

02246/19

(5)

I-2307/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 279525

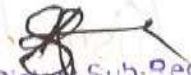
DEED OF CONVEYANCE

DATED: 14th DAY OF MARCH, 2019
KAMLESH AGARWAL & ANR., - VENDORS
AND

ACCUTECH REALTORS LLP.,
PURCHASER

RE: UNDIVIDED 1/4TH SHARE OR INTEREST
IN 3.5 COTTAH LAND
COMPRISED IN PREMISES NO.
562A, S. N. ROY ROAD,
P.S.: NEW ALIPORE,
KOLKATA - 700 038.

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.


District Sub-Registrar-II
Alipore, South 24 Parganas

8 MAR 2019

54
14/3/19
9 0405304/19

Sold To.....
Name.....
Address.....
Rs.....
15 OCT 2018
C.M.M's Court,
2, Bankshall Street, Kol-1

112292
K. Agarwal
P-547, N. Alipore
KOL-57

~~ABANISH KUMAR DAS
Govt. License Stamp Vendor
C. M. M. 'S Court
2 Bankshall Street, Kol - 1~~



Arun Tulshan

ARUN Tulshan
Son of Late Kishanlal Tulshan
Flat 4D, Fort Mysore
2 Prince Anwar Shah Road
Kolkata - 700033
P.S.: Chara Market
Business

~~District Sub-Registrar-II
Alipore, South 24 Parganas
14 MAR 2019
18 MAR 2019~~

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 14th day of **MARCH, 2019** [TWO THOUSAND NINETEEN]

B - E - T - W - E - E - N


1. **KAMLESH AGARWAL**, son of Late Shyam Lal Agarwal, (holding AADHAR Card No. 3960 4838 5325, PAN Card No. **ADCPA9884D** and Mobile No. 98300 41148), Indian Citizen, by faith - Hindu, by occupation - Business, residing at P - 547, Block 'N', New Alipore, P. O. & P. S.: New Alipore, Kolkata - 700053, hereinafter called and referred to as the '**VENDOR NO. 1**' [which term or expression shall unless excluded by or repugnant to the subject or context deem to mean and include his heirs, successors, executors, administrators, legal representatives and/or assigns];

2. **RASHMI AGARWAL**, wife of Kamlesh Agarwal, (holding AADHAR Card No. 2341 1293 8463, PAN Card No. **ADCPA3073G** and Mobile No.: 98300 22771) Indian Citizen, by faith - Hindu, by occupation - Housewife, residing at P - 547, Block 'N', New Alipore, P. O. & P. S.: New Alipore, Kolkata - 700053, hereinafter called and referred to as the '**VENDOR NO. 2**' [which term or expression shall unless excluded by or repugnant to the subject or context deem to mean and include her heirs, successors, executors, administrators, legal representatives and/or assigns];
 hereinafter the aforesaid Vendor Nos. 1 & 2 jointly and collectively called and referred to as the **VENDORS** [which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, successors, executors, administrators, legal representatives and/or assigns] of the **ONE PART**;

A - N - D

ACCUTECH REALTORS LLP, registered under **LLPIN NUMBER AAG - 7985**, with the Ministry of Corporate Affairs, Government of India, as a Limited Liability Partnership under the Limited Liability Partnership Act, 2008, having its Registered Office at 23A, Shakespeare Sarani, Post Office & Police Station: Shakespeare Sarani, Kolkata - 700 017, holding Income Tax **PAN Number**




District Sub-Registrar-II
Alipore, South 24 Parganas

14 MAR 2019

ABFFA6395N, represented by one of its Designated Partner namely - **MAYANK AGARWAL**, [holding DIN Number 01943834 AADHAR Card No. 8994 0481 6533, PAN Card No. **AGBPA6924G** and Mobile No. 98316 01234], aged about 32 years, son of Late Vijay Kumar Agarwal, Indian National, by faith Hindu, by Occupation: Business, residing at 11, Kundan Lal Saigal Sarani [formerly - P - 749, Block 'P', New Alipore], Post Office & Police Station - New Alipore, Kolkata - 700053; [hereinafter collectively called and referred to as the "**PURCHASER**" which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include all its Partners and each of their Partners' respective heirs, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**;

W - H - E - R - E - A - S

- A. Said Premises: ALL THAT** piece or parcel of land measuring **3 [Three] Cottah, 8 [Eight] Chittack**, be the same a little more or less, TOGETHER WITH 1 [one] RTDH Unit measuring about 200 Square feet erected on part or portion thereof, out of Total Land measuring 66.8 Decimal comprised in R. S. Dag No. 1814/2212, 1814/2210, 1814/2211, and 1814 appertaining to R. S. Khatian No. 704, [corresponding to C. S. Dag No. 482 appertaining to C. S. Khatian No. 704] details as mentioned below, in Mouza - Sahapur, Pargana - Magura, J. L. No. 8, Touzi No. 93 and 101, Revenue Survey No. 179, the Municipal Premises Number of which being **Premises No. 562A, S. N. Roy Road**, in the town of **Kolkata - 700 038**, within the jurisdiction of Police Station: New Alipore [formerly - Behala], within the District of South 24 - Parganas, within the Municipal limits of the Kolkata Municipal Corporation Ward Number 118, assessed for Property Tax by the KMC under Assessee Number 41-118-12-1897-0, within the jurisdiction of Sub-Registration Office at Behala and District Registration Office at Alipore, falling under the Road Zone James Long Sarani - Buro Shibtala Main Road / Premises NOT located on Road) and District Registration Office at Alipore, South 24 Parganas:

