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DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 5<sup>th</sup> day of July, 2018 (Two  
 Thousand Eighteen).

BETWEEN

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

*R. Khuntia*  
 District Sub-Registrar-II  
 Alipore, South-24 Parganas  
 17 9 JUL 2018

ESHA INVESTMENT & TRADING PVT. LTD.

*[Signature]*

Director

**(1) SRI. GAUTAM NANDY (PAN- AABPN9830A)**, son of, Late Benoy Bhusan Nandy, aged about 64 years, by faith Hindu, by Nationality Indian, by occupation Retired Senior Officer, Residing at, Nandy Villa, 91, Motilal Gupta Road, Promod Nagar, P.O.- Haridevpur, P.S.- Haridevpur, Kolkata 700082, Dist. – 24 Parganas (S) **(2) SMT. MADHUMITA DAS (PAN – AEQPD9178N)**, W/o, Pranab Kumar Das, aged about 43 years, Residing at, 6, Nasirudding Road, P.O.- Karaya, P.S.- Karaya, Kolkata- 700017, by Occupation House wife, both are by faith – Hindu, by Nationality – Indian, hereinafter jointly called referred to as the **OWNERS/ VENDORS /FIRST PARTIES** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**;

**AND**

**"ESHA INVESTMENT & TRADING PRIVATE LIMITED" (PAN – AABCE1259P)**, A Private Limited Company, having its Registered office at, 31, Ganesh Chandra Avenue, 6<sup>th</sup> Floor, P.O.- Dharmatala, P.S.- Bowbazar, Kolkata - 700013, represented by its Director namely **SRI KULDEEP JAISWAL (PAN – ACVPJ4561C)**, Son of, Late Kedar Jaiswal, Residing at, Flat No. 8A, 8<sup>th</sup> Floor, 25/1, Rowland Road, P.O.- L.R. Sarani, P.S.- Ballygunge, Kolkata- 700020, by faith Hindu, by Nationality Indian, by occupation Business, hereinafter referred to as the **PURCHASER** (which expression shall unless repugnant to the context be deemed to include its executors, administrators, legal representatives and assigns) of the **SECOND PART**.

**(A) WHEREAS** 1) Sri Tapendra Kumar Mitra, 2) Sri Anandamoy Mitra, 3) Sri Ashoke Kumar Mitra, 4) Sri Arup Mitra, 5) Sri Anup Mitra, all sons of Late Atul Krishna Mitra, 6) Sri Rama Prasad Mitra, son of Late Ranendra Kumar Mitra, 7) Smt. Chitra Mitra, wife of, Late Ranendra Kumar Mitra and 8) Smt. Chandra Paul, wife of, Sri Ashoke Paul were the joint and absolute lawful OWNERS and possessors in respect of landed property together with structure standing thereon or on part thereof lying and

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situate at Mouza - Siriti, P.S. formerly Behala/Thakurpukur at present P.S. Haridevpur, R.S. No. 186, 29 & 194, under Khatian No. 181 & 180, in Dag No. 677/845 & 778/806, within the limits of South Suburban Municipality, Ward No. 18, at present within the ambits of the Kolkata Municipal Corporation, Ward No 115, being previous Municipal premises no. 6/N, Karunamayee Ghat Road, at present K.M.C. Premises No. 05, Karunamayee Ghat Road, Kolkata - 700082, in the District 24-Parganas (South).

**AND WHEREAS** while seized and possessed of the aforesaid property by virtue of a registered Deed of Sale dated 27.09.1983 said 1) Sri Tapendra Kumar Mitra, 2) Sri Anandamoy Mitra, 3) Sri Ashoke Kumar Mitra, 4) Sri Arup Mitra, 5) Sri Anup Mitra, all sons of Late Atul Krishna Mitra, 6) Sri Rama Prasad Mitra, son of Late Ranendra Kumar Mitra, 7) Smt. Chitra Mitra, wife of Late Ranendra Kumar Mitra and 8) Smt. Chandra Paul jointly sold, conveyed and transferred a plot of Bastu land measuring more or less 06 (six) Cottahs 12 (twelve) Chittacks 06 (six) Sq.ft., together with structure standing thereon or on part thereof lying and situate at Mouza - Siriti, P.S. formerly Thakurpukur at present P.S. Haridevpur, R.S. No. 186, 29 & 194, under Khatian No. 181 & 180 in Dag No. 677/845 & 778/806, within the limits of South Suburban Municipality, Ward No. 18, at present within the ambits of the Kolkata Municipal Corporation, Ward No. 115, being previous Municipal premises no. 6/N, Karunamayee Ghat Road, at present K.M.C. Premises No. 05, Karunamayee Ghat Road, Kolkata - 700082, in the District 24-Parganas South, in favour of Dipak Dutta, son of Sri Sisir Kumar Dutta, and the said deed was duly registered in the office of the District Sub-Registrar at Alipore, recorded in Book I, Volume No. 353, pages 242 to 250, Deed No. 13365 for the year 1983.

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AND WHEREAS while seized and possessed of the aforesaid purchased landed property the said Dipak Dutta died intestate on 22.11.1989 leaving behind his wife Smt. Shanta Dutta and two sons namely Sri Sumit Dutta and Sri Satyaki Dutta, as his only legal heirs and successors to inherit his aforesaid property by way of inheritance according to Hindu Succession Act. 1956.

AND WHEREAS thus 1) Smt. Shanta Dutta, 2) Sri Sumit Dutta and 3) Satyaki Dutta became the absolute joint OWNERS in respect of their aforesaid inherited Bastu land measuring more or less 6 (six) Cottahs 12 (twelve) Chittacks 6 (six) Sq.ft. together with structure standing thereon or on part thereof but after physical verification by a skilful surveyor, it is found that the aforesaid property has been decreased and it become the area more or less 2 cottahs under Khatian No. 181, comprised in Dag No. 677/845, and measuring about 4 (four) Cottahs 3 (three) Chittacks under Khatian No. 180, comprised in Dag No. 778/806, total Land measuring more or less 6 (six) Cottahs 3 (three) Chittacks.

AND WHEREAS since then 1) Smt. Shanta Dutta, 2) Sri Sumit Dutta and 3) Sri Satyaki Dutta have been seizing and possessing their aforesaid Bastu land measuring more or less 6 (six) Cottahs 3 (three) Chittacks together with structure standing thereon or on part thereof lying and situate at Monza - Siriti, P.S.- formerly Behala /Thakurpukur, at present P.S. - Haridevpur, R. S. No. 186, 29 & 194, under Khatian No. 181 & 180, in Dag No. 677/845 & 778/806, within the limits of South Suburban Municipality, Ward No. 18/Behala, at present within the ambits of the Kolkata Municipal Corporation, Ward No. 115, being previous Municipal premises no. 6/N, Karunamayee Ghat Road, at present K.M.C. Premises No. 05, Karunamayee Ghat Road, Kolkata - 700082, in the District - 24-Parganas without any claim, demand, attachments, encumbrances whatsoever from any corner.

