

Kshetry which also included their undivided proportionate right title and interest over and above the **SECURED ASSET**.

AND WHEREAS the purchaser duly represented by Sri. Shashank Kajaria being desirous of taking the residual period of lease hold right in the **SECURED ASSET** which is more fully and particularly described in the **SCHEDULE** hereunder approached the guarantors/mortgagors for entering into a private treaty with the Secured Creditor i.e TCFSL before the e-auction sale proceedings.

AND WHEREAS the purchaser duly represented by Mr. Shashank Kajaria being desirous of taking the residual period of lease hold right in the **SECURED ASSET** which is more fully and particularly described in the **SCHEDULE** hereunder was duly introduced by the Mortgagors/Guarantors named hereinabove to the Secured Creditor herein.

AND WHEREAS the purchaser duly represented by Sri. Shashank Kajaria submitted a proposal to TCFSL for entering into a private treaty along with the consent of the guarantors/mortgagors for assigning the residual period of the lease hold right in the **SECURED ASSET** at and for a total consideration of a sum of Rs. 3,57,00,000/- (Rupees Three Crore Fifty Seven Lakhs only) (that is the Government Valuation) on "as is where is, as is what is, and whatever there is" basis. ✓

AND WHEREAS the guarantors/mortgagors being (1) Sri Ravi Kshetry, (2) Sri Shashi Kshetry, (3) Smt Indira Kshetry wife of Late Bhuvan Kshetry (4) Bhuvan Kshetry son of Late Bhuvan Kshetry, (5) Rishi Kshetry son of Late Bhuvan Kshetry (6) Smt. Ridhi Kapoor, daughter of Late Bhuvan Kshetry , (7) Smt. Madhu Kshetry wife of Late Gautam Kshetry and (8) Sri Gaurav Kshetry son of Late Gautam Kshetry consented to the Secured Creditor for entering into such private treaty with the purchaser.



Tanuka Banerjee ✓

11

AND WHEREAS it was mutually agreed by and between the guarantors/ mortgagors, the purchaser and the Secured Creditor that the Purchaser will pay a sum of Rs. 1,65,07,798/- (Rupees One Crore Sixty Five Lakhs Seven Thousand Seven Hundred Ninety Eight) only as earnest money to TCFSL on or before 25th March, 2019 out of Rs. 3,57,00,000 and on receiving the aforesaid earnest money, TCFSL will publish a fresh notice for cancellation of said e-auction scheduled to be held on 30th March 2019 as published in the daily newspapers "The Telegraph" Calcutta and Aajkal on 22nd February 2019.

AND WHEREAS in terms of the agreed condition arrived at by and between the guarantors/ mortgagors, Purchaser and the Secured Creditor, the Purchaser has made a payment of Rs. 1,65,07,798/- (Rupees One Crore Sixty Five Lakhs Seven Thousand Seven Hundred Ninety Eight) only on 25th March, 2019 through RTGS in favour of TCFSL and TCFSL has issued necessary publication for cancellation of the e-auction.

AND WHEREAS the Purchaser paid to the Secured Creditor the balance consideration of Rs. 1,91,92,202/- (Rupees One Crore Ninety one Lakh ninety Two Thousand two hundred two only) through RTGS on 29th April 2019 the receipt of which sum is hereby admits and acknowledges as the full and final quittance of this Sale by the Authorised Officer of TCFSL.

AND WHEREAS The Authorised Officer of TCFSL has handed over the delivery and possession of the scheduled Secured Assets together with an exclusive right title and interest in the said residual leasehold land to the Purchaser on 7th May, 2019. The secured creditor in exercise of powers conferred under section 13 of the SARFAESI Act, 2002, read with sub rule (1) of Rules (4) & along with Rules 8 and 9 of The Security Interest Enforcement Rules, 2002 issued a "Sale Certificate" dated 7th May 2019 in favour of the purchaser.



Tanuka Banerjee

The sale of the Secured Asset was made on "as is where is" and "as is what is" basis. It shall be the responsibility of the Purchaser to procure permission / license in respect of the Secured Asset being sold hereunder. Obtaining permissions, approvals and clearances, if any required for sale and transfer of property shall be sole responsibility of the Purchaser at his/its costs & expenses. The Purchaser will bear all the necessary expenses like adjudication and payment of stamp duty, registration expenses, transfer charges, etc. with respect to the sale of the Secured Asset hereunder.