Sl.	C.S.Dag No.	R.S.Dag No.	C.S.Khatian No.	R.S.Khatian No.	Total Area in Dag Decimal	Nature of Land



District Sub-Registrar-II
Allpore, South 24 Parganas

14 MAR 2019

1	482	1814/2212	704	704	27.000	Bastu
2	482	1814/2210	704	704	11.800	Bastu
3	482	1814/2211	704	704	11.500	Bastu
4	482	1814	704	704	16.500	Bastu
				Total	66.8	

hereinafter called and referred to as the said **PREMISES** and more fully and particularly mentioned and described in the **1st Schedule** hereunder written;

- B. Subject matter of this Deed of Conveyance: ALL THAT Undivided 1/4 share or interest** in the said **Premises** i.e. piece or parcel of land measuring **14 Chittack**, equivalent to 630 Square Feet, TOGETHER WITH RTDH measuring 50 Square Feet, be the same a little more or less, lying and situate at and being Premises No. 562A, S. N. Roy Road, in the town of Kolkata - 700 038, within the jurisdiction of Police Station - New Alipore [formerly - Behala], within the District of South 24 Parganas, within the Municipal limits of the Kolkata Municipal Corporation Ward No. 118, assessed for property tax by the KMC under Assessee Number **41-118-12-1897-0**, [said **Undivided 1/4 share or interest in the said Premises**] more fully and particularly mentioned and described in the **2nd Schedule** hereunder written;
- C.** The Vendors have acquired the title of the said **Undivided 1/4 share or interest in the said PREMISES** as described and narrated in the **ABSTRACT OF TITLE** contained in the **3rd Schedule** hereunder written;
- D.** At or before execution of these presents the **Vendors** herein have assured, declared and represented to the Purchaser as follows (hereinafter collectively referred to as **The Representations**);
- D.1 THAT the **Vendors** are the sole and absolute owner of the said **Undivided 1/4 share or interest in the said Premises** having acquired the title in respect of the same as described and narrated in the **ABSTRACT OF TITLE** contained in the **3rd Schedule** hereunder written;



District Sub-Registrar-II
Alipore, South 24 Parganas

14 MAR 2019

- D.2 THAT the said **Undivided 1/4 share or interest in the said Premises** is free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, right of preemption, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;
- D.3 THAT the **Vendors** hold free and marketable title in respect of the said **Undivided 1/4 share or interest in the said Premises**;
- D.4 THAT save and except the **Vendors** nobody has any right, title and interest of any nature whatsoever and howsoever in the said **Undivided 1/4 share or interest in the said Premises**;
- D.5 THAT the **Vendors** have not entered into any Agreement for Sale or lease or transfer in any other manner whatsoever in respect of the said **Undivided 1/4 share or interest in the said Premises** with any other person or persons save and except the **Purchaser** herein;
- D.6 THAT the **Vendors** are and their predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the said **Undivided 1/4 share or interest in the said Premises** without any right or any claim whatsoever of any third party.
- D.7 THAT the said **Undivided 1/4 share or interest in the said Premises** or any part or portion thereof is not subject to any notice of acquisition or requisition neither the **Vendors** have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax, or any other law for the time being in force;
- D.8 THAT the **Vendors** [or **Vendors'** predecessor-in-interest] nor any body claiming from or under them nor any of them have or has granted any right of way or easement or license or created any other type of right or rights whatsoever and howsoever to or



~~Sub-Registrar-1
Alipore, South 24 Parganas~~

14 MAR 2019

in favour of any person or persons, company or corporation or in respect of the **PREMISES** or any part or portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said **PREMISES** for passing and re-passing between any points within the **PREMISES** or for water line, drainage line, or for any other purpose whatsoever save and except a high tension electricity line running over the entire land;

- D.9 THAT no part or portion of the said **PREMISES** can be deemed to be vacant land within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and liable to be surrendered / acquired thereunder;
- D.10 THAT the **Vendors** are in possession, power or control of the documents of title and further confirm that no document of title has been delivered, deposited or handed over by the **Vendors** or any predecessors-in-title to any person whomsoever with a view to creating security, charge or lien thereon;
- D.11 THAT the **Vendors** have agreed to indemnify and keep indemnified the **Purchaser** against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of any thing and everything stated herein and as regards any hidden defect in title of the **Vendors** of any nature whatsoever and properties of the **Vendors** shall be liable and responsible for discharge of the indemnity.
- D.12 THAT the **Vendors** are lawfully seized and possessed of or otherwise well and sufficiently to the said **Undivided 1/4 share or interest in the said Premises** described in the **2nd Schedule** hereunder written;
- D.13 THAT the **Vendors** are fully entitled and legally capable to sell and transfer the said **Undivided 1/4 share or interest in the said Premises** described in the **2nd Schedule** hereunder written in favour of the **Purchaser**;
- E.** Having decided to sell and dispose of the said *Undivided 1/4 share or interest in the said Premises* the Vendors approached the Purchaser and made the aforesaid Representations to the Purchaser and offered to sell and transfer the said *Undivided 1/4 share or interest*