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**AND WHEREAS** while exercising the right, title and interest the said 1) Smt. Shanta Dutta, 2) Sri Sumit Dutta and 3) Sri Satyaki Dutta sold, transferred and conveyed by a registered Deed of Conveyance dated 12th day of June, 2007 in favour of Shri Samar Nandi for a valuable consideration therein mentioned, registered at the D.S.R-II Alipore in Book No. I, Volume Na. 40 pages 659 to 674 being No. 02045 for the year 2007 purchased and acquired ALL THAT, land measuring about 6 (six) Cottahs 3 (three) Chittacks of land together with brick built tiles shed structure standing thereon or part thereof lying and situated at Dag No. 677/845 corresponding to Khatian No. 181 and Dag No. 778/806 corresponding to Khatian No. 180, Mouza Siriti, P.S. formerly Behala/Thakurpukur at present Haridevpur, R.S. No, 186, 29 & 194, under Khatian No. 181 & 180 comprised and contained in Dag No. 677/845 & 778/806 within the ambits of the Kolkata Municipal Corporation, formerly South Suburban Municipality S.S. Unit Ward No. 18/ Behala and at present K.M.C. Ward No- 115, being previous Municipal premises no. 6/N, Karunamayee Ghat Road, at present K.M.C. Premises No. 05, Karunamayee Ghat Road, Kolkata – 700082, in the District - South 24-Parganas.

**AND WHEREAS** since the date of such purchase the said Samar Nandy got his name in the Assessment record of Kolkata Municipal Corporation vide Assessee No. 41--115-05-0180-9 as the absolute OWNERS thereof and is owing, occupying, holding and enjoying peacefully the said property more fully described in the Schedule hereunder written by paying all relevant taxes and rent regularly to the Competent Authority free from all encumbrances whatsoever.

**AND WHEREAS** thereafter said Samar Nandy out of his special love and respect unto his mother namely Smt. Mona Nandy, gifted the entire Schedule-A mentioned property to his mother namely Smt. Mona Nandy, through his constituted attorney namely Gautam Nandy, by virtue of a registered Deed of Gift dated 06.01.2017,

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which is duly registered in the office of the A.D.S.R., Behala and recorded in Book No. I, Volume No. 1607-2017, pages from 7975 to 8002, Being No. 160700187 for the year 2017.

**AND WHEREAS** thereafter said Smt. Mona Nandy, was absolutely seized and possessed of or otherwise well and sufficiently by entitled to the said property free from all encumbrances and liabilities whatsoever, as more fully and particularly mentioned in the Schedule-A below.

**AND WHEREAS** thereafter suddenly on 22.12.2017, said Smt. Mona Nandy, was expired leaving behind her husband Namely SRI. GAUTAM NANDY, One Son Namely SRI. SAMAR NANDY and Two Daughters Namely SMT. RINA KAYAL and SMT. MADHUMITA DAS as her joint legal heirs, and thus the SRI. SAMAR NANDY, SMT. RINA KAYAL and SMT. MADHUMITA DAS, and SRI. GAUTAM NANDY, were inherited and became the joint OWNERS of ALL THAT piece and parcel of land measuring about 06 (Six) Cottahs 03 (three) Chittacks be the same a little more or less comprised and contained in two different Dag Nos. i.e. 02 (two) Cottahs under Dag No. 677/845 appertaining to Khatian No. 181 and measuring about 04 (four) Cottahs 03 (three) Chittacks more or less under Dag No. 778/806 appertaining to Khatian No. 180, together with brick built tile shed structure standing thereon measuring more or less 80 sq. ft. lying and situated at Mouza Siriti, P.S. Thakurpukur, at present Haridevpur, R.S. No. 186, 29 & 194, under Khatian No. 181 & 180 comprised and contained in Dag No. 677/845, 778/806, within the limits of the Kolkata Municipal Corporation, formerly South Suburban Municipality, S.S. Unit Ward no. 18/Behala, and at present K.M.C. ward no. 115, being previous Municipal premises no. 6/N, Karunamayee Ghat Road, at present K.M.C. Premises No. 05, Karunamayee Ghat Road, Assessee No. 41-115-05-0180-9, Kolkata - 700082, in the District South 24 Parganas.

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AND WHEREAS thereafter Whereas the OWNERS no. 1 herein i.e. SRI. GAUTAM NANDY, got and became the absolute OWNERS of ALL THAT piece and parcel of land measuring about 06 (Six) Cottahs 03 (three) Chittacks be the same a little more or less comprised and contained in two different Dag Nos. i.e. 02 (two) Cottahs under Dag No. 677/845 appertaining to Khatian No. 181 and measuring about 04 (four) Cottahs 03 (three) Chittacks more or less under Dag No. 778/806 appertaining to Khatian No. 180, together with brick built tile shed structure standing thereon measuring more or less 80 sq. ft. lying and situated at Mouza Siriti, P.S. Thakurpukur, at present Haridevpur, R.S. No. 186, 29 & 194, under Khatian No. 181 & 180 comprised and contained in Dag No. 677/845, 778/806, within the limits of the Kolkata Municipal Corporation, formerly South Suburban Municipality, S.S. Unit Ward no. 18/Behala, and at present K.M.C. ward no. 115, being previous Municipal premises no. 6/N, Karunamayee Ghat Road, at present K.M.C. Premises No. 05, Karunamayee Ghat Road, Assessee No. 41-115-05-0180-9, Kolkata - 700082, in the District South 24 Parganas, including all rights of ingress and egress over the common passage attached thereto and possessed the said property without any liabilities and encumbrances, by virtue of his inherited portion and a Registered Deed of Gift dated 24.01.2018, which was duly registered in the office of the District Sub-Registrar – II at Alipore, recorded in Book I, Volume No. 1602-2018, pages from 32604 to 32641, Deed No. 160200933 for the year 2018, which was executed by SRI. SAMAR NANDY, SMT. RINA KAYAL and SMT. MADHUMITA DAS in favour of SRI. GAUTAM NANDY, and thus Sri Gautam Nandy having good right, marketable title and peaceful possession of the said land and enjoying the same as absolute OWNERS, and thereafter he mutated his name also before the KMC vide assessee no. 41-115-05-0180-9, and paying taxes on a regular basis.

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(B) AND WHEREAS 1) Sri Tapendra Kumar Mitra, 2) Sri Anandamoy Mitra, 3) Sri Ashoke Kumar Mitra, 4) Sri Arup Mitra, 5) Sri Anup Mitra, all sons of Late Atul Krishna Mitra, 6) Sri Rama Prasad Mitra, son of Late Ranendra Kumar Mitra, 7) Smt. Chitra Mitra, wife of, Late Ranendra Kumar Mitra and 8) Smt. Chandra Paul, wife of, Sri Ashoke Paul were the joint and absolute lawful OWNERS and possessors in respect of landed property together with structure standing thereon or on part thereof lying and situate at Mouza - Siriti, P.S. formerly Behala/Thakurpukur at present P.S. Haridevpur, R.S. No. 186, 29 & 194, under Khatian No. 181, in Dag No. 677/845, within the limits of South Subarban Municipality, Ward No. 18, at present within the ambits of the Kolkata Municipal Corporation, Ward No 115, being previous Municipal premises no. 6/N, Karunamayee Ghat Road, at present K.M.C. Premises No. 6A, Karunamayee Ghat Road, in the District 24-Parganas (South).