Description of Secured Asset

All that leasehold land measuring about 10 cottahs comprised in municipal premises no.44, Ram Dulal Sarkar Street (previously 44, Maniktala Street) within the limits of Kolkata Municipal Corporation under Police Station Girish Park (previously Maniktala) together with a building/structure thereon having a total residential covered area about 12716 sq.ft. (Ground floor measuring about 5724 sq. ft. along with 1268 sq.ft. asbestos shed and first floor measuring about 5724 sq.ft.) and the said premises duly earmarked and/or set forth in the plan annexed hereto and duly bordered in Red Ink and is butted and bounded by

On the North: Ramdulal Sarkar Street ✓

On the East: 45/ 45/1. Ramdulal Sarkar Street, Kolkata-700006 ✓

On the South: 71, W.C. Banerjee Street

On the West: 41, 43. 43/2 Ramdulal Sarkar Street, Kolkata-700006



✓
Tanuka Banerjee

Place: Kolkata

Tanuka Banerjee
AUTHORIZED OFFICER

Date: 7th May 2019



TATA CAPITAL FINANCIAL SERVICES LIMITED

Witness: 1) ABHINAVAN CHOUDHARY
Plot No - 4E, Block - Lily, Pusti Gardens
Salt Lake, Maheshkhala, B.B.T. Road, Kol-14

Witness: 2) Pankaj Khatter
44, Ramdulal Sarker Street
Kolkata 700006

VANVI PROJECTS PRIVATE LIMITED

Gyanendra Kumar

Director

DRAFTED BY ME

Tanuka Banerjee
(AUTHORIZED OFFICER)
TCFSL



TYPED BY-

Sukanta Saha,

GOVT. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-001415159-1

GRN Date: 14/05/2019 11:51:25

BRN : 800110554

Payment Mode Online Payment

Bank : HDFC Bank

BRN Date: 14/05/2019 11:52:19

DEPOSITOR'S DETAILS

Id No. : 19030000726354/12/2019

[Query No./Query Year]

Name : VANVI PROJECTS PRIVATE LIMITED

Contact No. :

Mobile No. : +91 9733790423

E-mail :

Address : 93A TILJALA ROAD KOLKATA 700046

Applicant Name : Mr SUKANTA SANA

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Certificate of Sale Payment No 12

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19030000726354/12/2019	Property Registration- Stamp duty	0030-02-103-003-02	2499020
2	19030000726354/12/2019	Property Registration- Registration Fees	0030-03-104-001-16	357018