District Sub-Registrar-II
Alipore, South 24 Parganas

14 MAR 2019

in the said Premises in favour of the Purchaser at or for a **TOTAL CONSIDERATION** of **Rs.19,00,000/- [Rupees Nineteen Lakh]** only and the Purchaser relying upon the Representations of the Vendors as aforesaid and believing the same to be true and acting on faith thereof the Purchaser have accepted the offer of the Vendors and agreed to purchase and acquire the said *Undivided 1/4 share or interest in the said Premises* from the Vendors at or for a **TOTAL CONSIDERATION** as aforesaid;

F. Now the said *Undivided 1/4 share or interest in the said Premises* is being sold, transferred and conveyed in favour of the Purchaser on the terms and conditions hereinafter recorded;

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH that pursuant to the Representations and Offer made by the Vendors to the Purchaser and the Purchaser, having relied upon the Representations of the Vendors as aforesaid and believing the same to be true and acting on faith thereof and thereafter having accepted the offer of the Vendors and in **Total Consideration** of a sum of **Rs.19,00,000/- [Rupees Nineteen Lakh]** only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the Purchaser and the said *Undivided 1/4 share or interest in the said Premises* hereby intended to be sold transferred and conveyed), the Vendors doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser the said *Undivided 1/4 share or interest in the said Premises* being **ALL THAT Undivided 1/4 share or interest** in the said Premises i.e. piece or parcel of land measuring 14 Chittack, equivalent to 630 Square Feet, **TOGETHER WITH** RTDH Unit measuring 50 Square Feet, be the same a little more or less, lying and situate at and being Premises No. 562A, S. N. Roy Road, in the town of Kolkata - 700 038, within the jurisdiction of Police Station - New Alipore [formerly - Behala], within the District of South 24 Parganas, within the Municipal limits of the Kolkata Municipal Corporation Ward No. 118, assessed for property tax by the KMC under Assessee Number 41-118-12-1897-0, [said *Undivided 1/4 share or interest in the said Premises*] more fully and particularly mentioned and described in the *2nd Schedule* hereunder written or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all structures, sheds, corrections, yards, courtyards, areas, trees, bushes, crops, sewers, drain, ways, water courses, ditches, fences, paths and



District Sub-Registrar-II
Alipore, South 24 Parganas


14 MAR 2019

all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever howsoever thereto or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said ***Undivided 1/4 share or interest in the said Premises*** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendors into or upon and in respect of the said ***Undivided 1/4 share or interest in the said Premises*** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattas muniments and evidences of title which are anyways exclusively relates to or concerns the said ***Undivided 1/4 share or interest in the said Premises*** or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the **Vendors** or any person or persons from whom the **Vendors** can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** said ***Undivided 1/4 share or interest in the said Premises*** 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 **Purchaser** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, right of preemption, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

AND THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER
as follows:

- a. THAT NOTWITHSTANDING any act, deed matter or thing whatsoever by the Vendors done or executed or knowingly suffered to the contrary the Vendors are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said ***Undivided 1/4 share or interest in the said Premises*** together with all the structures and appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same;




District Sub-Registrar-II
Allpore, South 24 Parganas

14 MAR 2019

- b. THAT NOTWITHSTANDING any act, deed or thing or committed by the Vendors or any of his/her ancestors or predecessors-in-title the Vendors have good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said *Undivided 1/4 share or interest in the said Premises* and the rights properties appurtenances hereditament and premises hereby sold transferred and conveyed unto the Purchaser in the manner aforesaid;
- c. THAT NOTWITHSTANDING anything contained herein, the said *Undivided 1/4 share or interest in the said Premises* shall always be put to use for such purposes as the Purchaser deem fit and proper in accordance with law;
- d. AND THAT the said *Undivided 1/4 share or interest in the said Premises* together with structures appurtenant thereto hereby sold, granted and conveyed or expressed so to be is now free from all encumbrances including but NOT limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, right of preemption, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the Vendors or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the Vendors in the said land together with structures appurtenant thereto hereby sold in the manner aforesaid.
- e. AND THAT the Purchaser shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive 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 claiming through from under or in law or trust for the Vendors or any of his/her/their ancestors or predecessors-in-title.
- f. AND FURTHER THAT the Vendors and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into, upon and in respect of the said *Undivided 1/4 share or interest in the said Premises* together with structures appurtenant thereto hereditament and premises or any part or portion thereof through under or in trust for the Vendors or any of his/her/their ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and




District Sub-Registrar-II
Alipore, South 24 Parganas

14 MAR 2019

expenses of the Purchaser make, do, execute and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said *Undivided 1/4 share or interest in the said Premises* unto and to the use and benefit of the said Purchaser forever in the manner as aforesaid, as the said Purchaser shall or may reasonably require AND FURTHER MORE THAT the Vendors shall at all times hereafter indemnify and keep indemnified the Purchaser against losses, damages, costs, charges and expenses, if any, suffered by reason of any defect in title of the Vendors or any breach of the covenants hereunder contained;

