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पश्चिम बंगाल
 1/290989

पश्चिम बंगाल WEST BENGAL

Y 606880

Certified that the document is admitted
 is registered. The signature sheet/s and
 the counterfoils/foils attached with this
 document are the part of this document.

[Signature]
 Mr. D. B. Bhowmik
 Deputy Registrar

1945
 4-328

18 SEP 2017

SALE DEED

THIS INDENTURE is made on this the 23rd day of August....., Two
 Thousand and Seventeen (2017)

BETWEEN

17 JUL 2017

Sl. No. 4196 Dt. Rupces - 100/-
M/s. Sri / Smt.
Address.....
F.S.....
Vendor.....

Navyug Multicon Pvt. Ltd.
Surat Base Rd.
Kal-25

Santosh Kr. Dey
ALIPORE POLICE COURT
Kolkata-27

Agarwal (Utsav Agarwal)

NCTD

Navyug Multicon Pvt. Ltd.

Agarwal (Utsav Agarwal)
Authorised Signatory

NCTD
5244

Gautam Ganguli

NCTD
5243

Abijit Khatun

NCTD
5245

Sushmita Chatterjee

po do

Alipore police
1422



Signature..... [Signature]

23 AUG 2017

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

(1) **SHRI GAUTAM GANGULI (PAN : ADHPG6900D)**, son of Late Subodh Chandra Ganguli, residing at Flat – 3/3, W3R, Phase – 7, Golf Green P.S Jadavpur P.O Jadavpur Kolkata - 700095, (2) **SMT. LINA MUKHERJEE (PAN : APUPM2039Q)**, widow of Late Salil Kumar Mukherjee, residing at 15B, Mayfair Road, P.S. Ballygunge, P.O. Ballygunge, Kolkata – 700 019, represented by its Power of Attorney Holder **SHRI ABHIJIT MUKHERJEE, (PAN : APUPM2036B)**, son of Late Salil Kumar Mukherjee , residing at 15B, Mayfair Road, P.S. Ballygunge, P.O. Ballygunge, Kolkata – 700 019 & (3) **SMT. SUSHMITA CHATTERJEE (PAN : AQSPC3024A)**, daughter of Late Sudhindra Nath Chatterjee residing at 18/2, Talu Para Lane, Flat – 2A, “Samriddhi” Building, P.S Kasba P.O Kasba Kolkata - 700031, hereinafter jointly referred to as the “**VENDORS**” (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their heirs, executor, administrator, legal representative and/or assigns) of the **ONE PART.**

AND

M/S. NAVYUG MULTICON PVT. LTD. (PAN : AAECN0623M), a Company incorporated under the Companies Act, 1956 having its registered office at 63/3B, Sarat Bose Road, P.S. Bhowanipore, P.O. Sarat Bose Road, Kolkata – 700 026, represented by one of its Authorised Signatory **SHRI UTSAV AGARWAL (PAN: AJDPA7778B)**, son of Shri Rajiv Agarwal, residing at 10, Alipore Park Road, P.S. Alipore, P.O. Alipore, Kolkata – 700 027, hereafter referred to as the “**PURCHASER**” (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successor or successors-in-office, and/or assigns) of the **OTHER PART.**



Signature.....

23 AUG 2017

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

WHEREAS :

- A) That one Satish Chandra Sengupta, son of Late Uma Charan Sengupta, by virtue of a registered Deed of Conveyance dated 19th February, 1936, which was presented for registration before the District Sub-Registrar on 29th February, 1936, purchased a piece and parcel of land measuring about 35 Cottahs, 10 Chittaks and 40 Sq.ft. be little more or less lying situate and comprised and being portion of the then Plot No. 711 of the Surplus land of the Improvement Scheme No. XVB formed out of old Municipal Premises No. 47/2, Gariahat Road being Part of Holding No. 297, Sub-Division 'P', Division VI, Dihi Punchannagram, District 24 Parganas, Sub Registry Office Alipore hereinafter referred to as the "said larger property" from the Trustees for the Improvement of Calcutta, a Body Corporate constituted under the Calcutta Improvement Act, 1911 on valuable consideration and the said Deed was duly registered before the District Registrar at Alipore and recorded in Book No.I, Volume No. 30, Pages 115 to 117, Being No. 1207 for the year 1936.
- B) While seized and possessed of the said property, said Satish Chandra Sengupta, by virtue of a registered Deed of Conveyance dated 23rd May, 1938 sold, conveyed and transferred a demarcated portion of the land having an area of about 7 Cottahs, 5 Chittaks and 31 Sq.ft. out of the said larger property to the predecessor in interest of the present Vendors, namely Subodh Chandra Ganguli on valuable consideration and the said Deed was registered before the District Sub-Registrar at Alipore and recorded in Book No.I, Volume No. 38, Pages 140 to 146, Being No. 1985 for the year 1938.
- C) After purchasing the aforesaid property said Subodh Chandra Ganguli duly mutated his name in the record of Kolkata Municipal Corporation