Total

2856038

Words : Rupees Twenty Eight Lakh Fifty Six Thousand Thirty Eight only

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

Tanuka Banerjee

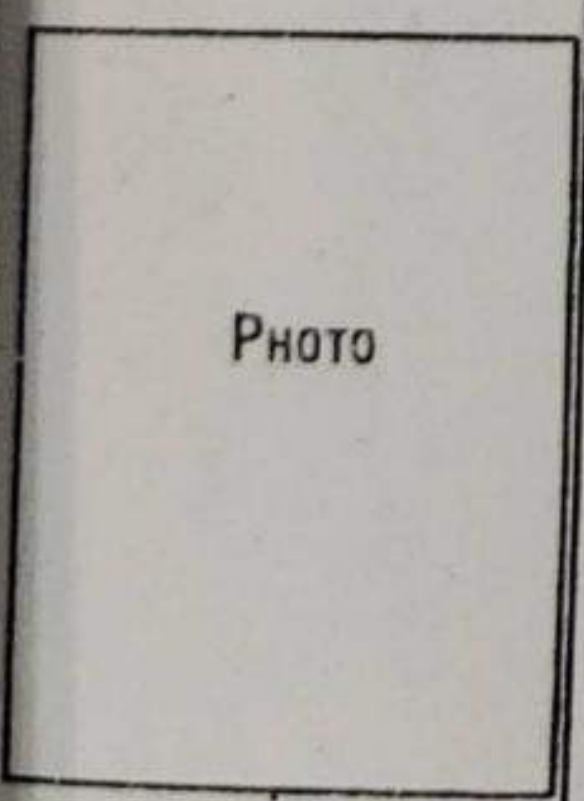
Signature _____



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

Shashank Kanyani

Signature _____



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

Signature _____

Major Information of the Deed

Deed No :	I-1903-02071/2019		
Query No / Year	1903-0000726354/2019	Date of Registration	15/05/2019
Query Date	08/05/2019 12:22:40 PM	Office where deed is registered	
Applicant Name, Address & Other Details	SUKANTA SANA 7, O.P.O. STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8337053433, Status : Solicitor firm		
Transaction	[0112] Sale, Certificate of Sale		
Set Forth value	Rs. 3,57,00,000/-	Additional Transaction	
Stampduty Paid(SD)	Rs. 24,99,030/- (Article:23)	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	Market Value	
		Rs. 3,57,00,000/-	
		Registration Fee Paid	
		Rs. 3,57,018/- (Article:A(1), E, M(b))	

Land Details :

District: Kolkata, P.S:- Girish Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ramdulal Sarkar Street, Premises No: 44, , Ward No: 026 Pin Code : 700006

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 Katha	2,96,47,680/-	2,96,47,680/-	Property is on Road
Grand Total :				16.5Dec	296,47,680 /-	296,47,680 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
1	On Land L1	11448 Sq Ft.	57,95,550/-	57,95,550/-	Structure Type: Structure
Gr. Floor, Area of floor : 5724 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 5724 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
2	On Land L1	1268 Sq Ft.	2,56,770/-	2,56,770/-	Structure Type: Structure
Gr. Floor, Area of floor : 1268 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		12716 sq ft	60,52,320 /-	60,52,320 /-	

Major Information of the Deed :- I-1903-02071/2019-15/05/2019



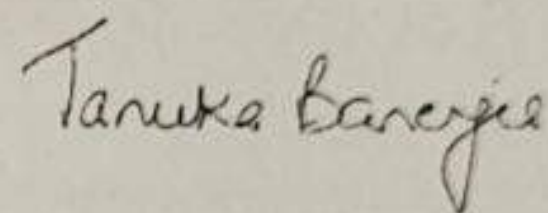


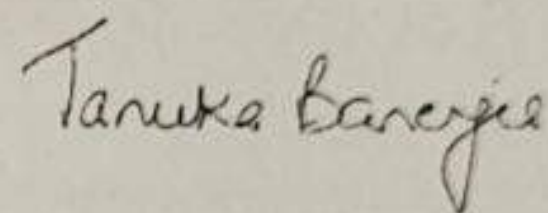


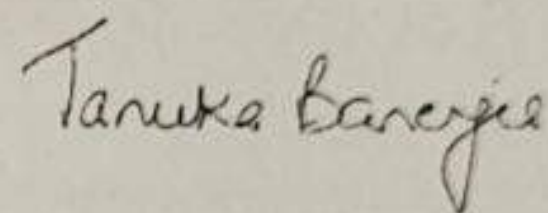


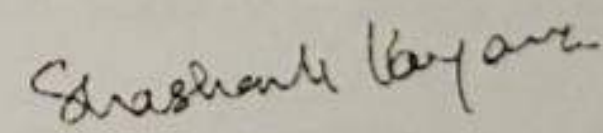


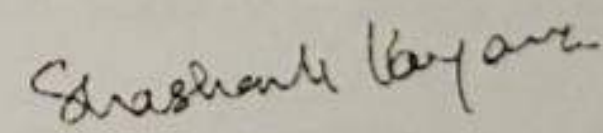


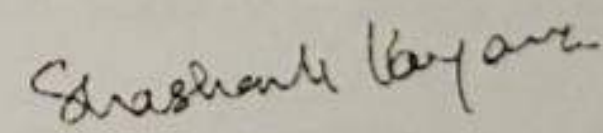
Judgment-debtor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TATA CAPITAL FINANCIAL SERVICES LIMITED P. S. SRIJAN TECH PARK, 11th FLOOR, SECTOR-V, SALT, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.:: AADCT6631L, Status :Organization, Executed by: Representative, Executed by: Representative