- g. AND ALSO the Vendors had not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said *Undivided 1/4 share or interest in the said Premises* together with structures appurtenant thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.
- h. AND THAT the Vendors shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the Purchaser' name in the records of Block Land & Land Revenue Officer and/or the Kolkata Municipal Corporation and/or also with such other statutory body or bodies.
- i. AND the Vendors doth hereby further covenant and assure the Purchaser that he/she/they hath not encumbered the said land together with structures appurtenant thereto hereditament and premises in any way and hath full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the Purchaser is dispossessed and/or deprived of full enjoyment of the said land together with structures appurtenant thereto hereditament and premises or any part or parcel thereof the Vendors shall and will indemnify the Purchaser entirely for the losses and damages to be suffered by it in respect of the said *Undivided 1/4 share or interest in the said Premises* together with structures appurtenant thereto hereditament and premises hereby sold.
- j. AND THAT the Purchaser herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges and encumbrances including but NOT limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement,




District Sub-Registrar-II
Alipore, South 24 Parganas

14 MAR 2019

right of passage, right of preemption, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever created occasioned or made by the Vendors or any person or persons lawfully or equitably claiming as aforesaid.

- k. AND FURTHER THAT the Vendors doth hereby declare and confirm that he/she/they do not hold any excess vacant land within the meaning of West Bengal Land Reforms Act 1956 and also Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.
- l. AND FURTHER THAT the Vendors shall and will pay all outstanding Property Tax of Kolkata Municipal Corporation and taxes Government Revenues and all other impositions whatsoever due and payable by the Vendors or any of his/her/their ancestors or predecessors-in-title up to the date of these presents.
- m. AND the Vendors have agreed to indemnify and keep the Purchaser, its successor and/or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings;
- n. AND THAT the Vendors also declare and confirm that he/she/they are in khas and vacant possession of the said land together with structures appurtenant thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.
- o. AND THAT the Vendors herein declare and confirm that the said *Undivided 1/4 share or interest in the said Premises* more fully and particularly mentioned and described in the *2nd* Schedule hereunder written has got no claim whatsoever with any Government Body and/or statutory body and/or any agency under the Government.

AND THE VENDORS doth hereby assure and covenant with the Purchaser that in the event of there being any defect in Title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the Vendors shall cause such defect to be removed, remedied and have agreed to keep the Purchaser saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings arising out of such defect in title and/or misrepresentation;

AND THAT the Vendors never held and do not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and/or the West Bengal Land Reforms Act as amended upto date AND THAT no




District Sub-Registrar-II
Alipore, South 24 Parganas

14 MAR 2019

certificate proceedings and/or notice or 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 for the acquisition or the said PREMISES or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the Vendors have no knowledge of issue of any of 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 PREMISES or any part or portion thereof AND THAT no suit and/or proceeding is pending in any Court of law affecting the said PREMISES 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 or lawfully or equitably claiming any right title interest or estate whatsoever in the said PREMISES 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 Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said PREMISES and every part or portion thereof unto and to the use the Purchaser as shall or may be reasonably required.

AND FURTHER THAT Schedules and Plans annexed hereto form and constitute as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon;

Simultaneously with the execution of this Deed of Conveyance the Vendors have made over to the Purchaser the actual, physical, vacant and peaceful possession of the said *Undivided 1/4 share or interest in the said Premises*;



**1st SCHEDULE
(SAID PREMISES)**

ALL THAT piece or parcel of land measuring **3 [Three] Cottah, 8 [Eight] Chittack**, be the same a little more or less, **TOGETHER WITH 1 [one] Residential Dwelling Unit** measuring about 200 Square feet erected on part or portion thereof, out of Total Land measuring 66.8 Decimal comprised in **R. S. Dag No. 1814/2212, 1814/2210, 1814/2211, and 1814** appertaining to **R. S. Khatian**



District Sub-Registrar-II
Alipore, South 24 Parganas

14 MAR 2019

No. 704, [corresponding to C. S. Dag No. 482 appertaining to C. S. Khatian No. 704] details as mentioned below, in **Mouza - Sahapur**, Pargana - Magura, **J. L. No. 8**, Touzi No. 93 and 101, Revenue Survey No. 179, the **Municipal Premises Number of which being Premises No. 562A, S. N. Roy Road**, in the town of **Kolkata - 700 038**, within the jurisdiction of **Police Station: New Alipore [formerly - Behala]**, within the District of South 24 - Parganas, within the Municipal limits of the Kolkata Municipal Corporation Ward Number 118, assessed for Property Tax by the KMC under **Assessee Number 41-118-12-1897-0**, within the jurisdiction of Sub-Registration Office at Behala and District Registration Office at Alipore, falling under the Road Zone James Long Sarani - Buro Shibtala Main Road / Premises NOT located on Road) and District Registration Office at Alipore, South 24 Parganas:

Sl.	C.S.Dag No.	R.S.Dag No.	C.S.Khatian No.	R.S.Khatian No.	Total Area in Dag [Decimal]
1	482	1814/2212	704	704	27.000
2	482	1814/2210	704	704	11.800
3	482	1814/2211	704	704	11.500
4	482	1814	704	704	16.500
				Total	66.8

upon payment of proportionate annual revenue and/or taxes as payable to the Government of West Bengal at the Office of the B.L. & L.R.O., T M Block, as also upon payment of proportionate taxes with the Kolkata Municipal Corporation. **OR HOWSOEVER OTHERWISE** the said **PREMISES** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished, which is butted and bounded in the manner following:-