and the same has been numbered as premises No. 159, Rashbehari Avenue, P.S. Tollygunge, subsequently P.S. Gariahat, Kolkata – 700029, Ward No. 86, (more fully described in the First Schedule hereunder written) and while seized and possessed of the same he constructed partly two storied and partly three brick built building in a portion thereof during his life time.

- D) Said Subodh Chandra Ganguli died intestate on 28.08.1945 leaving behind him his wife Gita Ganguli and four minor sons, namely Gautam Ganguli, Malay Ganguli, Anupam Ganguli and Badal Ganguli and two minor daughters, namely Lina Ganguli (who after married became Lina Mukherjee) and Tapati Ganguli (who after married became Tapati Chatterjee) as his legal heirs and representatives.
- E) As per the then prevailing Hindu Law the aforesaid property completely devolved upon his said sons subject to the life interest of the wife and right of residence of the said unmarried daughters of said Subodh Chandra Ganguli.
- F) After coming into force of the Hindu Succession Act, 1956, however, said life interest of said Gita Ganguli became vested interest and accordingly, she acquired equal shares with her minor sons i.e. to say wife and four sons of Late Subodh Chandra Ganguli, jointly acquired the aforesaid property each having undivided 20% share therein.
- G) Said Gita Ganguli died intestate on 25.08.1989 and accordingly, her undivided 20% share devolved equally upon her four sons and said two daughters or in other words each of the said sons and daughters acquired 3.33% shares respectively in the said property.
- H) Thus said four sons of Subodh Chandra Ganguli thus acquired 23.33% share and the said two daughters acquired 3.33% share each in respect of the said property.

- I) One of the daughters of said Subodh Chandra Ganguli, namely Tapati Chatterjee died on 22.03.2010 leaving behind her husband Sudhindra Nath Chatterjee and one daughter Smt. Susmita Chatterjee, who thus jointly acquired said undivided share of Tapati Chatterjee in the said property. Subsequently, said Sudhindra Nath Chatterjee also died on 25.01.2016 and as such said Susmita Chatterjee alone inherited the said share of Tapati Chatterjee in the said property.
- J) One of the co-sharers of said property, namely Badal Ganguli died intestate as bachelor on 23.03.2013 and accordingly, his aforesaid 23.33% shares devolved upon his three brothers and one sister, Lina Mukherjee then alive (the Vendor no.2 herein).
- K) Another co-owner, Anupam Ganguli also died intestate as bachelor on 31.05.2014 and accordingly his undivided 29.16% share in the said property devolved upon his two brothers and one sister and accordingly, said Gautam Ganguli and Malay Ganguli each became the owner of undivided 38.88% in the said property and said Lina Mukherjee became the owner of undivided 18.9% share in the said property.
- L) Thus the present Vendors jointly acquired undivided 61.12% (3.34% + 18.9% + 38.88%)share in respect of the aforesaid property and the remaining 38.88% of share in the said property devolved upon said Malay Ganguli, as aforesaid.
- M) The present Vendor No. 2, has executed a registered Power of attorney in favor of Shri Abhijit Mukherjee which was registered at Additional District Sub Registrar Alipore, South 24 Parganas in Book No. IV, CD Volume No. 1605-2017, Pages from 11297 to 11308, Being No. 160500707 for the year 2017, for execution of the Deed of Conveyance in respect of her undivided 18.9 % share.