Auction-purchaser Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	VANVI PROJECTS PRIVATE LIMITED 93A, TILJALA ROAD, P.O:- GOBINDA KHATIK ROAD, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700047 , PAN No.:: AAGCV8977L, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt TANUKA BANERJEE Daugther of Shri TAPAS KUMAR BANERJEE Date of Execution - 07/05/2019, , Admitted by: Self, Date of Admission: 15/05/2019, Place of Admission of Execution: Office </td> <td>  May 15 2019 2:16PM </td> <td>  LTI 15/05/2019 </td> <td>  15/05/2019 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Smt TANUKA BANERJEE Daugther of Shri TAPAS KUMAR BANERJEE Date of Execution - 07/05/2019, , Admitted by: Self, Date of Admission: 15/05/2019, Place of Admission of Execution: Office	 May 15 2019 2:16PM	 LTI 15/05/2019	 15/05/2019	P. S. SRIJAN TECH PARK, 11th FLOOR, SECTOR-V, SALT LAKE, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : TATA CAPITAL FINANCIAL SERVICES LIMITED (as AUTHORIZED OFFICER)		
Name	Photo	Finger Print	Signature									
Smt TANUKA BANERJEE Daugther of Shri TAPAS KUMAR BANERJEE Date of Execution - 07/05/2019, , Admitted by: Self, Date of Admission: 15/05/2019, Place of Admission of Execution: Office	 May 15 2019 2:16PM	 LTI 15/05/2019	 15/05/2019									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri SHASHANK KAJARIA (Presentant) Son of Shri UMESH KUMAR KAJARIA Date of Execution - 07/05/2019, , Admitted by: Self, Date of Admission: 15/05/2019, Place of Admission of Execution: Office </td> <td>  May 15 2019 2:15PM </td> <td>  LTI 15/05/2019 </td> <td>  15/05/2019 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri SHASHANK KAJARIA (Presentant) Son of Shri UMESH KUMAR KAJARIA Date of Execution - 07/05/2019, , Admitted by: Self, Date of Admission: 15/05/2019, Place of Admission of Execution: Office	 May 15 2019 2:15PM	 LTI 15/05/2019	 15/05/2019	80B, JATINDRA MOHAN AVENUE, P.O:- HATKHOLA, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AESPK3181Q Status : Representative, Representative of : VANVI PROJECTS PRIVATE LIMITED (as DIRECTOR)		
Name	Photo	Finger Print	Signature									
Shri SHASHANK KAJARIA (Presentant) Son of Shri UMESH KUMAR KAJARIA Date of Execution - 07/05/2019, , Admitted by: Self, Date of Admission: 15/05/2019, Place of Admission of Execution: Office	 May 15 2019 2:15PM	 LTI 15/05/2019	 15/05/2019									

ntifier Details :

Major Information of the Deed :- I-1903-02071/2019-15/05/2019

Name	Photo	Finger Print	Signature
Shri SUKANTA SANA Son of Late ARUN KUMAR SANA SUKANTAPALLY BHANTA KALIKAPUR, P.O.- SOUTH GARIA, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743613	 15/05/2019	 15/05/2019	 15/05/2019
Identifier Of Smt TANUKA BANERJEE, Shri SHASHANK KAJARIA			

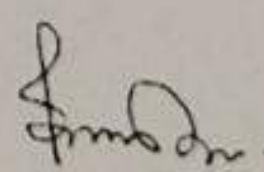
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	TATA CAPITAL FINANCIAL SERVICES LIMITED	VANVI PROJECTS PRIVATE LIMITED-16.5 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	TATA CAPITAL FINANCIAL SERVICES LIMITED	VANVI PROJECTS PRIVATE LIMITED-11448.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	TATA CAPITAL FINANCIAL SERVICES LIMITED	VANVI PROJECTS PRIVATE LIMITED-1268.00000000 Sq Ft

Endorsement For Deed Number : I - 190302071 / 2019

On 11-05-2019

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 57,00,000/-



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 15-05-2019

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 Indian Stamp Act 1899.

Major Information of the Deed :- I-1903-02071/2019-15/05/2019