ON THE NORTH : By part of Premises No. 125 S N Roy Road;
 ON THE SOUTH : By Premises No. 562B S N Roy Road;
 ON THE EAST : By part of Premises No. 562 S N Roy Road;
 ON THE WEST : By S. N. Roy Road - Road Width 20 feet;

< > < > < >

2nd SCHEDULE

(Undivided 1/4 share or interest in the said Premises)

ALL THAT Undivided 1/4 share or interest in the said **Premises** i.e. piece or parcel of land measuring **14 Chittack**, equivalent to 630



~~District Sub-Registrar-II
Alipore, South 24 Parganas~~

14 MAR 2019

Square Feet, TOGETHER WITH RTDH Unit (Structure 5 years old) measuring 50 Square Feet, be the same a little more or less, lying and situate at and being Premises No. 562A, S. N. Roy Road, in the town of Kolkata - 700 038, within the jurisdiction of Police Station - New Alipore [formerly - Behala], within the District of South 24 Parganas, within the Municipal limits of the Kolkata Municipal Corporation Ward No. 118, assessed for property tax by the KMC under Assessee Number **41-118-12-1897-0**;



**3rd SCHEDULE
(ABSTRACT OF TITLE)**

The **Vendors** have acquired the title in respect of the said **Undivided 1/4 share or interest** in the said **Premises** more fully and particularly mentioned and described in the 2nd Schedule aforesaid in the manner following:-

1. By a Deed of Conveyance dated 7th May, 2012 duly registered before the Additional Registrar of Assurances, Kolkata in Book No. I, CD Volume No. 10, Pages 871 to 913, under Being No. 04259 for the year 2012 Suvra Chatterjee & Ors., [Vendors] sold transferred and conveyed the said Premises in favour of the following Purchaser, each of them acquiring the quantum of share as mentioned against his / her name:

Sl.	Purchaser No.	Name	Share in the Premises
1	1	VIJAY KUMAR AGARWAL	1/8
2	2	KUSUM DEVI AGARWAL	1/8
3	3	DWARKA PRASAD AGARWAL	1/8
4	4	SUMIT AGARWAL	1/8
5	5	ASHWANI KUMAR AGARWAL	1/8
6	6	RASHMI DEVI AGARWAL	1/8
7	7	SANJAY KUMAR AGARWAL	1/16
8	8	RAVI KANT AGARWAL	1/16
9	9	ANITA DEVI AGARWAL	1/16
10	10	ANAND AGARWAL	1/16
			1

2. While he was seized and possessed of the said 1/8th share in the said Premises the said Vijay Kumar Agarwal died on 29.04.2015. Prior to his death he executed his last Will and Testament dated 10.11.2014 which was duly probated in the High Court at Calcutta vide P.L.A. Case No. 302 of 2017 on 28.07.2018. In terms of the said will the said 1/8th share of



[Handwritten Signature]
District Sub-Registrar-II
Alipore, South 24 Parganas

14 MAR 2019

Late Vijay Kumar Agarwal was inherited by his two sons namely [1] Rachit Agarwal and [2] Mayank Agarwal equally i.e. each of them getting 1/16th share therein;


- 3. While he was seized and possessed of the said 1/8th share in the said Premises the said Dwarka Prasad Agarwal died intestate on 17.08.2012 and his wife namely Taramani Devi Agarwal died intestate on 27.11.2013. As a result his 1/8th share was inherited by his son Manish Agarwal;
- 4. By a Deed of Gift dated 1st September, 2015 duly registered before the Office of the DSR - II, Alipore, South 24 Parganas, in Book No. I, Volume No. 1602, Pages 110377 to 110395 under Being No. 160209185 for the year 2015 the said Ashwani Kumar Agarwal made a Gift of his 1/8th share in the said Premises in favour of Kamlesh Agarwal [the Vendor No. 1 herein];
- 5. Thus the following persons became the Present Owners in respect of the said Premises, each of them holding the quantum of share as mentioned against his / her name:

Sl.	Present Owner No.	Name	Share in the Premises
1	1	KUSUM DEVI AGARWAL	1/8
2	2	RACHIT AGARWAL	1/16
3	3	MAYANK AGARWAL	1/16
4	4	MANISH AGARWAL	1/8
5	5	SUMIT AGARWAL	1/8
6	6	KAMLESH AGARWAL	1/8
7	7	RASHMI DEVI AGARWAL	1/8
8	8	SANJAY KUMAR AGARWAL	1/16
9	9	RAVI KANT AGARWAL	1/16
10	10	ANITA DEVI AGARWAL	1/16
11	11	ANAND AGARWAL	1/16
			1

- 6. The Present Owners got their name mutated in the records of the Kolkata Municipal Corporation vide Mutation Certificate dated 13.06.2018 and have paid the KMC Property Tax regularly;
- 7. Thus the Vendor Nos. 1 & 2 acquired title in respect of **Undivided 1/4 share or interest** in the said **Premises** more fully and particularly mentioned and described in the 2nd Schedule and are well truly and sufficiently entitle to the same;









District Sub-Registrar-II
Alipore, South 24 Parganas

14 MAR 2019

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

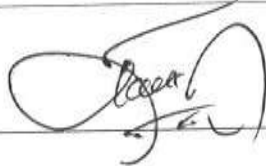
Signed Sealed and Delivered by the Vendors and the Purchaser hereto at Kolkata in the presence of Witnesses named below:-