N) The present Vendors, accordingly, agreed to sell their undivided 61.12% share in respect of the aforesaid property (more fully described in the Second Schedule hereunder written) hereinafter referred to as the "said property" and the Purchaser after necessary searches being fully satisfied about the marketable title of the Vendor agreed to purchase the said undivided share at or for a consideration of Rs. 3,00,00,000/- (Rupees three crore only) free from all encumbrances, charges, liens, attachments, whatsoever, and subject to the terms and conditions as contained in these presents.

NOW THIS INDENTURE WITNESSETH that pursuance to the said arrangement and in consideration of a sum of Rs. 3,00,00,000/- (Rupees three crore only) paid by the Purchaser to the Vendors at or before execution of these presents (the receipt whereof the Vendors herein doth hereby acknowledge to have received as per the Memo given below), the Vendors herein doth hereby forever acquit, exonerate, release and discharge the Purchaser as well as the undivided 61.12% share of the said property hereby sold, conveyed and transferred, the said Vendors as absolute Owners thereof doth hereby by these presents indefeasibly grant, sale, convey, transfer, assign and assure unto the Purchaser, its successor or successors in office and/or assigns absolutely and forever, free from all encumbrances, charges, liens, claims, demands, mortgages and liabilities, whatsoever, **ALL THAT** the undivided 61.12% share in the piece and parcel of revenue free land having an area of 7 Cottahs, 5 Chittaks and 31 Sq.ft. be little more or less together with partly two and partly three storied brick built building situated in a portion thereof lying situate and comprised and being Municipal Premises No. 159, Rash Behari Avenue, P.S. Gariahat, Kolkata - 700 029, Ward No.86 including all rights ingress and egress over the common passage and all easement rights **TOGETHER WITH** all other easement and/or facilities attached thereto (more fully described in the Schedule hereunder written) hereinafter referred to as the "said property" **TOGETHER WITH** all benefits and advantages of ancient and all rights, title,

interests, benefits, advantages, claims and demands and interest whatsoever belonging, to or anywise appertaining therewith or any part thereof including the benefit of the said Development Agreement OR HOWSOEVER OTHERWISE said tenement, land, hereditament and premises now or hereto before was situated lying at and butted bounded called known numbered described or distinguished AND TOGETHER WITH all former and other rights, liberties, easements, quasi-easements, commodities, walls, fences, advantages, appendages and appurtenances, whatsoever, to the said undivided property belonging to or anywise appurtenant thereto or known as part and parcel thereof and the reversion or reversions, remainder or reminders and the rents issues and profit of the property hereby sold and conveyed and of any and every part thereof AND all the legal incidences thereof TOGETHER WITH all the estate rights, title, and interests, inheritance possession, use, trust, property, claims and demands, whatsoever, both at law and in equity of the Vendors into and upon and in respect of the said undivided 61.12% share in respect of the said property hereby sold and any and every part thereof TOGETHER WITH right of egress and ingress all areas, fences, passages, sewers, drains, water, water courses, tress, bushes, boundaries, walls, benefits, advantages, vacant area, open spaces, whatsoever, and manner of former or other rights, liberties, easements, privileges, appendages and appurtenances, whatsoever, belonging to the said property hereby sold and transferred or in anywise appertaining thereto or any part thereof usually held, used, occupied, accepted, enjoyed, reputed, known as part or parcel or member thereof or appurtenant thereto TOGETHER WITH all the deeds, pattahs, muniments of title writings and evidence of title which are now or hereafter shall or may be in the custody power or control of the Vendors or any person or persons from whom the Vendors can or may procure the same AND TOGETHER WITH other stipulations and provisions in connection with the beneficial use and enjoyment of the said undivided property hereby conveyed or intended to be conveyed so upon execution and registration of this Indenture TO HAVE AND TO HOLD the aforesaid undivided 61.12% share of the property hereby grant, sold,

conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belonging there to unto and to the use of the Purchaser absolutely and forever any manner of condition use trust or other things, whatsoever, to alter, defeat encumber or make void the same and free from all encumbrances, charges, liens, claims, demands, mortgages and liabilities, whatsoever.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:- .