AND WHEREAS while seized and possessed of the aforesaid property by virtue of a registered Deed of Sale dated 27.09.1983 said 1) Sri Tapendra Kumar Mitra, 2) Sri Anandamoy Mitra, 3) Sri Ashoke Kumar Mitra, 4) Sri Arup Mitra, 5) Sri Anup Mitra, all sons of Late Atul Krishna Mitra, 6) Sri Rama Prasad Mitra, son of Late Ranendra Kumar Mitra, 7) Smt. Chitra Mitra, wife of Late Ranendra Kumar Mitra and 8) Smt. Chandra Paul jointly sold, conveyed and transferred a plot of Bastu land measuring more or less 07 (seven) Cottahs 21 (twenty one) Sq.ft., together with structure standing thereon or on part thereof lying and situate at Mouza - Siriti, P.S. formerly Behala/Thakurpukur at present P.S. Haridevpur, R.S. No. 186, 29 & 194, under Khatian No. 181, in Dag No. 677/845, within the limits of South Subarban Municipality, Ward No. 18, at present within the ambits of the Kolkata Municipal Corporation, Ward No 115, being previous Municipal premises no. 6/N, Karunamayee Ghat Road, at present K.M.C. Premises No. 6A, Karunamayee Ghat Road, Kolkata - 700082, in the District 24-Parganas (South), in favour of Smt. Shanta

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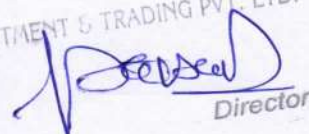


Dutta, and the said deed was duly registered in the office of the District Sub-Registrar at Alipore, recorded in Book I, Volume No. 407, pages 62 to 69, Deed No. 13698 for the year 1983.

AND WHEREAS while seized and possessed of the aforesaid purchased landed property the said Smt. Shanta Dutta for a valuable consideration therein sold out a portion of Bastu land measuring more or less 01 Cottah 04 Chittaks together with structure out of her aforesaid total purchased property measuring about 07 (seven) Cottahs 21 (twenty one) Sq.ft., with structure therein to the intended purchaser and since then Smt. Shanta Dutta seized and possessed her remaining portion of Bastu land measuring about more or less 05 Cottahs 12 Chittaks 21 sq. ft., together with structure thereon but after physical verification by a skillful surveyor, it is found that the aforesaid remaining area of land has been decreased and it become the area more or less 05 Cottahs, and since then said Smt. Shanta Dutta was in possession of the said land without any claim, demand or encumbrances whatsoever from any corner.

AND WHEREAS while seized and possessed of the aforesaid landed property the said Smt. Shanta Dutta for a valuable consideration therein sold out a portion of Bastu land measuring more or less 02 Cottah 08 Chittaks together with 60 sq. ft. tile shed structure out of her aforesaid total property measuring about 05 (Five) Cottahs, with structure therein to the OWNERS no. 2 herein, i.e. SMT. MADHUMITA DAS, By virtue of a Registered Deed of Conveyance dated 12.06.2007, which was duly registered in the office of the D.S.R. - II, Alipore and recorded in Book I, Volume No. 40, pages from 675 to 688, Deed No. 2046 for the year 2007, and thus SMT. MADHUMITA DAS having good right, marketable title and peaceful possession of the said land and

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Director

enjoying the same as absolute OWNERS, and thereafter she also mutated her name before the KMC vide assessee no. 41-115-05-0838-5, and paying taxes on a regular basis, for being previous Municipal premises no. 6/N, Karunamayee Ghat Road, at present K.M.C. Premises No. 6A, Karunamayee Ghat Road, Kolkata - 700082, in the District 24-Parganas (South).

(C) AND WHEREAS 1) Sri Tapendra Kumar Mitra, 2) Sri Anandamoy Mitra, 3) Sri Ashoke Kumar Mitra, 4) Sri Arup Mitra, 5) Sri Anup Mitra, all sons of Late Atul Krishna Mitra, 6) Sri Rama Prasad Mitra, son of Late Ranendra Kumar Mitra, 7) Smt. Chitra Mitra, wife of, Late Ranendra Kumar Mitra and 8) Smt. Chandra Paul, wife of, Sri Ashoke Paul were the joint and absolute lawful OWNERS and possessors in respect of landed property together with structure standing thereon or on part thereof lying and situate at Mouza - Siriti, P.S. formerly Behala/Thakurpukur at present P.S. Haridevpur, R.S. No. 186, 29 & 194, under Khatian No. 181, in Dag No. 677/845, within the limits of South Suburban Municipality, Ward No. 18, at present within the ambits of the Kolkata Municipal Corporation, Ward No 115, being previous Municipal premises no. 6/N, Karunamayee Ghat Road, at present K.M.C. Premises No. 6B, Karunamayee Ghat Road, Kolkata - 700082, in the District 24-Parganas (South).

AND WHEREAS while seized and possessed of the aforesaid property by virtue of a registered Deed of Sale dated 04.10.1983 said 1) Sri Tapendra Kumar Mitra, 2) Sri Anandamoy Mitra, 3) Sri Ashoke Kumar Mitra, 4) Sri Arup Mitra, 5) Sri Anup Mitra, all sons of Late Atul Krishna Mitra, 6) Sri Rama Prasad Mitra, son of Late Ranendra Kumar Mitra, 7) Smt. Chitra Mitra, wife of Late Ranendra Kumar Mitra and 8) Smt. Chandra Paul jointly sold, conveyed and transferred a plot of Bastu land measuring more or less 07 (seven) Cottahs 21 (twenty one) Sq. ft., together with structure


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standing thereon or on part thereof lying and situate at Mouza - Siriti, P.S. formerly Behala/Thakurpukur at present P.S. Haridevpur, R.S. No. 186, 29 & 194, under Khatian No. 181, in Dag No. 677/845, within the limits of South Suburban Municipality, Ward No. 18, at present within the ambits of the Kolkata Municipal Corporation, Ward No 115, being previous Municipal premises no. 6/N, Karunamayee Ghat Road, at present K.M.C. Premises No. 6B, Karunamayee Ghat Road, Kolkata - 700082, in the District 24-Parganas (South), in favour of Smt. Shanta Dutta, and the said deed was duly registered in the office of the District Sub-Registrar at Alipore, recorded in Book I, Volume No. 407, pages 62 to 69, Deed No. 15698 for the year 1983.

**AND WHEREAS** while seized and possessed of the aforesaid purchased landed property the said Smt. Shanta Dutta for a valuable consideration therein sold out a portion of Bastu land measuring more or less 01 Cottah 04 Chittaks together with structure out of her aforesaid total purchased property measuring about 07 (seven) Cottahs 21 (twenty one) Sq.ft., with structure therein to the intended purchaser and since then Smt. Shanta Dutta seized and possessed her remaining portion of Bastu land measuring about more or less 05 Cottahs 12 Chittaks 21 sq. ft., together with structure thereon but after physical verification by a skillful surveyor, it is found that the aforesaid remaining area of land has been decreased and it become the area more or less 05 Cottahs, and since then said Smt. Shanta Dutta was in possession of the said land without any claim, demand or encumbrances whatsoever from any corner.