VENDORS		
Sl.	Vendors' Name	Signature
1	Kamlesh Agarwal PAN CARD ADCPA9884D ,	
2	Rashmi Devi Agarwal PAN CARD ADCPA3073G	

PURCHASER		
Sl.	Purchaser' Name	Signature
1	ACCUTECH REALTORS LLP PAN ABFFA6833K Mayank Agarwal Partner PAN AGBPA6924G	 ACCUTECH REALTORS LLP Partner

WITNESSES:

Signature



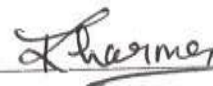
Name: Arun Tulshan

Father's Name: Late Kishan Lal Tulshan

Address: Flat 4D, Fort Mysore,

2, Prince Anwar Shah Road, Kolkata
700 033

Signature:



Name: Rajan Sharma

Father's Name Satya Narayan Sharma

Address 24, Uma Charan Bhattacharjee Lane

Howrah - 711 101

<> <> <>



~~District Sub-Registrar-II
Añpore, South 24 Parganas~~

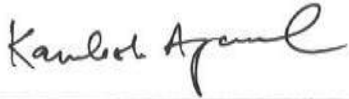
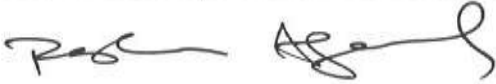
14 MAR 2019

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs.19,00,000/- [Rupees Nineteen Lakh]** only towards the within mentioned TOTAL CONSIDERATION for sale and transfer of the said Undivided 1/4 share of the said **PREMISES** as per **MEMO OF CONSIDERATION** herein below:

MEMO OF CONSIDERATION

Sl.	Date	Cheque No.	Bank / Branch	Favouring	Amount [Rs.]
1	14.03.19	000006	Bandhan Bank Shakespeare Sarani	Kamlesh Agarwal	9,50,000/-
2	-do-	000007	-do-	Rashmi Agarwal	9,50,000/-
				TOTAL	19,00,000/-

[Rupees Nineteen Lakh] only

VENDORS		
Sl.	Vendors' Name	Signature
1	Kamlesh Agarwal PAN CARD ADCPA9884D ,	
2	Rashmi Devi Agarwal PAN CARD ADCPA3073G	

WITNESSES:

Signature _____

Name: Arun Tulshan

Father's Name: Late Kishan Lal Tulshan

Address: Flat 4D, Fort Mysore,

2, Prince Anwar Shah Road, Kolkata
700 033

Signature: _____

Name: Rajan Sharma

Father's Name Satya Narayan Sharma

Address 24, Uma Charan Bhattacharjee Lane

Howrah - 711 101

Prepared in my Office



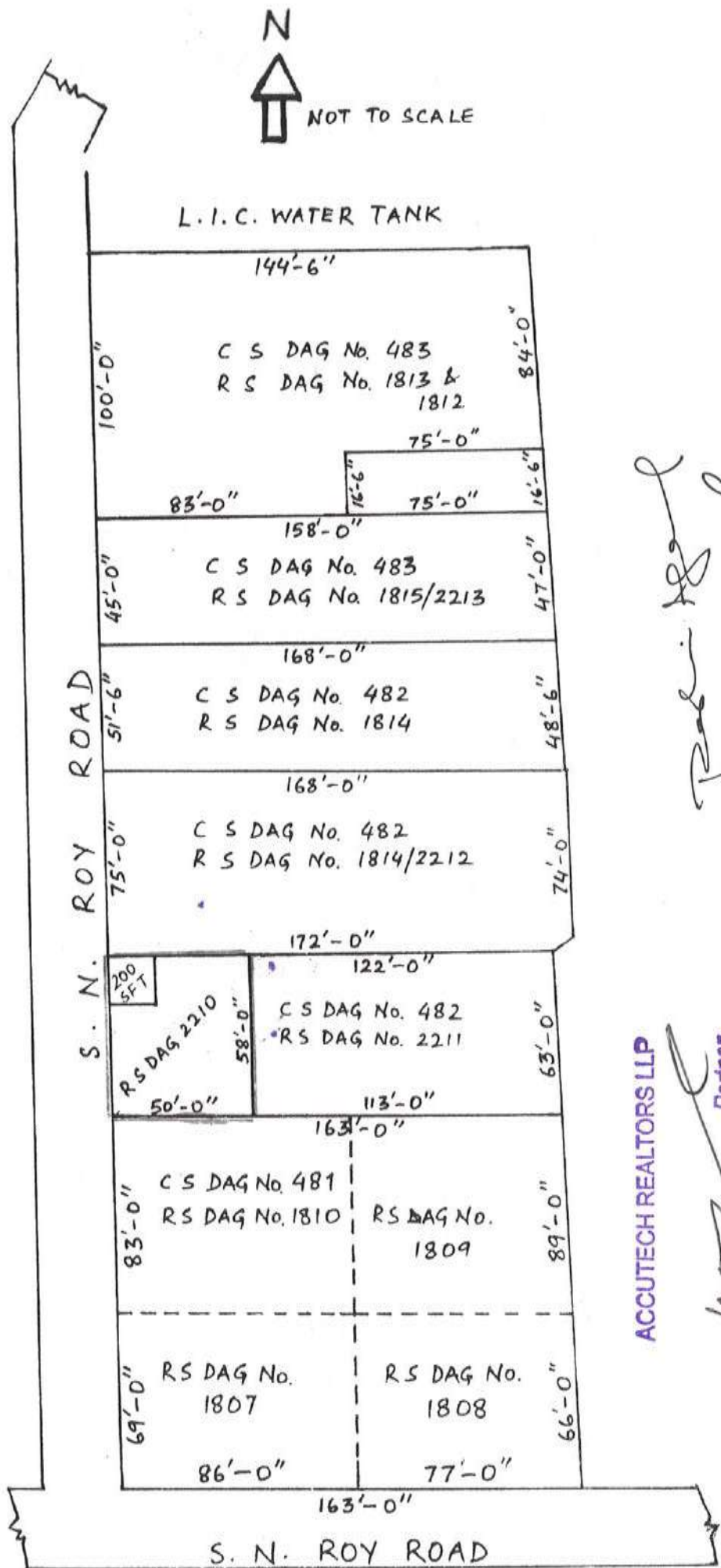
Bapi Das, Advocate,
127, Sarat Ghosh Garden Road
Kolkata - 700 031
Regn. No. WB - 613/2001