- a) THAT notwithstanding any act, deed, matter or thing done by the Vendors or committed, executed or knowingly committed or suffered to the contrary, the Vendors are now lawful Owners and rightly seized and possessed of and/or otherwise well and sufficiently entitled to the said property together with all the rights and benefits and privileges relating thereto hereby conveyed, sold, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.
- b) THAT the Vendors have not at any time done, committed, executed, or knowingly permitted or suffered or been part to any act deed or thing whereby the undivided 61.12% share of the said property hereby sold and conveyed or any part thereof can or may be impeached encumbered or affected or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the said property or any part thereof in the manner aforesaid.
- c) THAT NOTWITHSTANDING any act deed matter or thing whatsoever done, the Vendors have got the right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the undivided 61.12% share of the said Property and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or

expressed or intended so to be unto and to the Purchaser in the manner as aforesaid according to the true intent and meaning of these presents.

- d) AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the undivided 61.12% share of the said property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessors in title or any one of them.
- e) AND THAT all rates, taxes and other impositions and/or outgoings payable in respect of undivided 61.12% share of the said property upto the date of execution of these presents have been and/or shall be paid by the Vendors in full and in case of any demands being made hereafter in respect of the aforesaid period, the same shall be paid and discharged by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- f) AND THAT the undivided 61.12% share of the said property is not adversely affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and that no proceeding there under is pending and that there is no excess vacant land in the said property.
- g) AND THAT the undivided 61.12% share of the said property or any part or portion thereof is not affected by any notice, order or proceeding of attachment including under any certificate case or proceedings under the Income Tax Act, 1961, Public Demands Recovery Act or any other law.
- h) AND THAT no notice, declaration, order, notification or proceeding has been issued, published, initiated, instituted or served on the Vendors or

their predecessors in title for the acquisition of the said property or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under and the Vendors have no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property or any part thereof.

- i) AND THAT no suit and/or proceeding and/or court order has been instituted or is pending or subsisting in any Court of law affecting in any manner, whatsoever, the undivided 61.12% share of the said property and/or any part or portion thereof or their sale and/or transfer and no steps, whatsoever, have been taken for attachment, acquisition or requisition of the said property or any portions thereof.

- j) AND THAT the Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors, well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, debutter, trusts, attachments, executions, prohibitions, restrictions, restrictive covenants, easement, acquisitions, requisitions, attachments, vestings, alignments, injunctions, court orders, liabilities and lispendens, whatsoever, suffered or made or liabilities created in respect of the said property by the Vendors or by any person or persons lawfully or equitably claiming from under or in trust for the Vendors or their predecessors in title or any of them as aforesaid or otherwise.

- k) AND THAT the Vendors have a good and marketable title to the said undivided 61.12% share in the said property and are lawfully entitled to sell, dispose of, alienate or otherwise deal with the said property.

- l) AND THAT the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the said undivided 61.12% share in the said property or any part thereof and the property, benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors shall from time to time and at all times hereinafter upon every reasonable request and make do acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring the said property unto the Purchasers in the manner as aforesaid.
- m) AND THAT the Vendors have not entered into any agreement or agreements with any other person or persons in connection with the aforesaid property.
- n) AND FURTHER the Vendors and all their heirs, executors, successors, administrators and legal representatives shall at all times hereafter indemnify and keep indemnified the Purchaser, its successor or successors in office and/or assigns against all claims, losses, damages, costs, charges and expenses, liabilities, demands and consequences, whatsoever, if any, suffered by reason of any defect in title of the Vendors or any act omission, breach violation or default of the covenants herein contained.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of a demarcated revenue free land having an area of 7 Cottahs, 5 Chittaks and 31 Sq.ft. be little more or less out of the said larger property together with partly two and partly three storied, 70

years old brick built building standing thereon having an total area of 6500 Sq.ft. lying situate and comprised and being portion of Plot No. 711 of the Surplus land of the Improvement Scheme No. XVB formed out of old Municipal Premises No. 47/2, Gariahat Road being Part of Holding No. 297, Sub-Division 'P', Division VI, Dihi Punchannagram, District 24 Parganas, Sub Registry Office Alipore being subsequent Municipal Premises No. 159, Rash Behari Avenue, Kolkata – 700 029, Ward No.86, of The Kolkata Municipal Corporation and butted and bounded as follows :

ON THE NORTH : By Premises No. 3B, Hindustan Road;

ON THE SOUTH : By Rashbehari Avenue and Premises No. 159/1A, Rashbehari Avenue;

ON THE EAST : By Premises No. 159/1A & 159/1B, Rashbehari Avenue;

ON THE WEST : Partly by Premises No. 157/C, Rashbehari Avenue and partly by Premises No. 23, Ramani Chatterjee Street.

