor's herein for a valuable consideration through a registered Deed of Conveyance duly registered with the office of Addl. District Sub Registrar Howrah and recorded in Book No.1, CD volume No.19, pages 2925 to 2957 being Deed No.09288 for the year 2012.

AND WHEREAS after the aforesaid purchase the Vendor's herein mutated their name before the Bally Municipality and accordingly the said property was renumbered as 2/A, Kumar Para Lane and it was also mutated before the B.L.& L.R.O office under L.R. Khatian No - 7104, 7105.

AND WHEREAS by inadvertence and bonafide mistake of 'copy and paste' from another deed of adjacent plot which was executed in and

around the same time and drafted in the office of the same advocate, the northern boundary of the said property was wrongly written as 'municipal drain' which, in fact, was the northern boundary of adjacent Plot No. B, now belonging to Sri Deepak Kumar Padia and Others and also the eastern and western boundaries were inter-changed by mistake in the schedule of the said registered Deed No.9288 of 2012 although the area and layout of the said property has been correctly mentioned in the deed and the correct boundaries have been depicted in the plan annexed to the said registered Deed No.9288 of 2012.

AND WHEREAS the Purchasers have satisfied themselves about the above referred bona fide clerical mistake and have thereafter resolved to purchase the said property requesting the Vendors to mention the correct and present boundaries of the said property in the schedule of this Deed to which the Vendors, in all fairness, have acceded as the subject matter of sale remains unaltered.

AND WHEREAS the Vendors/Owners agree to sell and Purchasers agrees to purchase **ALL THAT** a land admeasuring an area a little more or less 7431 sqft is equivalent to 10.32 Cottahs lying along with two R.T Structures of 500 sqft each situated at Mouza - Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. and L.R Dag nos. 2343 admeasuring an area about 7431 sqft under R.S. Khatian nos. 1083 & 4115 (old) 6900 (new) under

L.R Khatian No - 7104, 7105 in J.L. no. 12 being Premises No. 2/A. Kumar Para Lane, within the Bally Municipality at present under Howrah Municipal Corporation Ward No - 66 morefully described in the SCHEDULE hereunder at the total consideration of Rs. 1,24,00,000/- (Rupees One Crore Twenty Four lakhs) after deducting TDS as per the statutory norms free from all sorts of encumbrances, charges, liens. Lispendens, Demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions without any obstruction, disturbances in any manner whatsoever

AND WHEREAS knowing the said declaration of the Vendors herein the Purchasers have agreed to purchase and has offered to the Vendors herein for purchasing the said property for the consideration of Rs. 1,24,00,000/- (Rupees One Crore Twenty Four Lakh Only) and the Vendors herein have agreed to sell and the Purchasers herein have agreed to purchase the said property, which is morefully described and written in the SCHEDULE hereunder, at the total consideration of Rs. 1,24,00,000/- (Rupees One Crore Twenty Four Lakh Only) of the said property as per prevailing market rate and relying upon the declaration regarding marketability and/or good title of the said property made by the Vendors herein and the peaceful vacant possession of the said property has been delivered to the Purchasers herein by the Vendors

herein after receiving the said consideration of Rs. 1,24,00,000/- (Rupees One Crore Twenty Four Lakh Only) after deducting TDS as per the Statuary norms from the Purchasers herein on or before execution of these presents which is delineated with RED Border line in the Map or Plan attached hereto being the part of these presents.

NOW THIS INDENTURE WITNESSETH THAT in consideration of a sum of Rs. 1,24,00,000/- (Rupees One Crore Twenty Four Lakh Only) after deducting TDS only paid to the Vendors by the Purchasers at or before the execution hereof (the receipt whereof the Vendors doth hereby hereunder written admit and acknowledge) the payment of the same and every part thereof the Vendors doth hereby acquit, release and forever discharge the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be in favour of the Purchasers **ALL THAT** a land admeasuring an area a little more or less 7431 sqft is equivalent to 10.32 Cottahs lying along with two R.T Structures of 500 sqft each situated at Mouza - Liluah, Police Station Bally, at present Liluah, District Howrah in R.S.and L.R Dag nos. 2343 admeasuring an area about 7431 sqft under R.S. Khatian nos.1083 &4115 (old) 6900 (new) under L.R Khatian No - 7104, 7105 in J.L. no. 12 being Premises No. 2/A. Kumar Para Lane, within the Bally Municipality at present under Howrah Municipal Corporation, Ward

No - 66 morefully described in the SCHEDULE hereunder written and hereinbefore and hereinafter referred to as the "Said Property" **TOGETHER WITH** the entirety of the ownership share rights, title and interest of the Vendors into or upon the said Property (situation whereof is shown and delineated in the map or plan annexed hereto and thereon bordered in 'RED' (colour), free from all encumbrances charges liens lispensens, claims, demands, mortgages leases, licenses, liabilities trusts attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements **OR HOWSOEVER OTHERWISE** the said Property or any part or portion thereof now is or are or at any time or times heretofore **TOGETHERWITH** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drains, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the said Property or any part or portion thereof belonging to or in any manner appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were or was held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions, remainder or remainders and the rents, issues and profits of the said Property and of any and every part or portion thereof **TOGETHERWITH** all the legal incidence thereof **AND** all the estate, right, title, interest, possession,