District Sub-Registrar-II
Alipore, South 24 Parganas

14 MAR 2019

DEED PLAN FOR PREMISES NO. 562A, S. N. ROY ROAD, KOLKATA - 700 038
 POLICE STATION - NEW ALIPORE [FORMERLY - BEHALA], CORRESPONDING TO
 C. S. DAG NO. 482, R. S. DAG NO. 1814/2210 IN MOUZA - SAHAPUR, J. L. No. 8, TOUZI NO. 93
 and 101, REVENUE SURVEY No. 179, DIST.: SOUTH 24 PARGANAS,
 KOLKATA MUNICIPAL CORPORATION WARD NO. 118,
 LAND AREA - 3 [THREE] COTTAH, 8 [EIGHT] CHITTACK NOT TO SCALE



Rabir Agal
Kaulesh Agal

ACCUTECH REALTORS LLP
Partner




District Sub-Registrar-II
Allpore, South 24 Parganas

14 MAR 2019

PHOTO & FINGERPRINT SHEET










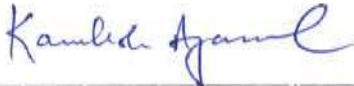






Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
Name	Kamlesh Agarwal		Signature			













Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
Name	Rashmi Agarwal		Signature			



District Sub-Registrar-II
Alipore, South 24 Parganas

14 MAR 2019

PHOTO & FINGERPRINT SHEET

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					
	Left Hand					
Name	Mayank Agarwal		Signature			



~~District Sub-Registrar-II
A Hoore, South 24 Parganas~~

14 MAR 2019

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

GRN: 19-201819-037520418-1 Payment Mode Online Payment
GRN Date: 13/03/2019 13:17:22 Bank : Union Bank of India
BRN : 33113407 BRN Date: 13/03/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16020000405304/2/2019

[Query No./Query Year]

Name : Mayank Agarwal
Contact No. : 03322892323 Mobile No. : +91 9831601234
E-mail : finance@simaaya.in
Address : 11 Kundal Lal Saigal Sarani New Alipore Kolkata
Applicant Name : Mr Arun Tulshan
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16020000405304/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	114020
2	16020000405304/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	19046

In Words : Rupees One Lakh Thirty Three Thousand Sixty Six only **Total** 133066



ভারত সরকার
GOVERNMENT OF INDIA



কামলেশ আগরওয়াল
Kamlesh Agarwal
পিতা : শ্যাম লাল আগরওয়াল
Father : SHYAM LAL AGARWAL
জন্ম সাল / Year of Birth : 1965
পুরুষ / Male

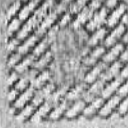




3960 4838 5325

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT
KAMLESH AGARWAL
SHYAMLAL AGARWAL
10/02/1965
Permanent Account Number
ADCPA9884D
Kamlesh Agarwal
Signature

भारत सरकार
GOVT. OF INDIA



04/07/2012



भारत सरकार
GOVERNMENT OF INDIA



रेश्मी आगरवाल
Rashmi Agarwal
पिता : बिनोद कुमार खैतान
Father : BINOD KUMAR KHAITAN
जन्म साल / Year of Birth : 1969
महिला / Female



2341 1293 8463

आधार - साधारण मानुषेअर अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

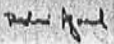
ADCPA3073G



नाम / Name
RASHMI AGARWAL

पिता का नाम / Father's Name
VINOD KUMAR KHAITAN

जन्म की तिथि / Date of Birth
20/02/1969


हस्ताक्षर / Signature



27/09/2017

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ACCUTECH DEVELOPERS LLP



30/06/2016
Permanent Account Number
ABFFA6833K

19072016

आयकर विभाग
INCOME TAX DEPARTMENT
ACCUTECH INFRASTRUCTURE LLP



भारत सरकार
GOVT. OF INDIA



29/06/2016
Permanent Account Number
ABFFA6488E

16072015



भारत सरकार
GOVERNMENT OF INDIA



मयंक अग्रवाल

Mayank Agarwal

जन्मतिथि/ DOB: 21/03/1986

पुरुष / MALE



8994 0481 6533

आधार - साधारण मानुषेर् अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

11, के एल साइगल सरानि,
निউ आलिपूर, कोलकाता,
पश्चिम बंग - 700053

Address

11, K L SAIGAL
SARANI, New Alipore,
Kolkata,
West Bengal - 700053



1947
1800 300 1947



help@uidai.gov.in

www

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAYANK AGARWAL
VIJAY KUMAR AGARWAL
21/03/1986
Permanent Account Number
AGBPA6924G