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT the undivided 61.12 % share i.e. 4 Cottahs 7 Chittaks 41.91 sq.ft out of the piece and parcel of demarcated revenue free land having an area of 7 Cottahs, 5 Chittaks and 31 Sq.ft. be little more or less together with two storied brick built building standing thereon having undivided 61.12 % share i.e. 3973 Sq.ft. out of the total area of 6500 Sq.ft. lying situate and comprised and being Municipal Premises No. 159, Rash Behari Avenue, P.S. Gariahat, Kolkata – 700 019, Ward No.86 and butted and bounded as follows:

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

SIGNED SEALED AND DELIVERED BY THE VENDORS AT KOLKATA IN PRESENCE OF :

1. Manish K. Mouda
36/59, Jyotiraj Roy Road
KOL - 700053

1) Gautam Ganguli

2. Nitin Shah
63/3B, Sareet Bose Road,
Kolkata - 700025

2) As a constituted Attorney of
LEENA MUKHERJEE
Abhijit Mukherjee

3) Sushmita Chatterjee

(VENDORS)

SIGNED SEALED AND DELIVERED BY THE PURCHASER AT KOLKATA IN PRESENCE OF :

1. Manish K. Mouda
36/59, Jyotiraj Roy Road
KOL - 700053

2. Nitin Shah

Navyug Multicon Pvt. Ltd.
Agarwal (Vishwan Agarwal)
Authorised Signatory

(PURCHASER)

for the
above parties
4-22
WB-613/2001

MEMO OF CONSIDERATION

Received from the above named Purchaser a sum of Rs. 3,00,00,000/-
(Rupees three crore only) being the full consideration money as per memo
given below :

1. By UTR No. ^{IDBAR52017082300675493} dated 23/08/17
Drawn on Indian Overseas Bank,
Kolkata issued in favour of Vendor No.1 Rs.1,48,50,000/-
By 1% T.D.S on the total amount Rs. 1,50,000/-
2. By Demand Draft No. ⁹⁵⁷²⁴²⁷⁹³ dated 21/08/2017
drawn on Indian Overseas Bank,
Kolkata issued in favour of Vendor No.2 Rs. 74,25,000/-
By 1% T.D.S on the total amount Rs. 75,000/-
3. By Demand Draft No. ⁹⁵⁷²⁴²⁷⁸⁶ dated 21/08/2017
Drawn on Indian Overseas Bank,
Kolkata issued in favour of Vendor No.3 Rs. 74,25,000/-
By 1% T.D.S on the total amount Rs. 75,000/-

Rs. 3,00,00,000/-

(Rupees three crore only)

Witness :

1. Manish Kr Momya
36/59, Jyoti Roy Road
W-700053.
2. Nitin Shah
63/3B, Saeed Bose Road,
Kolkata - 700025

1) Gaetan Ganguli

2) AS a Constituted Attorney of
LINA MUKHERJEE
Abhijit Mukherjee

3) Sushanta Chatterjee

(VENDORS)



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name GAUTAM GANGULI
 Signature Gautam Ganguli



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Name ABHISIT MUKHERJEE
 Signature Abhisit Mukherjee



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right hand					

Name SUSHMITA CHATTERJEE
 Signature Sushmita Chatterjee



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right hand					

Name UTSAV AGARWAL
 Signature Utsav

SITE PLAN OF PREMISES NO.- 169, RASH BEHARI AVENUE,
KOLKATA-700029. WARD NO.-86, BOROUGH-VIII, P.S.-GARIAHAT.
LAND AREA= 07K-05CH-318QFT.=482.010 SQM.(AS PER DEED)
UNDIVIDED (61.12%) LAND AREA= 04K-07CH-41.918QFT.=300.717 SQM.
SCALE=1:250
PLAN SHOWN IN RED BORDER