**AND WHEREAS** while seized and possessed of the aforesaid landed property the said Smt. Shanta Dutta for a valuable consideration therein sold out a portion of Bastu

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Director

land measuring more or less 02 Cottah 08 Chittaks together with a tile shed structure out of her aforesaid total property measuring about 05 (Five) Cottahs, with structure therein to Smt. Rumpa Nandy, By virtue of a Registered Deed of Conveyance dated 12.06.2007, which was duly registered in the office of the D.S.R. - II, Alipore and recorded in Book I, Volume No. 40, pages from 644 to 658, Deed No. 02044 for the year 2007 and while enjoying the said property Smt. Rumpa Nandy mutated her name before the KMC vide assessee no. 41-115-05-0839-7, and thereafter due to special love and affection said Smt. Rumpa Nandy, gifted the said purchased property to her elder sister-in-law SMT. MADHUMITA DAS, i.e. OWNERS no. 2 herein, by virtue of a Registered Deed of Gift dated 06.01.2017, which was duly registered in the office of the Addl. District Sub-Registrar at Behala, and recorded in Book I, Volume No. 1607-2017, pages from 7948 to 7974, Deed No. 160700186 for the year 2017, and thus SMT. MADHUMITA DAS, i.e. OWNERS no. 2 herein, having good right, marketable title and peaceful possession of the said land and enjoying the same as absolute OWNERS, and thereafter she also mutated her name before the KMC vide assessee no. 41-115-05-0839-7, and paying taxes on a regular basis, for being previous Municipal premises no. 6/N, Karunamayee Ghat Road, at present K.M.C. Premises No. 6B, Karunamayee Ghat Road, Kolkata - 700082, in the District 24-Parganas (South).

**AND WHEREAS** after that the OWNERS/First Parties herein have decided to construct a multi-storied building covering maximum available F. A. R. according to Building Rules prescribed by the Kolkata Municipal Corporation or as may be changed from time to time but due to old age and lack of working knowledge the FIRST PARTIES herein approached one Developer, i.e. "ARYA ADVISORS PVT. LTD." (PAN – AAHCA1937E), having its Registered office at, P-31, Senhati Colony, Ground floor, P.S.- Behala, P.O.- Behala, Kolkata - 700034, represented by its Directors namely (a) SRI RAKESH KUMAR (PAN

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Director

– AJSPK8659A), Son of, Birendra Kumar Singh, Residing at, 51/3, Ho-Chi Min Sarani, Kolkata- 700008, (b) SRI PRONOB CHATTERJEE (PAN – AETPC6642R), Son of, Late Santosh Kumar Chatterjee, Residing at, P-31, Senhati Colony, Ground floor, P.S.- Behala, P.O.- Behala, Kolkata – 700034, to develop the said property for commercial exploitation, and the said Developer considered the aforesaid offer of the FIRST PARTIES herein as profitable.

**AND WHEREAS** thereafter the OWNERS herein have entered into an Memorandum Of Understanding on 05.02.2018 for construction of a multi-storied building upon the above said three properties, with the above said Developer and at the same time the OWNERS herein also received a sum of Rs. 77,44,000/- (Rupees Seventy Seven Lac, Forty Four Thousand only), from the said Developer as an adjustable advance amount with their OWNERS' allocation.

**AND WHEREAS** thereafter due to some unavoidable circumstances the OWNERS herein and the above said Developer decided not to continue the said Development project on joint venture basis, and after that the OWNERS herein decided to Sale the above said three properties to some intending purchaser/s, and return the entire above mentioned adjustable advance amount to the said Developer after signing the cancellation of the said MOU dated 05.02.2018.

**AND WHEREAS** thereafter due to better utilization and for getting better selling price of the above mentioned three properties herein, the OWNERS herein decided to amalgamate the said plots into a single plot, and due to that on 10.05.2018, they executed and registered a Deed of Exchange with Amalgamation, which was duly registered in the office of the D.S.R. -

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Director

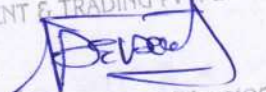
II, Alipore and recorded in Book I, Volume No. 1602-2018, pages from 176865 to 176901, Deed No. 160205291 for the year 2018 and thereafter the OWNERS herein submitted all required documents to the Kolkata Municipal Corporation for the amalgamation of the above mentioned three separate properties, and with the span of time the OWNERS herein able to amalgamate the above said three properties into a single property of them, by virtue of Amalgamation through the KMC, and after the said amalgamation the said three properties, now renumbered and known as 05, Karunamayee Ghat Road, Kolkata – 700082, with the Assessee No. 411150501809, being Postal Premises no. 1/1/A, Karunamayee Ghat Road, Kolkata- 700082, which is more fully described and mentioned in the SCHEDULE hereunder written.

AND WHEREAS after that on 25.06.2018 the Owners herein signed a Cancellation of Memorandum Of Understanding, with the above said Developer, i.e. ARYA ADVISORS PVT. LTD. in connection of the above mentioned MOU dated 05.02.2018, and the Owners herein also returned the entire above said amount i.e. Rs. 77,44,000/- (Rupees Seventy Seven Lac, Forty Four Thousand only), to the said Developer, as final settlement of their claim.

AND WHEREAS thus the OWNERS herein got and became the Joint OWNERS of Schedule mentioned property, including all rights of ingress and egress over the common passage attached thereto and possessed the said property without any mortgage, liabilities and encumbrances.

AND WHEREAS the above said OWNERS herein, are absolutely seized and possessed of or otherwise well and sufficiently by entitled to the said property free from all encumbrances and liabilities whatsoever.

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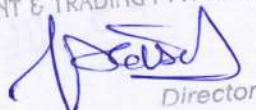
  
Director

AND WHEREAS at present due to requirement of funds, the OWNERS/VENDORS herein decided to sell out the schedule landed property to intending purchaser/s.

AND WHEREAS due to the above mentioned intention of the said OWNERS herein namely, contacted with the Purchaser herein, for the absolute sale of **ALL THAT** piece and parcel of land measuring 11 Cottahs 03 Chittaks 00 sq. ft. together with 200 sq. ft. tile shed structure lying and situated in Dag Nos. 677/845, 778/806 appertaining to Khatian No. 180, 181, under Mouza Siriti, P.S. Thakurpukur, at present Haridevpur, R.S. No. 186, 29 & 194, within the limits of the Kolkata Municipal Corporation, formerly South Suburban Municipality, S.S. Unit Ward no. 18/Behala, and at present K.M.C. ward no. 115, being previous Municipal premises no. 5, 6A & 6B Karunamayee Ghat Road, at present (after amalgamation) K.M.C. Premises No. 05, Karunamayee Ghat Road, Kolkata - 700082, in the District South 24 Parganas, Assessee No. 41-115-05-0180-9, being Postal Premises no. 1/1/A, Karunamayee Ghat Road, Kolkata- 700082, hereinafter more particularly mentioned and described in the schedule below, free from all encumbrances at or for the price of Rs.2,85,00,000/- (Rupees Two Crore, Eighty Five Lac only) and after discussion, negotiations and proper searching the PURCHASER herein agreed to purchase the said Schedule below property for the above mentioned consideration amount.