property claims and demands whatsoever both at law and in equity of the Vendors and each of them respectively into or upon and in respect of the said Property or any and every part or portion thereof herein comprised and hereby sold, conveyed granted and transferred **TOGETHERWITH** all deeds, pattahs, muniments and evidences of title which in anywise exclusively relating to or concerning the said Property or any part or parcel or portion thereof which now are or hereafter shall or may be in the custody, power, possession or control of the Vendors can or may procure of the same without any action or suit at law or in equity **TO HAVE AND TO HOLD the said Property** hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and forever, free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licences, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements, whatsoever or howsoever **AND** the Vendors and each one of them do hereby covenant with the Purchasers that the Vendors is the absolute and lawful owner of and well and sufficiently seized and possessed of and/or entitled to the said Property and every part or portion thereof, free from all encumbrances, charges and liabilities of whatsoever nature **AND** the Vendors doth hereby further covenant with the Purchasers that they have not at any time heretobefore 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 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 Vendors may or can be prevented from granting, selling, conveying, assigning and assuring the said Property or any part or portion thereof in the manner as aforesaid **AND THAT NOTWITHSTANDING** any act, deed or thing by the Vendors done, executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and/or entitled to the said Property hereby granted, sold, conveyed, transferred, assigned, assured or expressed so to be and every part thereof and is having a perfect and indefeasible estate of inheritance without any impediment or condition on 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 Vendors now have in himself/herself/themselves good right and absolute power and absolute authority to grant, sell, convey, transfer, assure and assign the said Property hereby granted, sold, conveyed, transferred, and expressed so to be unto and to the use of the Purchasers in the manner and on the terms and conditions as aforesaid **AND THAT** the Vendors have made over peaceful vacant possession of the said Property to

the Purchasers and the Purchasers have received and accepted the same **AND THAT** the Purchasers shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the said Property and receive and take the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust from the Vendors or any of his/her/their predecessor/s in title **AND THAT** the Purchasers shall be freed and cleared and freely and clearly and absolutely, acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the Vendors and each of them well and sufficiently saved defended and kept harmless and indemnified from and against all and any manners of former or other estates, encumbrances, charges, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, executions, prohibitions, restrictions, easements, lispensens whatsoever suffered or made or liabilities created in respect of the said Property by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or any of them or their predecessors in title or any of them as aforesaid or otherwise **AND THAT** all rates, taxes and other impositions and/or outgoings including khazanas, Lands revenue and other outgoing payable in respect of the said Property upto the date of execution of this present shall be paid borne and discharged by the Vendors

and the Vendors have agreed to indemnify and keep the Purchasers indemnified from and against all costs, charges, claims, actions, suits and proceedings arising there from **AND THAT** the Vendors never had and does not hold any excess vacant Lands within the meaning of the West Bengal Lands Reforms Act, 1955 or Urban Lands (Ceiling & Regulation) Act, 1976 nor has the said Property or any part or portion thereof has been affected or vested West Bengal Lands Reforms Act, 1955 or the Urban Lands (Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendors in respect of the said Property for the acquisition of the said Property or any part or portion thereof under the Lands Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the Vendors have full knowledge that there is no such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said Property or any part or portion thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said Property and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority **AND FURTHER THAT** the Vendors and all persons having lawfully or equitably, claiming any right, title, interest or estate whatsoever into or upon the said Property or any part or portion

thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers make, do, acknowledge and execute all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said property and every part or portion thereof unto and to the use of the Purchasers as shall or may be reasonably required.

THE VENDORS DOETH HEREBY COVENANT WITH PURCHASERS as follows:-

- a) The said land which the Vendors doeth hereby profess to transfer subsists **AND THAT** the Vendors has good right, full power and absolute authority to grant, convey, transfer, assign and assure the same in favour of the Purchasers in the manner as aforesaid.
- b) The said land hereby transferred and conveyed are freed and discharged from and against all manner of encumbrances, charges, liens, trust and attachment whatsoever save and except the terms, conditions, covenants and restrictions as are herein contained.
- c) The Vendors shall from time to time and at all times hereafter at the requests and costs of the Purchasers make, do, acknowledge, execute and perfect all such further lawful and reasonable acts deeds matters

and things whatsoever for further better and more perfectly assuring the said land in favour of the Purchasers above named.

- d) **AND THE VENDORS** doth hereby further covenant with the Purchasers that it shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon and to hold and enjoy the said land **AND ALSO** to receive the rents, issues and profits thereof without any interruption, disturbance, claims or demands from or by the Vendors or any other person or persons through, under, or in trust for them.
- e) That the said land is not affected by any attachment including the attachment under any certificate cases or any proceedings initiated and commenced at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases or proceedings pending against the Vendor for realization of arrears of Income Taxes and other Taxes or otherwise under the said Public Demands Recovery Act or any other act for the time being in force
- f) **BE IT STATED THAT** the Vendors herein shall support any application made by the Purchasers for mutation of his name in Office of the local B.L. & L.R. Office, and /or Municipality and/or Corporation and

any competent authority, at the cost of the Purchasers herein do all that it may be required to do for that purpose.

- g) If any of the Statements or covenants made herein before by the Vendors herein is found to be false, untrue or any defect in title is detected hereinafter, the Vendors and his heirs, successors and assigns shall and will be liable for the same. The Vendors herein hereby undertake to indemnify and to keep indemnified the Purchasers herein from and against any and all third party claims, actions and demands whatsoever and further declare and assure the purchasers herein that the Vendors did not ever agreed, committed or contracted or entered into any sale or lease or mortgage or of any kind.
- h) If any error or omission is found to have taken place in this Deed in future, the Vendors herein shall at the cost and request of the Purchasers herein do and execute or cause to be done and executed any supplementary deed or deed of rectification/ declaration in favour of the Purchasers herein.
- i) The Vendors herein hereby further declare that in event the said property hereby conveyed and described in the Schedule hereunder written are wholly or partly requisitioned or acquisitioned by the Government or any other authority concerned the Vendors herein and his heirs, successors

and assigns shall and will have no right to claim or demand for any compensation in that regard and the Purchasers herein named will have sole authority for Compensation.