(III) STD.
 169/1A,
 RASH BEHARI AVENUE

Navyug Multicon Pvt. Ltd.
(Signature)
 Authorised Signatory

SIGNATURE OF PURCHASER

- 1) Gauntam Ganguli
- 2) As a constituted Attorney of
 KINA MUKHERJEE
 Abhijit Mukherjee
- 3) *(Signature)*

SIGNATURE OF VENDOR

RASH BEHARI AVENUE









Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16051000290989/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr GAUTAM GANGULI , W3R PHASE 7 GOLF GREEN, Flat No: 3/3, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700095	Seller			<i>Gautam Ganguli</i> 23/08/2017
2	Mr SUSHMITA CHATTERJEE , 18/2 TALU PARA LANE SAMRIDDHI, Flat No: 2A, P.O:- KASBA, P.S:- Kasba, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700031	Seller			<i>Sushmita Chatterjee</i> 23/08/2017
3	Mr ABHIJIT MUKHERJEE , 15B MAYFAIR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Attorney of Seller [Mrs LINA MUKHER JEE]			<i>Abhijit Mukherjee</i> 23/8/17

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mr UTSAV AGARWAL , 10 ALIPORE PARK ROAD, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Represent ative of Buyer [M/S NAVYUG MULTICO N PVT LTD]			Utsav Agarwal 23/08/2017
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr BAPI DAS Son of Late S DAS ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mr GAUTAM GANGULI, Mr SUSHMITA CHATTERJEE, Mr ABHIJIT MUKHERJEE, Mr UTSAV AGARWAL			 23/8/17

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



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

UTSAV AGARWAL

RAJIV AGARWAL

07/01/1989

Permanent Account Number
AJDPA7778B


Signature



25012007

इस कार्ड के बिना यह प्रतिलिपि मूल्य 50/- है।
आयकर के लिए 6 महीने, 30 अप्रैल 2007 तक
पहली तिथि, आयकर विभाग, पंचम मील, नया दिल्ली
ए. टी. नं. 1, नया दिल्ली-110001

If this card is lost, someone else can misuse it.
Please inform return 24
Income Tax PAN Services Unit, S-110,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Park, Mumbai - 400017.

Tel: 91-22-2493-4656, Fax: 91-22-2493-0984,
e-mail: sminto@india.gov

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABHIJIT MUKERJEE
SALIL KUMAR MUKERJEE

29/12/1965

Permanent Account Number

APUPM2036B

Abhijit Mukerjee

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LINA MUKHERJEE
SUBODH CHANDRA GANGULI
22/08/1945

Permanent Account Number

APUPM2039Q

Lina Mukherjee

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SUSHMITA CHATTERJEE
SUDHINDRA NATH CHATTERJEE

19/12/1966

Permanent Account Number

AQSPC3024A

Sushmita Chatterjee
Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTTISI,
Plot No. 3, Sector 11, CBD Belapur
New Mumbai - 400 614

असकहे के खोने/पाने पर कृपया सूचित करें/वापस
आयकर पैन सेवा यूनिट, UTTISI
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर
नवी मुंबई - 400 614

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADHPG6900D



नाम /NAME
GAUTAM GANGULI

पिता का नाम /FATHER'S NAME
SUBODH GANGULI

जन्म तिथि /DATE OF BIRTH
21-09-1935

हस्ताक्षर /SIGNATURE



आयकर अधिकारी, प.सं.-11
COMMISSIONER OF INCOME-TAX, W.B. - II

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

GRN: 19-201718-006011277-2
GRN Date: 19/08/2017 12:45:36

Payment Mode Counter Payment
Bank : Indian Overseas Bank

DEPOSITOR'S DETAILS

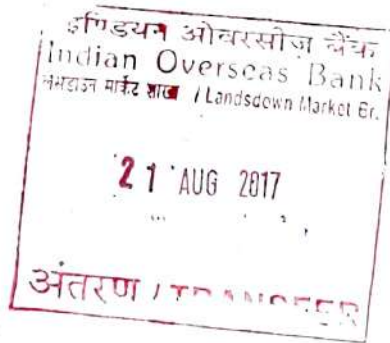
Id No. : 16051000290989/4/2017
(Query No./Query Year)