AND WHEREAS thereafter, on 30.06.2018, by virtue of an Agreement for Sale, between the OWNERS/VENDORS herein and the party of the Second part the PURCHASER herein, the OWNERS have agreed to sell, transfer, convey, assign and assure **ALL THAT** piece and parcel of land measuring 11 Cottahs 03 Chittaks 00 sq. ft. together with 200 sq. ft. tile shed structure lying and situated in Dag Nos. 677/845, 778/806 appertaining to Khatian No. 180, 181, under Mouza Siriti, P.S. Thakurpukur, at present Haridevpur, R.S. No. 186, 29 & 194, within the limits of the Kolkata Municipal Corporation, formerly South Suburban Municipality, S.S. Unit Ward no. 18/Behala, and at present K.M.C. ward no. 115, being previous Municipal premises no. 5, 6A & 6B Karunamayee Ghat Road, at

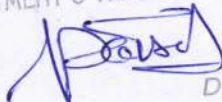
ESHA INVESTMENT & TRADING PVT. LTD.

  
Director

present (after amalgamation) K.M.C. Premises No. 05, Karunamayee Ghat Road, Kolkata - 700082, in the District South 24 Parganas, Assessee No. 41-115-05-0180-9, being Postal Premises no. 1/1/A, Karunamayee Ghat Road, Kolkata- 700082, more clearly mentioned in the **SCHEDULE** herein under, free from all encumbrances, attachments, claims and demands whatsoever of the OWNERS/VENDORS hereto, for consideration of Rs.2,85,00,000/- (Rupees Two Crore, Eighty Five Lac only), more fully described and mentioned in the **SECOND SCHEDULE** hereunder written, and at the time of above said Agreement for Sale, the Purchaser herein provided a sum of Rs. 1,60,00,000/- (Rupees One Crore and Sixty Lac Only), to the Owners herein as an advance amount, out of the above mentioned total consideration amount.

**NOW THIS INDENTURE WITNESSETH THAT** that in pursuance of the said Agreement for Sale, dated 30.06.2018 and in consideration of the sum of Rs.2,85,00,000/- (Rupees Two Crore, Eighty Five Lac only) of the lawful money of the Union of India paid by the PURCHASER to the OWNERS/VENDORS, on or before the execution of these presents, and the OWNERS/VENDORS do hereby taken as well as by the receipt and memo of consideration hereunder written admit and acknowledge and of / and from the same and every part thereof acquit, release and discharge the PURCHASER, its executors, administrators, representatives and assigns and everyone of them and also the said property the VENDORS as beneficial OWNERS do by these presents indefeasibly grant, sell, convey, transfer, assign and assure in favour of the PURCHASER free from all encumbrances attachment and other defects in title of **ALL THAT** piece and parcel of land measuring 11 Cottahs 03 Chittaks 00 sq. ft. together with 200 sq. ft. tile shed structure lying and situated in Dag Nos. 677/845, 778/806 appertaining to Khatian No. 180, 181, under

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Director



Mouza Siriti, P.S. Thakurpukur, at present Haridevpur, R.S. No. 186, 29 & 194, within the limits of the Kolkata Municipal Corporation, formerly South Suburban Municipality, S.S. Unit Ward no. 18/Behala, and at present K.M.C. ward no. 115, being previous Municipal premises no. 5, 6A & 6B Karunamayee Ghat Road, at present (after amalgamation) K.M.C. Premises No. 05, Karunamayee Ghat Road, Kolkata - 700082, in the District South 24 Parganas, Assessee No. 41-115-05-0180-9, being Postal Premises no. 1/1/A, Karunamayee Ghat Road, Kolkata- 700082, more fully described in the Schedule below and more particularly delineated and coloured **RED** in the map or plan annexed hereto and herein after referred to as the said property TOGETHER with all ways, trees, ditches, water sources, lights, liberties, privileges, easements and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the VENDORS into and upon the said land or every party thereof AND all deeds pattas, mutations, conversions, writings and evidences of title which is any wise relate to the said property or any part thereof and which now are or hereinafter shall or may be in the custody, power or possession of the VENDORS or any person or persons from whom he or they can or may procure the same without any action or suit TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said property and every part thereof

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Director

hereby granted sold conveyed and transferred or expressed and intended so to be unto and to the use of the PURCHASER forever free and discharged from or otherwise by the VENDORS well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the VENDORS from to these presents AND the VENDORS do hereby for themselves, their heirs, executors, administrators representatives covenant with the PURCHASER, its executors, administrators, representatives and assigns THAT NOTWITHSTANDING any act, deed, or thing whatsoever by the VENDORS made done or executed or knowingly suffered to the contrary he the VENDORS had at all material times heretofore and now has good right full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, convey and transferred or expressed or intended so to be unto and to the use of the PURCHASER in the manner aforesaid AND THAT property the PURCHASER shall and may at all times, hereafter peaceably and quietly enter into hold possess and enjoy the said property and every part thereof and receive the rent issues and profits thereof, and also may mortgage the entire/part of the schedule mentioned property to any Bank, any financial institute, or to any person/s, without any lawful eviction, hinder, interruption, and disturbance, claim or demand whatsoever from or by the VENDORS or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for their or from or under any of their ancestors or predecessors in title AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, and released, or otherwise by and at the costs and expenses of the VENDORS well and sufficiently save indemnified of from and against all and

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Director

all manner of claims, demands, charges, liens, debts attachments and encumbrances whatsoever made or suffered by the VENDORS or any person or persons lawfully and equitably claiming from under or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid.

**AND FURTHER THAT** the VENDORS and all persons having lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for their the VENDORS or from or with any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER its executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds, rectifications, declarations and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the PURCHASER, its heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required.

**AND FURTHER MORE THAT** the PURCHASER has conducted all searches related to the schedule mentioned property in every respect, before purchasing the said property and was fully satisfied upon that.


ESHA INVESTMENT & TRADING PVT. LTD.

  
Director

THE VENDORS/ OWNERS COVENANT WITH THE PURCHASER as follows:-

1. The interest which the Vendors do hereby profess to transfer subsists and that the Vendors have good right full power and absolute authority to grant, sell, convey, transfer, assign and assure unto and to the use of the PURCHASER the said property in the manner aforesaid.
2. It shall be lawful for the PURCHASER at all times hereafter to peaceably and quietly to hold use and enjoy the said property and every part thereof and to receive the rents issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the Vendor or any of them or any person or persons claiming through under or in trust for the Vendors or any of them AND freed and cleared from and against all manner of encumbrances trust, liens and attachments whatsoever save only those as are expressly mentioned herein.
3. The Vendors shall from time to time and at all times hereafter upon every reasonable request and at the costs of the PURCHASER, acknowledge to execute and perfect all such further and/or other lawful and reasonable acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby granted sold conveyed and transferred unto and to the PURCHASER in the manner aforesaid as shall or may be reasonably required by the PURCHASER.
4. Notwithstanding anything elsewhere to the contrary herein contained, it is expressly agreed and understood by and between the parties hereto that the PURCHASER shall be entitled to let out, sell, transfer or part with the possession of the said property.

ESHA INVESTMENT & TRADING PVT. LTD.