- j) The Vendors hereby indemnifies and agrees to keep the Purchasers saved, harmless and indemnified against all actions, proceedings, claims, demands, costs, losses or expenses that the Purchasers may suffer or incur hereafter by reason of any claims of any nature whatsoever arising in connection with the Property, statutory or contractual and the Vendors hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchasers.
- k) That the Purchasers 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 shall be entitled to the benefits of all improvements and acts deeds and things whatsoever of the Vendors of or relating to the said Property without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any of them or any person having or lawfully rightfully or equitably claiming through under or in trust for them or any of them and free and clear and freely and clearly and absolutely, acquitted, exonerated and discharged from

or by the Vendors and every person having 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, charges, mortgages, encumbrances, leases, tenancies, occupancy, rights, restrictions, restrictive, covenants, dispendens, uses, debutters, trusts, prohibitions, claims, demands, acquisitions, requisitions, alignments and liabilities whatsoever or howsoever

SCHEDULE REFERRED HEREIN ABOVE
(THE SAID PROPERTY)

ALL THAT piece and parcel of a land admeasuring an area a little more or less 7431 sqft is equivalent to 10.32 Cottahs lying along with two R.T Structure of 500 sqft each and situated at Mouza - Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. and L.R Dag nos. 2343 admeasuring an area about 7431 sqft under R.S. Khatian nos. 1083 & 4115 (old) 6900 (new) under L.R Khatian No - 7104, 7105 in J.L. no. 12 being Premises No. 2/A. Kumar Para Lane, within the Bally Municipality at present under Howrah Municipal Corporation Ward No - 66, butted and bounded by

ON THE NORTH	-	DAG NO 2343 (PART)
ON THE SOUTH	-	DAG NO 2346
ON THE EAST	-	12" FEET COMMON PASSAGE
ON THE WEST	-	DAG NO 1864

IN WITNESS WHEREOF the parties hereto have hereunto executed these presents on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

by the VENDORS and PURCHASERS at

Howrah in the presence of :

1. Mainendra Bose
S/o Biru Bose
Ananda Nagar, Bhatnagar
Liban, Howrah - 711203

ADITYA KUMAR RUNGTA (H.O.)
Aditya Kumar Rungta

Ajay Kumar Rungta

SIGNATURE OF THE VENDORS

2. Raj Kuma Agarwal
S/o Late Bodi Lal Agarwal
19, Pannalal Borak lane
Lilual + Howrah
711204

Prabha Doyal Banerjee

Soniya Banerjee

Deepan M. Patil

Rajesh Agarwal

SIGNATURE OF THE PURCHASERS

Drafted by me,

Surya Deo Singh

SURYA DEO SINGH
ADVOCATE
HIGH COURT, CALCUTTA
E.NO - WB/63/2009

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 1,24,00,000/- (Rupees One Crore Twenty Four lakhs) only after deducting T.D.S from the above named **PURCHASERS** in respect of full and final consideration money of the said Property, morefully described and written in **SCHEDULE** hereinabove as follows :-

Payment Details of Aditya Kumar Rungta HUF			
Payment Details	Cheque Amt.	TDS	Total Amt.
Cheque No. 081657 dated 09.09.2016 drawn on Central Bank of India, Kolkata Main Office Branch	742,500/-	7,500/-	750,000/-
Cheque No. 081979 dated 09.09.2016 drawn on Central Bank of India, Kolkata Main Office Branch	742,500/-	7,500/-	750,000/-
Cheque No. 009886 dated 09.09.2016 drawn on Bank of India, Liluah (West) Branch	742,500/-	7,500/-	750,000/-
Cheque No. 002323 dated 09.09.2016 drawn on Axis Bank Ltd, Brabourne Road Branch	742,500/-	7,500/-	750,000/-
Cheque No. 081659 dated 23.09.2016 drawn on Central Bank of India, Kolkata Main Office Branch	792,000/-	8,000/-	800,000/-
Cheque No. 081981 dated 23.09.2016 drawn on Central Bank of India, Kolkata Main Office Branch	792,000/-	8,000/-	800,000/-
Cheque No. 009891 dated 22.09.2016 drawn on Bank of India, Liluah (West) Branch	792,000/-	8,000/-	800,000/-
THROUGH RTGS dated 04.10.2016 drawn on Axis Bank Ltd, Brabourne Road Branch	792,000/-	8,000/-	800,000/-
Total Amount	61,38,000/-	62,000/-	62,00,000/-