Mayank Agarwal
Signature

Major Information of the Deed

Deed No :	I-1602-02307/2019	Date of Registration	18/03/2019
Query No / Year	1602-0000405304/2019	Office where deed is registered	
Query Date	09/03/2019 8:15:49 PM	D.S.R. - I I SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Arun Tulshan 2, Prince Anwar Shah Road,Thana : Charu Market, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830142221, Status :Attorney of Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 19,00,000/-	Rs. 19,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,14,120/- (Article:23)	Rs. 19,046/- (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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: S. N. Roy Road, Road Zone : (J.L.Sarani -- Buro Shibtala Main Road/Premises not Located on Road) , Premises No: 562A, , Ward No: 118 Pin Code : 700038






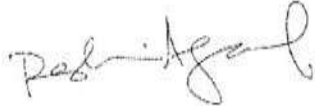
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		14 Chatak	18,75,000/-	18,75,000/-	Width of Approach Road: 20 Ft.,
Grand Total :					1.4438Dec	18,75,000 /-	18,75,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	50 Sq Ft.	25,000/-	25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 50 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		50 sq ft	25,000 /-	25,000 /-	

Major Information of the Deed :- I-1602-02307/2019-18/03/2019

Seller Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Kamlesh Agarwal Son of Late Shyam Lal Agarwal Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office	 14/03/2019	 LTI 14/03/2019	 14/03/2019
P-547, Block- N, New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADCPA9884D, Status :Individual, Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Rashmi Agarwal Wife of Mr Kamlesh Agarwal Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office	 14/03/2019	 LTI 14/03/2019	 14/03/2019
P-547, Block- N, New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADCPA3073G, Status :Individual, Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Accutech Realtors LLP 23A, Shakespeare Sarani, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: ABFFA6395N, Status :Organization, Executed by: Representative			

Major Information of the Deed :- I-1602-02307/2019-18/03/2019

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Mayank Agarwal (Presentant) Son of Late Vijay Kumar Agarwal Date of Execution - 14/03/2019, , Admitted by: Self, Date of Admission: 14/03/2019, Place of Admission of Execution: Office	 Mar 14 2019 11:26AM	 LTI 14/03/2019	 14/03/2019
11, Kundan Lal Saigal Sarani, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGBPA6924G Status : Representative, Representative of : Accutech Realtors LLP (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arun Tulshan Son of Late K L Tulahan 2, Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN - 700033	 14/03/2019	 14/03/2019	 14/03/2019
Identifier Of Mr Kamlesh Agarwal, Rashmi Agarwal, Mr Mayank Agarwal			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Kamlesh Agarwal	Accutech Realtors LLP-0.721875 Dec
2	Rashmi Agarwal	Accutech Realtors LLP-0.721875 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Kamlesh Agarwal	Accutech Realtors LLP-25.00000000 Sq Ft
2	Rashmi Agarwal	Accutech Realtors LLP-25.00000000 Sq Ft

Endorsement For Deed Number : I - 160202307 / 2019

On 14-03-2019

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

Presented for registration at 11:21 hrs on 14-03-2019, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr Mayank Agarwal ,.

Major Information of the Deed :- I-1602-02307/2019-18/03/2019

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 19,00,000/-

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

Execution is admitted on 14/03/2019 by 1. Mr Kamlesh Agarwal, Son of Late Shyam Lal Agarwal, P-547, Block- N, New Alipore, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business, 2. Rashmi Agarwal, Wife of Mr Kamlesh Agarwal, P-547, Block- N, New Alipore, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife

Indetified by Mr Arun Tulshan, , , Son of Late K L Tulahan, 2, Prince Anwar Shah Road, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Business

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

Execution is admitted on 14-03-2019 by Mr Mayank Agarwal, partner, Accutech Realtors LLP, 23A, Shakeshpere Sarani, P.O:- Shakeshpere Sarani, P.S:- Shakeshpere Sarani, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr Arun Tulshan, , , Son of Late K L Tulahan, 2, Prince Anwar Shah Road, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Business

S-a

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 18-03-2019

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,046/- (A(1) = Rs 19,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 19,046/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2019 12:00AM with Govt. Ref. No: 192018190375204181 on 13-03-2019, Amount Rs: 19,046/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 33113407 on 13-03-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,14,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,14,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 112292, Amount: Rs.100/-, Date of Purchase: 15/10/2018, Vendor name: A K Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2019 12:00AM with Govt. Ref. No: 192018190375204181 on 13-03-2019, Amount Rs: 1,14,020/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 33113407 on 13-03-2019, Head of Account 0030-02-103-003-02

S-a

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1602-02307/2019-18/03/2019

Major Information of the Deed :- I-1602-02307/2019-18/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2019, Page from 77540 to 77575

being No 160202307 for the year 2019.



S-a

Digitally signed by Samar Kumar
Pramanick
Date: 2019.03.18 11:40:48 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 18/03/2019 11:40:42
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)