Name : NAVYUG MULTICON PVT LTD
Contact No. : 9239052019 Mobile No. : +91 9239052019
E-mail : manishmaurya6888@gmail.com
Address : 633B SARAT BOSE ROAD KOLKATA700025
Applicant Name : Mr SAROJ KUMAR RAM
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16051000290989/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	2398874
2	16051000290989/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	342707
Total				2741581

In Words : Rupees Twenty Seven Lakh Forty One Thousand Five Hundred Eighty One only



Note: Produce this challan to any branch of Indian Overseas Bank. Please ensure, to make your payment within 26/08/2017 (banking hours). This challan form shall be invalid 26/08/2017

159
Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-007970136-1

Payment Mode Online Payment

GRN Date: 18/09/2017 11:16:21

Bank : Indian Overseas Bank

BRN : 201709180903480

BRN Date: 18/09/2017 11:17:17

DEPOSITOR'S DETAILS

Id No. : 16051000290989/12/2017
(Tender Number)

Name : NAVYUG MULTICON PVT LTD
Contact No. : 03324756027 Mobile No. : +91 9239052019
E-mail : manishmaurya6888@gmail.com
Address : 633B SARAT BOSE ROAD KOLKATA700025
Applicant Name : Mr SAROJ KUMAR RAM
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 11

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16051000290989/12/2017	Property Registration- Stamp duty	0030-02-103-003-02	133747
2	16051000290989/12/2017	Property Registration- Registration Fees	0030-03-104-001-16	19107
Total				152854

In Words : Rupees One Lakh Fifty Two Thousand Eight Hundred Fifty Four only

Major Information of the Deed

Deed No :	I-1605-05987/2017	Date of Registration	18/09/2017
Query No / Year	1605-1000290989/2017	Office where deed is registered	
Query Date	18/08/2017 4:11:19 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAROJ KUMAR RAM ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,00,00,000/-	Rs. 3,61,80,022/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 25,32,721/- (Article:23)	Rs. 3,61,814/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rash Behari Avenue, Road Zone : (Triangular Park -- Gariahat Road Crossing(Ward No 85,86,90,68)) , , Premises No. 159, Ward No: 86

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		4 Katha 7 Chatak 41.91 Sq Ft	2,97,00,000/-	3,43,92,172/-	Width of Approach Road: 12 Ft.,
Grand Total :					7.4179Dec	297,00,000 /-	343,92,172 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3973 Sq Ft.	3,00,000/-	17,87,850/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1833 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1833 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 307 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		3973 sq ft	3,00,000 /-	17,87,850 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr GAUTAM GANGULI Son of Late SUBODH CHANDRA GANGULI , W3R PHASE 7 GOLF GREEN, Flat No: 3/3, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700095 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADHPG6900D, Status :Individual, Executed by: Self, Date of Execution: 23/08/2017 , Admitted by: Self, Date of Admission: 23/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/08/2017 , Admitted by: Self, Date of Admission: 23/08/2017 ,Place : Pvt. Residence</p>

2	Mrs LINA MUKHERJEE Wife of Late SALIL MUKHERJEE , 15 MAYFAIR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APUPM2039Q, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr SUSHMITA CHATTERJEE Son of Late SUDHINDRA NATH CHATTERJEE , 18/2 TALU PARA LANE SAMRIDDHI, Flat No: 2A, P.O:- KASBA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AQSPC3024A, Status :Individual, Executed by: Self, Date of Execution: 23/08/2017 , Admitted by: Self, Date of Admission: 23/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/08/2017 , Admitted by: Self, Date of Admission: 23/08/2017 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M/S NAVYUG MULTICON PVT LTD ,63/3B SARAT BOSE ROAD, P.O:- SARAT BOSE ROAD, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAECN0623M, Status :Organization, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr ABHIJIT MUKHERJEE Son of Late SALIL KUMAR MUKHERJEE , 15B MAYFAIR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: APUPM2036B Status : Attorney, Attorney of : Mrs LINA MUKHERJEE