Payment Details of Ajay Kumar Rungta			
Payment Details	Cheque Amt.	TDS	Total Amt.
Cheque No. 081656 dated 09.09.2016 drawn on Central Bank of India, Kolkata Main Office Branch	742,500/-	7,500/-	750,000/-
Cheque No. 081978 dated 09.09.2016 drawn on Central Bank of India, Kolkata Main Office Branch	742,500/-	7,500/-	750,000/-
Cheque No. 009887 dated 09.09.2016 drawn on Bank of India, Liluah (West) Branch	742,500/-	7,500/-	750,000/-
Cheque No. 002322 dated 09.09.2016 drawn on Axis Bank Ltd, Brabourne Road Branch	742,500/-	7,500/-	750,000/-
Cheque No. 081658 dated 23.09.2016 drawn on Central Bank of India, Kolkata Main Office Branch	792,000/-	8,000/-	800,000/-
Cheque No. 081980 dated 23.09.2016 drawn on Central Bank of India, Kolkata Main Office Branch	792,000/-	8,000/-	800,000/-
Cheque No. 009892 dated 22.09.2016 drawn on Bank of India, Liluah (West) Branch	792,000/-	8,000/-	800,000/-
Cheque No. 002328 dated 20.09.2016 drawn on Axis Bank Ltd, Brabourne Road Branch	792,000/-	8,000/-	800,000/-
Total Amount	61,38,000/-	62,000/-	62,00,000/-

WITNESS

1 Mahas Prasad






























ADITYA KUMAR RUNGTA (H.O.P.)
 Aditya Kumar Rungta
 6489/

2 Raj Kumar Agarwal























Ajay Kumar Rungta.

SIGNATURE OF THE VENDORS

SPECIMEN FORM FOR TEN FINGERPRINTS

1		<p><i>Adiga Kana Raju</i></p>	 Little	 Ring	 Middle (Left Hand)	 Fore Hand	 Thumb
2		<p><i>Ajay Kumar Rungta</i></p>	 Little	 Ring	 Middle (Left Hand)	 Fore Hand	 Thumb
3		<p><i>Prabhu Dayal Bawarsia</i></p>	 Little	 Ring	 Middle (Left Hand)	 Fore Hand	 Thumb
4		<p><i>Soniya Bawarsia</i></p>	 Little	 Ring	 Middle (Left Hand)	 Fore Hand	 Thumb
			 Thumb	 Fore	 Middle (Right Hand)	 Ring Hand	 Little

SPECIMEN FORM FOR TEN FINGERPRINTS

1		<i>Pragati Reddy</i>	 Little	 Ring	 Middle (Left)	 Fore Hand)	 Thumb
			 Thumb	 Fore	 Middle (Right)	 Ring Hand)	 Little
2		<i>Ravindra Anand</i>	 Little	 Ring	 Middle (Left)	 Fore Hand)	 Thumb
			 Thumb	 Fore	 Middle (Right)	 Ring Hand)	 Little
3	PHOTO		Little	Ring	Middle (Left)	Fore Hand)	Thumb
			Thumb	Fore	Middle (Right)	Ring Hand)	Little
4	PHOTO		Little	Ring	Middle (Left)	Fore Hand)	Thumb
			Thumb	Fore	Middle (Right)	Ring Hand)	Little

SALE DEED PLAN

OF LAND AT HOLDING NO.- 2/A, KUMARPARA LANE, WARD NO.- 66, UNDER HOWRAH MUNICIPAL CORPORATION, L.R. DAG NO.- 2343, L.R. KHATIAN NO.- 7104, 7105, 6900 (NEW), MOUZA - LILUAH, J.L.NO.- 12, P.S.- LILUAH, DIST. HOWRAH.

SCALE - 1" TO 40'-0"

AREA OF LAND :-
7431 SFT.

(IS MARKED BY RED BORDER)