  
Director

**SCHEDULE ABOVE REFERRED TO****(Property hereby sold)**

ALL THAT piece and parcel of land measuring 11 Cottahs 03 Chittaks 00 sq. ft. together with 200 sq. ft. tile shed structure lying and situated in Dag Nos. 677/845, 778/806 appertaining to Khatian No. 180, 181, under Mouza Siriti, P.S. Thakurpukur, at present Haridevpur, R.S. No. 186, 29 & 194, within the limits of the Kolkata Municipal Corporation, formerly South Suburban Municipality, S.S. Unit Ward no. 18/Behala, and at present K.M.C. ward no. 115, being previous Municipal premises no. 5, 6A & 6B Karunamayee Ghat Road, at present (after amalgamation) K.M.C. Premises No. 05, Karunamayee Ghat Road, Kolkata - 700082, in the District South 24 Parganas, Assessee No. 41-115-05-0180-9, being Postal Premises no. 1/1/A, Karunamayee Ghat Road, Kolkata- 700082, the particular of such premises and property more clearly mentioned in the Plan annexed hereto, marked and bordered in colour "RED", **TOGETHER WITH** all the easement rights and facilities provided therein, including all rights of ingress and egress thereto which is butted and bounded in the following manner:

- On the North** : By 16' - 06" wide KMC Road;
- On the South** : By 2 & 1 II storied building of Karunamayee Ghat Road & 33 feet wide Karunamayee Ghat Road.
- On the East** : 1/2/1 & 65, Karunamayee Ghat Road.
- On the West** : 279, M.G. Road.

ESHA INVESTMENT & TRADING PVT. LTD.

  
Director

IN WITNESS WHEREOF the parties to this Deed have put their respective signatures on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of

WITNESSES:

- 1) Jagadandhi Das  
4 NO. Debiyash,  
Madhyamgram,  
KOL-700129
- 2) Anales Bhatta Chatterjee  
Vill P.O - Ururi  
Pin-721458

Drafted by me, as per the Documents & instructions provided by the parties mentioned hereinabove,


Biswambar Paul

(BISWAMBAR PAUL)

Advocate.

(Enrollment No. WB/1414/2010)

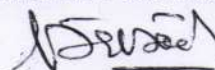
Alipore Police Court, Kolkata – 700027.

Madhumita Das  


Read over, understood Pages 1-23, and satisfied and thereafter signed this Deed of Conveyance.

SIGNATURE OF THE OWNERS/VENDORS

ESHA INVESTMENT AND TRADING PVT. LTD.



Director

Read over, understood Pages 1-23, and satisfied and thereafter signed this Deed of Conveyance.


SIGNATURE OF THE PURCHASER

Computer Printed by me.

Dipak Palta

Alipore Judges' Court, Kolkata – 700027.

ESHA INVESTMENT & TRADING PVT. LTD.

  
Director

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.2,85,00,000/- (Rupees Two Crore, Eighty Five Lac only) as total consideration money of the above Schedule mentioned property, from the PURCHASER herein, in the following manner :

By RTGS No. 50170006299987 dated 29.6.18.	Rs. 10,00,000/-
By D.D.No.- 040440, 040441, 040442 & 040443 Dated 29.06.2018 of HDFC Bank, G.C. Avenue branch.	Rs. 1,00,00,000/-
By D.D.No.- 040447 & 040448 Dated 30.06.2018 of HDFC Bank, G.C. Avenue branch.	Rs. 50,00,000/-
By TDS paid, vide Acknowledgement No. AF2348091 dt. 2.7.18	Rs. 2,35,000/-
By TDS paid, vide Acknowledgement No. AF2348835 dt. 2.7.18	Rs. 50,000/-
By D.D.No.- 040477 & 040478 dt. 03.07.18 of HDFC Bank, G.C. Avenue Br.	Rs. 49,50,000/-
By D.D.No.- 040459 & 040460 dt. 02.07.18 & 040487 dt. 04.07.18 of HDFC Bank, G.C. Avenue Br.	Rs. 72,65,000/-

Total Rs. 2,85,00,000/-  
(Rupees Two Crore, Eighty Five Lac only)

WITNESSES:

- 1) Jagabandhu Das
- 2) Ananda Bhattacharya

Madhumita Das  
(Signature)

SIGNATURE OF THE OWNERS/VENDORS

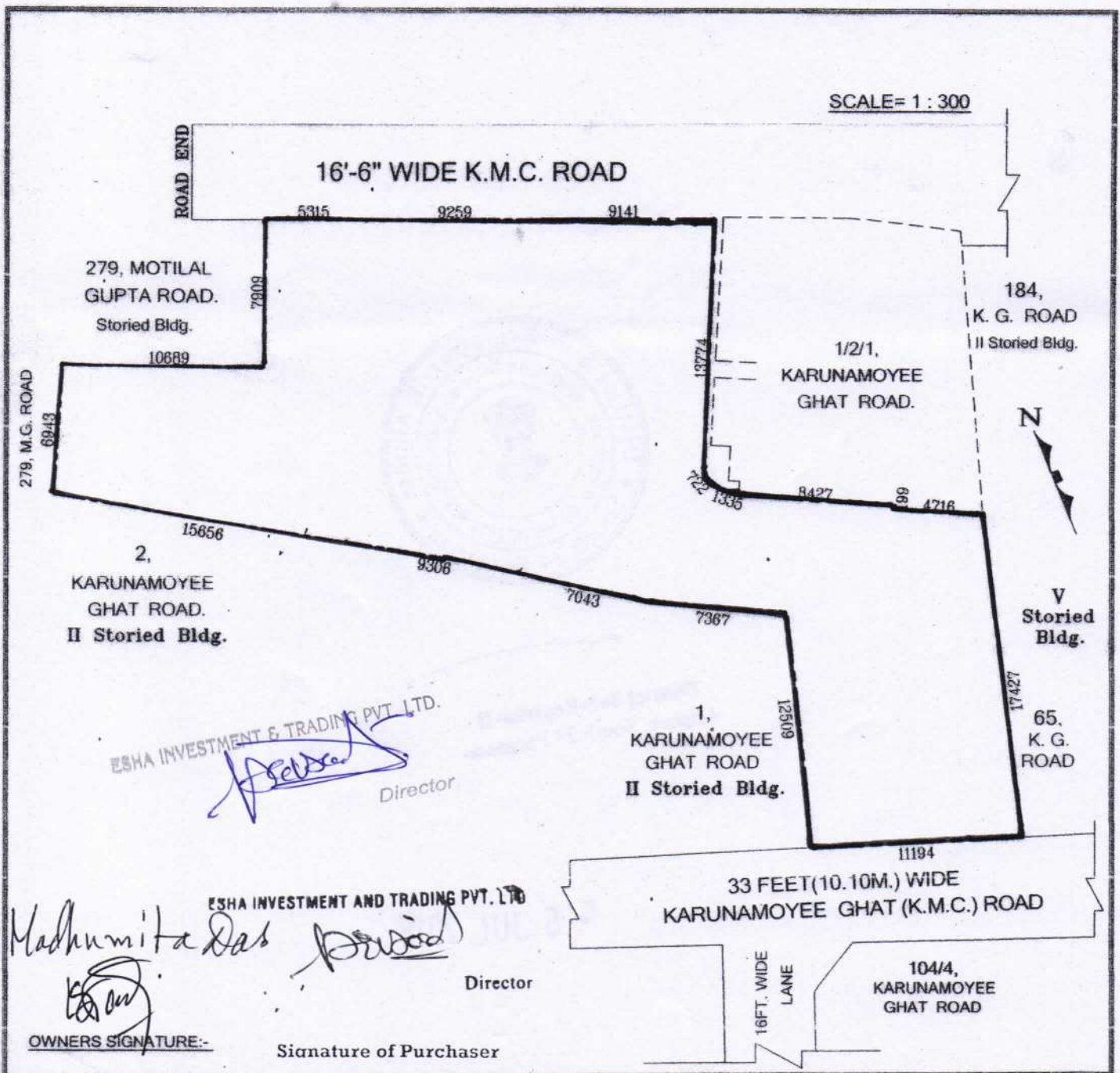
ESHA INVESTMENT & TRADING PVT. LTD.