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr UTSAV AGARWAL (Presentant) Son of Mr RAJIV AGARWAL , 10 ALIPORE PARK ROAD, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJDPA7778B Status : Representative, Representative of : M/S NAVYUG MULTICON PVT LTD (as AUTHORISED SIGNATORY)

Identifier Details :

Name & address	
Mr BAPI DAS Son of Late S DAS 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 Mr GAUTAM GANGULI, Mr SUSHMITA CHATTERJEE, Mr ABHIJIT MUKHERJEE, Mr UTSAV AGARWAL	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr GAUTAM GANGULI	M/S NAVYUG MULTICON PVT LTD-2.47264 Dec
2	Mrs LINA MUKHERJEE	M/S NAVYUG MULTICON PVT LTD-2.47264 Dec
3	Mr SUSHMITA CHATTERJEE	M/S NAVYUG MULTICON PVT LTD-2.47264 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr GAUTAM GANGULI	M/S NAVYUG MULTICON PVT LTD-1324.33333333 Sq Ft
2	Mrs LINA MUKHERJEE	M/S NAVYUG MULTICON PVT LTD-1324.33333333 Sq Ft
3	Mr SUSHMITA CHATTERJEE	M/S NAVYUG MULTICON PVT LTD-1324.33333333 Sq Ft

Endorsement For Deed Number : I - 160505987 / 2017

On 18-08-2017

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,61,80,022/-



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

On 23-08-2017

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

Presented for registration at 16:32 hrs on 23-08-2017, at the Private residence by Mr UTSAV AGARWAL ..

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

Execution is admitted on 23/08/2017 by 1. Mr GAUTAM GANGULI, Son of Late SUBODH CHANDRA GANGULI, , W3R PHASE 7 GOLF GREEN, Flat No: 3/3, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Hindu, by Profession Others, 2. Mr SUSHMITA CHATTERJEE, Son of Late SUDHINDRA NATH CHATTERJEE, , 18/2 TALU PARA LANE SAMRIDDHI, Flat No: 2A, P.O: KASBA, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others

Indetified by Mr BAPI DAS, , Son of Late S DAS, 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 23-08-2017 by Mr UTSAV AGARWAL, AUTHORISED SIGNATORY, M/S NAVYUG MULTICON PVT LTD (Private Limited Company), ,63/3B SARAT BOSE ROAD, P.O:- SARAT BOSE ROAD, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr BAPI DAS, , Son of Late S DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Mr ABHIJIT MUKHERJEE, , Son of Late SALIL KUMAR MUKHERJEE, , 15B MAYFAIR ROAD, P.O: BALLYGUNGE, Thana: Bullygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others as the constituted attorney of Mrs LINA MUKHERJEE , 15 MAYFAIR ROAD, P.O: BALLYGUNGE, Thana: Bullygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019 is admitted by him

Indetified by Mr BAPI DAS, , , Son of Late S DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

On 24-08-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,61,814/- (A(1) = Rs 3,61,800/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 3,42,707/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/08/2017 12:00AM with Govt. Ref. No: 192017180060112772 on 19-08-2017, Amount Rs: 3,42,707/-,
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 1708210135017002 on 21-08-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 25,32,621/- and Stamp Duty paid by by online = Rs 23,98,874/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/08/2017 12:00AM with Govt. Ref. No: 192017180060112772 on 19-08-2017, Amount Rs: 23,98,874/-,
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 1708210135017002 on 21-08-2017, Head of Account 0030-02-103-003-02



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

On 18-09-2017

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,61,814/- (A(1) = Rs 3,61,800/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 19,107/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/09/2017 11:17AM with Govt. Ref. No: 192017180079701361 on 18-09-2017, Amount Rs: 19,107/-,
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 201709180903480 on 18-09-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 25,32,621/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,33,747/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4196, Amount: Rs.100/-, Date of Purchase: 17/07/2017, Vendor name: S K Dey
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/09/2017 11:17AM with Govt. Ref. No: 192017180079701361 on 18-09-2017, Amount Rs: 1,33,747/-,
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 201709180903480 on 18-09-2017, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2017, Page from 159211 to 159243

being No 160505987 for the year 2017.



Digitally signed by AMITAVA CHANDA
Date: 2017.09.18 16:31:25 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 18/09/2017 16:31:21
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)