NAME OF VENDORS :-

1. AJAY KUMAR RUNGTA.
2. ADITYA KUMAR RUNGTA (HUF).

NAME OF VENDEES :-

1. SRI PRABHU DAYAL BARWARIA.
2. SMT. SONIYA BARWARIA.
3. SRI DEEPAK KUMAR PADIA.
4. SRI RAKESH KUMAR AGARWAL.

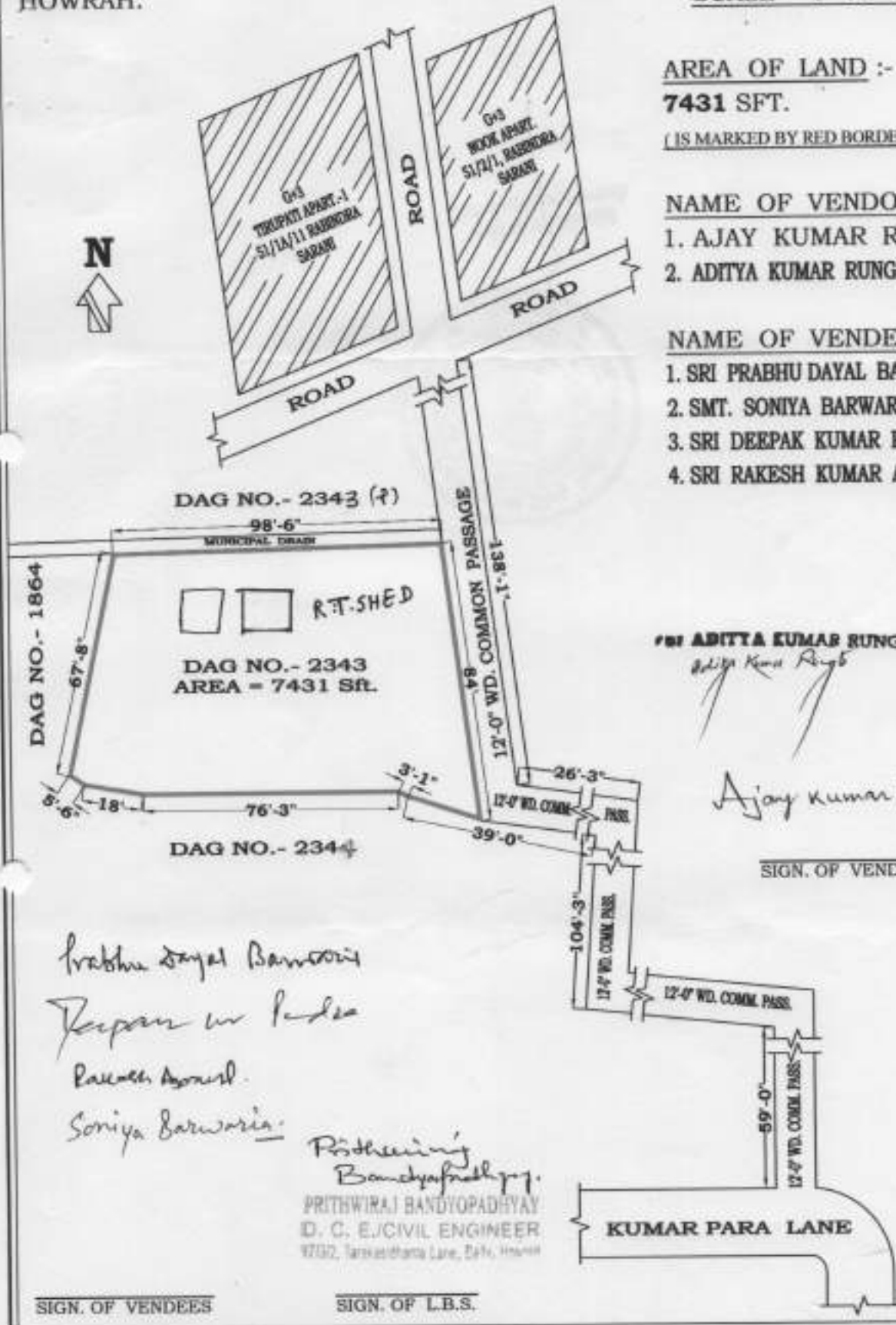
BY **ADITYA KUMAR RUNGTA (H.U.F)**

Aditya Kumar Rungta

WITNESSES

Ajay Kumar Rungta

SIGN. OF VENDORS



Prabhu Dayal Barwaria
Deepak Kumar Padia
Rakesh Agarwal
Soniya Barwaria

Prithwiraj Bandyopadhyay
PRITHWIRAJ BANDYOPADHYAY
D. C. E./CIVIL ENGINEER
17302, Tarakeshvara Lane, Daksh. Howrah

SIGN. OF VENDEES

SIGN. OF L.B.S.

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

MLN2914257

পরিচয় পত্র



Elector's Name Monas Prasad

নির্বাচকের নাম মনস প্রসাদ

Father's Name Hira Prasad

পিতার নাম হীরা প্রসাদ

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2003 19

১.১.২০০৩-এ বয়স ১৯

Monas Prasad

Address:

Anandanagar North Chokpadi Anandanagar Lilua
Howrah 711203

ঠিকানা :

আনন্দনগর উত্তর চোকপাডি আনন্দনগর লিলা
হাওড়া - ৭১১২০৩

Monas Prasad

Facsimile Signature
Electoral Registration Officer
Prasa Ingee Prasad

Assembly Constituency: 166-Dumra

Region: West Bengal | 1st CD Block

District: Howrah | West Bengal

Date: 12.07.2003 | ১২.০৭.২০০৩

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRADHU DAYAL BARWARIA
MUNINDRA BARWARIA

27/11/1958
Permanent Account Number
AORPB6617N



Pradhu Barwaria
Secretary

Pradhu Barwaria

आयकर विभाग

INCOME TAX DEPARTMENT

SONIYA BARWARIA

TIKAM CHAND JANGID

28/04/1988

Permanent Account Number

AFTPJ4342Q

S. Barwaria

Signature



भारत सरकार

GOVT. OF INDIA



S. Barwaria
Soniya Barwaria

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJAY KUMAR RUNGTA

MOTI LAL RUNGTA

11/10/1954

Permanent Account Number
ADSPR9375A

Ajay Kumar Rungta

Signature



9/18/2015

Ajay Kumar Rungta.


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD JSC2693704
 পরিচয় কার্ড




Elector's Name **Ajay Kumar Rungta**
 নির্বাচনকারী নাম **আজয় কুমার রুণ্ডা**
 Father's Name **Muljal Rungta**
 পিতার নাম **মুলজাল রুণ্ডা**
 Sex **M**
 পিতা **মু**
 Age as on 1.1.2006 **40**
 ১.১.২০০৬ এ বয়স **৪০**

Ajay Kumar Rungta

Address:
188T BIRHANABAR ROAD, KURRA 700067

Date:
 ১৯/১১/২০০৬


Facsimile Signature
Election Registration Officer
188T BIRHANABAR ROAD, KURRA

Assembly Constituency: **150-Malikola**
 Regional Office No: **144-270001**
 District Office: **১৫০-১৫০০০১**
 Date: **29.11.2006**

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA


ADITYA KUMAR RUNGTA HUF





24/07/2009
PAN Number

AAPHA4144L

Aditya Kumar Rungta



ELECTION COMMISSION OF INDIA
 भारत सरकार निर्वाचन आयोग
IDENTITY CARD JSC2693885
 परिचय पत्र

Elector's Name: Aditya Kumar Rungta
 निर्वाचक नाम: अदिता कुमार रण्टा
 Father's Name: Motilal Rungta
 पिता का नाम: मोतीलाल रण्टा
 Sex: M
 लिंग: पुरुष
 Age as on 1.1.2008: 39
 1.1.2008 के दिन की उम्र: 39

105/1 DEHANNAGAR ROAD, Kolkata 700067

(Seal)
 105/1 देहानगर रोड, कोलकाता-700067




Facsimile Signature
 Electoral Registration Officer
 Kolkata Municipal Corporation

Assembly Constituency: 109-Manktola
 निर्वाचन क्षेत्र संख्या: 109-मंकटोला
 District/जिला: 200-कोलकाता
 Date: 25.03.2008
 अधिकारी: श्री. प्र. ल. ल.