(Signature)  
Director

SITE PLAN of ALL THAT piece and parcel of land measuring 11 Cottahs 03 Chittaks 00 sq. ft. together with 200 sq. ft. tile shed structure lying and situated in Dag Nos. 677/845, 778/806 appertaining to Khatian No. 180, 181, under Mouza Siriti, P.S. Thakurpukur, at present Haridevpur, R.S. No. 186, 29 & 194, within the limits of the Kolkata Municipal Corporation, formerly South Suburban Municipality, S.S. Unit Ward no. 18/Behala, and at present K.M.C. ward no. 115, being previous Municipal premises no. 5, 6A & 6B Karunamayee Ghat Road, at present (after amalgamation) K.M.C. Premises No. 05, Karunamayee Ghat Road, Kolkata - 700082, in the District South 24 Parganas, Assessee No. 41-115-05-0180-9, being Postal Premises no. 1/1/A, Karunamayee Ghat Road, Kolkata- 700082.

AREA OF LAND SHOWN IN RED LINE. —

NAME OF PURCHASER :- ESHA INVESTMENT & TRADING PRIVATE LIMITED.

















		Thumb	1 <sup>st</sup> Finger	Middle finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					












Name .....

Signature .....

		Thumb	1 <sup>st</sup> Finger	Middle finger	Ring Finger	Small Finger
 	Left Hand					
	Right Hand					













Name G. ALTAM NANDY

Signature 

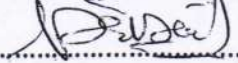
		Thumb	1 <sup>st</sup> Finger	Middle finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name MADHUMITA DAS

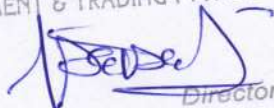
Signature Madhumita Das

		Thumb	1 <sup>st</sup> Finger	Middle finger	Ring Finger	Small Finger
 	Left Hand					
	Right Hand					

Name KULDEEP SAINI

Signature 

ESHA INVESTMENT & TRADING PVT. LTD.

  
Director

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

GRN: 19-201819-025709322-1

GRN Date: 05/07/2018 16:04:09

BRN: 559856039

Payment Mode Online Payment

Bank: HDFC Bank

BRN Date: 05/07/2018 16:06:06

DEPOSITOR'S DETAILS

Name: Esha Investment and trading pvt ltd  
Contact No.: Mobile No.: +91 9830935185  
E-mail: kuldeepjaiswalp41@gmail.com  
Address: 31 GANESH CAHNDRA  
Applicant Name: Mr Biswambar Paul  
Office Name:  
Office Address:  
Status of Depositor: Buyer/Claimants  
Purpose of payment / Remarks: Sale, Sale Document Payment No 7

Id No.: 16020001040392/7/2018  
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16020001040392/7/2018	Property Registration- Stamp duly	0030-02-103-003-02	1990020
2	16020001040392/7/2018	Property Registration- Registration Fees	0030-03-104-001-16	2850.6
			<b>Total</b>	<b>2275066</b>

In Words: Rupees Twenty Two Lakh Seventy Five Thousand Sixty Six only

ESHA INVESTMENT & TRADING PVT. LTD.

  
Director

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ESHA INVESTMENT & TRADING  
PRIVATE LIMITED



13/05/1997  
Permanent Account Number

AABCE1259P

21022007

ESHA INVESTMENT & TRADING  
*[Signature]*

Agrawal Uma Shankar & Co.  
Chartered Accountants  
*[Signature]*  
Proprietor  
Uma Shankar Agrawal  
M. N. 066497

ESHA INVESTMENT & TRADING PVT. LTD.

*[Signature]*  
Director

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KULDEEP JAISWAL

KEDAR JAISWAL

26/01/1969  
Permanent Account Number

ACVPJ4561C

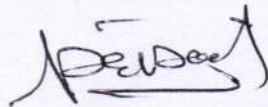
  
Signature







29092008



ESHA INVESTMENT & TRADING PVT. LTD.



Director



*Beno*

ESHA INVESTMENT & TRADING PVT. LTD.

*[Signature]*  
Director



*Madhumita Das*

ESHA INVESTMENT & TRADING PVT. LTD.

*[Signature]*  
Director



RECEIVED  
Without Verification / Verification  
District Sub-Registrar-II  
Alipore, South 24 Parganas  
Date : .....

Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1602-0001040392/2018	Office where deed will be registered
Query Date	03/07/2018 1:54:00 AM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24 -Parganas
Applicant Name, Address & Other Details	Biswambar Paul Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748029017, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 2,85,00,000/-	Rs. 2,85,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 19,95,020/- (Article:23)	Rs. 2,85,046/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Karunamayee Ghat Road, , Premises No. 5, Ward No: 115

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		11 Katha 3 Chatak	2,81,00,000/-	2,81,00,000/-	Width of Approach Road: 33 Ft.
Grand Total :					18.4594Dec	281,00,000 /-	281,00,000 /-	

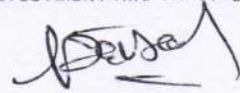
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	4,00,000/-	4,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	200 sq ft	4,00,000 /-	4,00,000 /-
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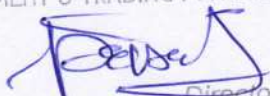
ESHA INVESTMENT AND TRADING PVT. LTD

  
Director

  
Mukhunda Das

AS- 1 of 3

Query No: 1602-0-001040392 of 2018 ESHA INVESTMENT & TRADING PVT. LTD.

  
Director

**Seiler Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Shri GAUTAM NANDY Son of Late Benoy Bhusan Nandy,91, Motilal Gupta Road, Promod Nagar,, Post Office: Haridevpur, Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AABPN9830A, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Smt MADHUMITA DAS Wife of Mr Pranab Kumar Das,6, Nasirudding Road,, Post Office: Karaya, Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AEQPD9178N, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

**Buyer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	ESHA INVESTMENT AND TRADING PRIVATE LIMITED ( Private Limited Company ) ,31, Ganesh Chandra Avenue, 6th Floor,, Post Office: Dharmatala, Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700013 PAN No. AABCE1259P, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Shri KULDEEP JAISWAL Son of Late Kedar Jaiswal8A, 8th Floor, 25/1, Rowland Road,, Post Office: L R Sarani, Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACVPJ4561C	ESHA INVESTMENT AND TRADING PRIVATE LIMITED (as Director)

ESHA INVESTMENT & TRADING PVT. LTD.  
*[Signature]*  
Director

**Identifier Details :**

Name & address
Mr Biswambar Paul Son of Mr B Paul Alipore Police Court, Post Office: Alipore, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri GAUTAM NANDY, Smt MADHUMITA DAS, Shri KULDEEP JAISWAL



Query No: 1602-0-001040392 of 2018

ESHA INVESTMENT AND TRADING PVT. LTD.