Aditya Kumar Rungta

04 OCT 2018

INDIAN UNION DRIVING LICENCE
WEST BENGAL STATE


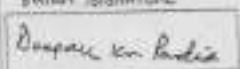
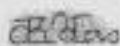
No. WB 1120130191340		
Name	DSEPAK ALUMAR	
Address	PARIPAM	
Issue Date	24/02/2017	
Holders Name: SHRI YG RABINDRA SARAN DEUAH HOWRAH		
Authorized to Drive Throughout India		
Valid Till	Vehicle Class	
KT: 23/12/2022	MCWR	Holder's Sign
T: 06/05/2005		
Print Date: January 2017		L. Authority DCEWBAN

Dsepa Aludis

04 OCT 2018

OFFICE OF THE
COMMISSIONER OF INCOME TAX



नाम वंता वंता / PERMANENT ACCOUNT NUMBER	
AFTPP6004P	
व्वा नाम DEEPAK KUMAR PADIA	
व्वा व्वा व्वा FATHER'S NAME HARI RAM PADIA	
व्वा व्वा (DATE OF BIRTH) 24-12-1972	
व्वा व्वा SIGNATURE 	
	व्वा व्वा, व्वा व्वा COMMISSIONER OF INCOME TAX, W.B. - XI

Deepak Kumar Padia

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAKESH AGARWAL

SHRAWAN AGARWAL

08/04/1987

Permanent Account Number

ALSPA3151F

Rakesh Agarwal
Signature



18020008

Rakesh Agarwal

इस कार्ड को खोने/चुरने का कृत्य दंडित कर/सेवाएं
आयकर सेन सेवा इकाई, एन एस डी एल
एनटी सीटीएल, एनएस डीएल, अमरावती निलय कम्प्लेक्स, एन. सी. मार्ग,
कोलार पोस्ट, पुणे-400 013

*If this card is lost / someone's lost card is found,
please inform / return to*

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kartale Mills Compound,
S. B. Marg, Lower Park, Mumbai - 400 013.
Tel: 91-22-2499 4630, Fax: 91-22-2495 5664
email: nsdl@nsdl.co.in

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

Dr- 6529/2016

GRN: 19-201617-002545845-1 Payment Mode: Online Payment
GRN Date: 01/10/2016 14:42:41 Bank: State Bank of India
BRN: CKA5821566 BRN Date: 01/10/2016 15:01:24

DEPOSITOR'S DETAILS

Id No. : 05021000350725/7/2016
(Query No. (Query Year))
Name : PRABHU DAYAL BARWARIA
Contact No. : Mobile No. +91 7278177598
E-mail :
Address : 49B, DWARIK JUNGLE LANE, UTTARPARA, HOOGHLY, WB
Applicant Name : Mr Prabhu Dayal Barwaria
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	05021000350725/7/2016	Property Registration- Registration Fees	0030-03-104-001-16	136458
2	05021000350725/7/2016	Property Registration- Stamp duty	0030-02-103-003-02	867370

In Words : Rupees Ten Lakh Three Thousand Eight Hundred Twenty Eight only
Total 1003828



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564
Miscellaneous Receipt

Visit Commission Case No / Year	0502001528/2016	Date of Application	04/10/2016
Query No / Year	06021000350725/2016		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Prabhu Dayal Barwaria		
Stampduty Payable	Rs.8,68,370/-		
Registration Fees Payable	Rs.1,36,458/-		
Applicant Name of the Visit Commission	Mr Manas Prasad		
Applicant Address	howrah court		
Place of Commission	howrah court complex		
Expected Date and Time of Commission	04/10/2016 5:10 PM		
Fee Details	J1: 250/-, J2: 150/-, PTA-J(2): 0/-, Total Fees Paid: 400/-		
Remarks			






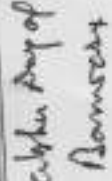


Government of West Bengal

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







OFFICE OF THE A.D.S.R. HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05021000350725/2016


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 Ajay Kumar Rungta 105/1 , BIDHAN NAGAR ROAD, P.O.- MANIKTALA, P.S.- Manicktola, District:- Kolkata, West Bengal, India, PIN - 700067	Seller			
2	Mr PRABHU DAYAL BARWARIA 49B , Dwarik Jungle Lane, P.O.- Bhadrakali, P.S.- Uttarpara, District:- Hooghly, West Bengal, India, PIN - 712232	Buyer			
3	Smt Soniya Barwaria 49B, Dwarik Jungle Lane, P.O.- Bhadrakali, P.S.- Uttarpara, District:- Hooghly, West Bengal, India, PIN - 712232	Buyer			



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
4	Mr Deepak Kumar Padia 51/1/a/10 , Rabindra Sarani, P.O:- Liluah, P.S:- Liluah, District-Howrah, West Bengal, India, PIN - 711204	Buyer			<i>Deepak Kumar Padia</i> 4/10/16
5	Mr Rakesh Agarwal 15/4b , Dabi Mondir Lane, P.O:- Liluah, P.S:- Liluah, District-Howrah, West Bengal, India, PIN - 711204	Buyer			<i>Rakesh Agarwal</i> 04/10/2016
6	Mr Aditya Kumar Rungta 105/1 ,bidhan Nagar Road, P.O.- Manicktala, P.S:- Manicktola, District:- Kolkata, West Bengal, India, PIN - 700067	Represent ative of Seller (Aditya Kumar Rungta H U F)			<i>Aditya Kumar Rungta</i> 04/10/16
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr Manas Prasad Son of Mr Hira Prasad Anadanagar, P.O.- Bhattanagar, P.S.- Liluah, District-Howrah, West Bengal, India, PIN - 711203	Mr Ajay Kumar Rungta, Mr PRABHU DAYAL BARWARIA, Smt Soniya Barwaria, Mr Deepak Kumar Padia, Mr Rakesh Agarwal, Mr Aditya Kumar Rungta			<i>Manas Prasad</i> 4/9/2016

(Arbab Basu)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 HOWRAH
 Howrah, West Bengal


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/28/179/597055
 পরিচয় পত্র

Elector's Name Pratinu Dayal Barwala
নির্বাচকের নাম প্রতিনু দয়াল বারওয়াল
Father's Name Bhudida Barwala
পিতার নাম ভূদিদা বারওয়াল

Sex	M
লিঙ্গ	পু
Age as on 1.1.2008	40
১.১.২০০৮ এ বয়স	৪০

Pratinu Barwala



ভারত সরকার

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No. / Enrolment No. 2010/19862/08461

21/01/2014

To
Rakesh Agarwal
রাকেশ আগরওয়াল
S/O Shrawan Kumar Agarwal
15/4/B
DEVI MANDIR LANE
Bally (M)
Liluah Howrah
West Bengal - 711204



KLT12588631FT

71258863



আপনার আধার সংখ্যা / Your Aadhaar No

9434 9185 7510

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



রাকেশ আগরওয়াল
Rakesh Agarwal
পিতা - শ্রবণ কুমার আগরওয়াল
Father - Shrawan Kumar Agarwal

www.uidai.gov.in
পুল : Male

9434 9185 7510



আধার - সাধারণ মানুষের অধিকার

Rakesh Agarwal

Major Information of the Deed

Deed No :	I-0502-06529/2016	Date of Registration	10/18/2016 12:08:17 PM
Query No / Year	0502-1000350725/2016	Office where deed is registered	
Query Date	21/09/2016 5:52:17 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Prabhu Dayal Barwaria 49b, Dwarik Jungle Lane, Thana : Uttarpara, District : Hooghly, WEST BENGAL, Mobile No. : 7278177598, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,24,00,000/-	Rs. 1,24,05,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,68,370/- (Article:23)	Rs. 1,36,458/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: Howrah, P.S:- Liluya, Corporation: BALLY, Road: Kumar Para Lane. , Premises No. 2/a, Ward No: 65

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		10.32 Katha	1,21,05,000/-	1,21,05,000/-	Property is on Road
Grand Total :					17.028Dec	121,05,000 /-	121,05,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1,47,500/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft. Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L1	500 Sq Ft.	1,47,500/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft. Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1000 sq ft	2,95,000 /-	3,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Aditya Kumar Rungta H U F 106/1, Bidhan Nagar Road, P.O:- Manicktala, P.S:- Manicktola, District:-Kolkata, West Bengal, India, PIN - 700067 PAN No. AAFHA4144L, Status :Organization, Executed by: Representative

2 Mr Ajay Kumar Rungta

Son of Late Moti Lal Rungta 105/1, BIDHAN NAGAR ROAD, P.O:- MANIKTALA, P.S:- Manicktola, District- Kolkata, West Bengal, India, PIN - 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADSPR9375A, Status :Individual, Executed by: Self, Date of Execution: 04/10/2016, Admitted by: Self, Date of Admission: 04/10/2016, Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mr PRABHU DAYAL BARWARIA Son of Late Munindra Barwaria 49B, Dwarik Jungle Lane, P.O- Bhadrakali, P.S:- Uttarpara, District-Hooghly, West Bengal, India, PIN - 712232 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADRPB6617N, Status :Individual			
2	Smt Soniya Barwaria Wife of Mr Hemant Barwaria 49B, Dwarik Jungle Lane, P.O- Bhadrakali, P.S:- Uttarpara, District-Hooghly, West Bengal, India, PIN - 712232 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AFTPJ4342Q, Status :Individual			
3	Name	Photo	Finger Print	Signature
	Mr Deepak Kumar Padia Son of Mr Hari Ram Padia Executed by: Self, Date of Execution: 04/10/2016 , Admitted by: Self, Date of Admission: 04/10/2016, Place : Pvt. Residence			
	Son of Mr Hari Ram Padia Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFTPP6004P, Status :Individual			
4	Mr Rakesh Agarwal Son of Mr Shrawan Kumar Agarwal 15/4b, Debi Mondir Lane, P.O:- Liluah, P.S:- Liluah, District-Howrah, West Bengal, India, PIN - 711204 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALSPA3151F, Status :Individual			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Aditya Kumar Rungta Son of Late Moti Lal Rungta 105/1, bidhan Nagar Road, P.O:- Manicktala, P.S:- Manicktola, District- Kolkata, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAFHA4144L, Status : Representative, Representative of : Aditya Kumar Rungta H U F (as karta)

Identifier Details :