*[Signature]*

Director

*[Signature]*  
Madhumita Das


AS- 2 of 3



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri GAUTAM NANDY	ESHA INVESTMENT AND TRADING PRIVATE LIMITED-9.22969 Dec
2	Smt MADHUMITA DAS	ESHA INVESTMENT AND TRADING PRIVATE LIMITED-9.22969 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri GAUTAM NANDY	ESHA INVESTMENT AND TRADING PRIVATE LIMITED-100 Sq Ft
2	Smt MADHUMITA DAS	ESHA INVESTMENT AND TRADING PRIVATE LIMITED-100 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 16/08/2018 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



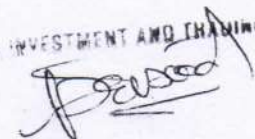
Madhumita Das

ESHA INVESTMENT & TRADING PVT. LTD.




Query No: 1602-0-001040392 of 2018

AS- 3 of 3

ESHA INVESTMENT AND TRADING PVT. LTD.  
  
 Director

## Major Information of the Deed

Deed No :	I-1602-07817/2018	Date of Registration	19/07/2018
Query No / Year	1602-0001040392/2018	Office where deed is registered	
Query Date	03/07/2018 1:54:00 AM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Biswambar Paul Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748029017, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,85,00,000/-	Rs. 2,85,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 19,95,020/- (Article:23)	Rs. 2,85,046/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Karunamayee Ghat Road, , Premises No. 5, Ward No: 115

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		11 Katha 3 Chatak	2,81,00,000/-	2,81,00,000/-	Width of Approach Road: 33 Ft.,
<b>Grand Total :</b>					<b>18.4594Dec</b>	<b>281,00,000 /-</b>	<b>281,00,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	4,00,000/-	4,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>4,00,000 /-</b>	<b>4,00,000 /-</b>	

### Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<b>Shri GAUTAM NANDY</b> Son of Late Benoy Bhusan Nandy 91, Motilal Gupta Road, Promod Nagar, , P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AABPN9830A, Status :Individual, Executed by: Self, Date of Execution: 05/07/2018 , Admitted by: Self, Date of Admission: 05/07/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/07/2018 , Admitted by: Self, Date of Admission: 05/07/2018 ,Place : Pvt. Residence

ESHA INVESTMENTS & TRADING PVT. LTD.

*(Signature)*  
Director



Major Information of the Deed :- I-1602-07817/2018-19/07/2018

2 **Smt MADHUMITA DAS**  
 Wife of Mr Pranab Kumar Das 6, Nasirudding Road,, P.O:- Karaya, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AEQPD9178N, Status :Individual, Executed by: Self, Date of Execution: 05/07/2018  
 , Admitted by: Self, Date of Admission: 05/07/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/07/2018  
 , Admitted by: Self, Date of Admission: 05/07/2018 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ESHA INVESTMENT AND TRADING PRIVATE LIMITED</b> 31, Ganesh Chandra Avenue, 6th Floor,, P.O:- Dharmatala, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AABCE1259P, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri KULDEEP JAISWAL (Presentant )</b> Son of Late Kedar Jaiswal 8A, 8th Floor, 25/1, Rowland Road,, P.O:- L R Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACVPJ4561C Status : Representative, Representative of : ESHA INVESTMENT AND TRADING PRIVATE LIMITED (as Director)

**Identifier Details :**

Name & address	
Mr Biswambar Paul Son of Mr B Paul Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri GAUTAM NANDY, Smt MADHUMITA DAS, Shri KULDEEP JAISWAL	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri GAUTAM NANDY	ESHA INVESTMENT AND TRADING PRIVATE LIMITED-9.22969 Dec
2	Smt MADHUMITA DAS	ESHA INVESTMENT AND TRADING PRIVATE LIMITED-9.22969 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri GAUTAM NANDY	ESHA INVESTMENT AND TRADING PRIVATE LIMITED-100.00000000 Sq Ft
2	Smt MADHUMITA DAS	ESHA INVESTMENT AND TRADING PRIVATE LIMITED-100.00000000 Sq Ft

ESHA INVESTMENT & TRADING PVT. LTD.  
  
 Director



Major Information of the Deed :- I-1602-07817/2018-19/07/2018

**Endorsement For Deed Number : I - 160207817 / 2018**

**On 05-07-2018**

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

Presented for registration at 20:20 hrs on 05-07-2018, at the Private residence by Shri KULDEEP JAISWAL ,

**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 2,85,00,000/-

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

Execution is admitted on 05/07/2018 by 1. Shri GAUTAM NANDY, Son of Late Benoy Bhusan Nandy, 91, Motilal Gupta Road, Promod Nagar,, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Retired Person, 2. Smt MADHUMITA DAS, Wife of Mr Pranab Kumar Das, 6, Nasirudding Road,, P.O: Karaya, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession House wife

Indetified by Mr Biswambar Paul, , Son of Mr B Paul, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-07-2018 by Shri KULDEEP JAISWAL, Director, ESHA INVESTMENT AND TRADING PRIVATE LIMITED (Private Limited Company), 31, Ganesh Chandra Avenue, 6th Floor,, P.O:- Dharmatala, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700013

Indetified by Mr Biswambar Paul, , Son of Mr B Paul, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

*Rina Chaudhury*

**Rina Chaudhury**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. -II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 09-07-2018**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,85,046/- ( A(1) = Rs 2,85,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 2,85,046/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/07/2018 4:06PM with Govt. Ref. No: 192018190257093221 on 05-07-2018, Amount Rs: 2,85,046/-,  
Bank: HDFC Bank ( HDFC0000014), Ref. No. 559856039 on 05-07-2018, Head of Account 0030-03-104-001-16

ESHA INVESTMENT & TRADING VT. LTD.  
*[Signature]*  
Director



Major Information of the Deed :- I-1602-07817/2018-19/07/2018

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 19,95,020/- and Stamp Duty paid by online = Rs 19,90,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/07/2018 4:06PM with Govt. Ref. No: 192018190257093221 on 05-07-2018, Amount Rs: 19,90,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 559856039 on 05-07-2018, Head of Account 0030-02-103-003-02

*R. Chaudhury*

**Rina Chaudhury**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. -II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 19-07-2018

**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. 19,95,020/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2518, Amount: Rs.5,000/-, Date of Purchase: 04/07/2018, Vendor name: Subhankar Das

*R. Chaudhury*

**Rina Chaudhury**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. -II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

ESHA INVESTMENT & TRADING PVT. LTD.

*[Signature]*  
Director



Major Information of the Deed :- I-1602-07817/2018-19/07/2018

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2018, Page from 261183 to 261220

being No 160207817 for the year 2018.



Digitally signed by RINA CHAUDHURY  
 Date: 2018.07.20 12:55:35 +05:30  
 Reason: Digital Signing of Deed.

*R. Chaudhury*

(Rina Chaudhury) 20/07/2018 12:54:44  
 DISTRICT SUB-REGISTRAR  
 OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
 West Bengal.



ESHA INVESTMENT & TRADING PVT. LTD.

*[Signature]*  
 Director

(This document is digitally signed.)