Name & address	
Mr Manas Prasad Son of Mr Hira Prasad Anadanagar, P.O:- Bhattanagar, P.S:- Liluah, District-Howrah, West Bengal, India, PIN - 711203, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr Ajay Kumar Rungta, Mr PRABHU DAYAL BARWARIA, Smt Soniya Barwaria, Mr Deepak Kumar Padia, Mr Rakesh Agarwal, Mr Aditya Kumar Rungta	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
-1	Aditya Kumar Rungta H U F	Mr PRABHU DAYAL BARWARIA-2.1285 Dec,Smt Soniya Barwaria-2.1285 Dec,Mr Deepak Kumar Padia-2.1285 Dec,Mr Rakesh Agarwal-2.1285 Dec
2	Mr Ajay Kumar Rungta	Mr PRABHU DAYAL BARWARIA-2.1285 Dec,Smt Soniya Barwaria-2.1285 Dec,Mr Deepak Kumar Padia-2.1285 Dec,Mr Rakesh Agarwal-2.1285 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Aditya Kumar Rungta H U F	Mr PRABHU DAYAL BARWARIA-62.5 Sq Ft,Smt Soniya Barwaria-62.5 Sq Ft,Mr Deepak Kumar Padia-62.5 Sq Ft,Mr Rakesh Agarwal-62.5 Sq Ft
2	Mr Ajay Kumar Rungta	Mr PRABHU DAYAL BARWARIA-62.5 Sq Ft,Smt Soniya Barwaria-62.5 Sq Ft,Mr Deepak Kumar Padia-62.5 Sq Ft,Mr Rakesh Agarwal-62.5 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Aditya Kumar Rungta H U F	Mr PRABHU DAYAL BARWARIA-62.5 Sq Ft,Smt Soniya Barwaria-62.5 Sq Ft,Mr Deepak Kumar Padia-62.5 Sq Ft,Mr Rakesh Agarwal-62.5 Sq Ft
2	Mr Ajay Kumar Rungta	Mr PRABHU DAYAL BARWARIA-62.5 Sq Ft,Smt Soniya Barwaria-62.5 Sq Ft,Mr Deepak Kumar Padia-62.5 Sq Ft,Mr Rakesh Agarwal-62.5 Sq Ft

Endorsement For Deed Number : 1 - 050206529 / 2016

On 22-09-2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,24,05,000/-



Arnab Basu

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH**

Howrah, West Bengal

On 04-10-2016

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

Presented for registration at 15:29 hrs on 04-10-2016, at the Private residence by Mr Deepak Kumar Padia , one of the Claimants.

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


Execution is admitted on 04/10/2016 by 1. Mr Ajay Kumar Rungta, Son of Late Moti Lal Rungta, 105/1 , BIDHAN NAGAR ROAD, P.O: MANIKTALA, Thana: Manicktola , Kolkata, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business, 2. Mr PRABHU DAYAL BARWARIA, Son of Late Munindra Barwaria, 49B , Dwarik Jungle Lane, P.O: Bhadrakali, Thana: Uttarpara , Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by Profession Business, 3. Smt Soniya Barwaria, Wife of Mr Hemant Barwaria, 49B, Dwarik Jungle Lane, P.O: Bhadrakali, Thana: Uttarpara , Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by Profession House wife, 4. Mr Deepak Kumar Padia, Son of Mr Hari Ram Padia, 51/1/a/10 , Rabindra Sarani, P.O: Liluah, Thana: Liluah , Howrah, WEST BENGAL, India, PIN - 711204, by caste Hindu, by Profession Business, 5. Mr Rakesh Agarwal, Son of Mr Shrawan Kumar Agarwal, 15/4b , Debi Mondir Lane, P.O: Liluah, Thana: Liluah , Howrah, WEST BENGAL, India, PIN - 711204, by caste Hindu, by Profession Business

Indetified by Mr Manas Prasad, . . Son of Mr Hira Prasad, Anadanagar, P.O: Bhattanagar, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711203, by caste Hindu, by profession Others

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

- Execution is admitted on 04-10-2016 by Mr Aditya Kumar Rungra, karta, Aditya Kumar Rungta H U F, 105/1 , Bidhan Nagar Road, P.O:- Maniktala, P.S:- Manicktola, District -Kolkata, West Bengal, India, PIN - 700067

Indetified by Mr Manas Prasad, . . Son of Mr Hira Prasad, Anadanagar, P.O: Bhattanagar, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711203, by caste Hindu, by profession Others



Arnab Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 05-10-2016

Payment of Fees

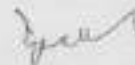
Certified that required Registration Fees payable for this document is Rs 1,36,458/- (A(1) = Rs 1,36,444/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 1,36,458/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/10/2016 3:01PM with Govt. Ref. No: 192016170025458451 on 01-10-2016, Amount Rs: 1,36,458/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKA5821566 on 01-10-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,68,370/- and Stamp Duty paid by by online = Rs 8,67,370/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/10/2016 3:01PM with Govt. Ref. No: 192016170025458451 on 01-10-2016, Amount Rs: 8,67,370/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKA5821566 on 01-10-2016, Head of Account 0030-02-103-003-02



Arnab Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 18-10-2016

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. 8,68,370/- and Stamp Duty paid by Stamp Rs 1,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 97013, Amount: Rs.1,000/-, Date of Purchase: 28/09/2016, Vendor name: Suranjan Mukherjee



Arnab Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2016, Page from 173795 to 173845

being No 050206529 for the year 2016.



Digitally signed by SUJOY DE
Date: 2016.11.02 15:10:38 +05:30
Reason: Digital Signing of Deed.

Sujoy De

(Sujoy De) 11/2/2016 3:10:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)