

1628/18

I-1800/18



1605-1000039492/18

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Z 141657

*Handwritten:* 16.2.18

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**21 MAR 2018**

*Handwritten:* vic-292  
6-10-18

**DEED OF CONVEYANCE**

THIS INDENTURE is made on this the 16<sup>th</sup> day of February....., Two Thousand and Eighteen (2018)

**BETWEEN**

12 FEB 2018

7682

Rs. -100/- Date.....

Name: Navang, Multicon Pvt. Ltd.

Address: 63/BB, Sarat Bose Road

Vendor: .....

Alipur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

KM-25,

Malay Gouphri



VICTY  
777

Malay Gouphri



Signature.....  
16 FEB 2018  
ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

post  
Alipur police  
Kol-27

**SHRI MALAY GANGULI (PAN : AEBPG5982J)**, son of Late Subodh Chandra Ganguli, residing at 159, Rash Behari Avenue, P.S. Gariahat, P.O. Gariahat, Kolkata – 700 029, Ward No. 86, hereinafter referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include his 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 RAJIV AGARWAL (PAN : AAECN0623M)**, son of Shri Amarchand Agarwal residing at 10, Alipore Park Road, P.S. Alipore, P.O. Alipore, Kolkata – 700027, hereinafter 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**.

**WHEREAS :**

- A) That one Satish Chandra Sengupta, son of Late Uma Charan Sengupta, by virtue of a registered Deed of Conveyance dated 19<sup>th</sup> February, 1936, which was presented for registration before the District Sub-Registrar on 29<sup>th</sup> 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



Signature.....

16 FEB 2018

ADDL DIST. SUB-REGISTRAR  
SOUTH KANARA DIST.

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 23<sup>rd</sup> 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.

- 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 Vendor acquired undivided 38.88% share in respect of the aforesaid property and the remaining 61.12% of share in the said property devolved upon said Gautam Ganguli, Lina Mukherjee and Sushmita Chatterjee, as aforesaid.
- M) The present Vendor has executed a registered Power of Attorney in favour of Shri Lakshmi Narayan Saha, which was registered at District Sub-Registrar Alipore, South 24 Parganas in Book No. IV, CD Volume No. 1601-2017, Pages 4207 to 4221, Being No. 160100272 for the year 2017, for entering into Sale Agreement in respect of his undivided 38.88% share.
- N) The present Vendor, accordingly, agreed to sell his undivided 38.88% 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, have agreed to purchase the said undivided share at or for a consideration of Rs.2,05,00,000/- (Rupees two crore five lakhs only) free from all encumbrances, charges, liens, attachments, whatsoever, subject to the terms and conditions as contained in these presents.

- O) Pursuance to the said arrangement, the present Vendor entered into a registered Agreement for Sale with the Purchaser on 23<sup>rd</sup> August, 2017 for sale of the aforesaid undivided 38.88% share in respect of the aforesaid property and the said Agreement was registered before the Additional District Sub-Registrar Alipore and recorded in Book No. I, Volume No. 1605-2017, Pages 159158 to 159188 Being no. 160505988 for the year 2017, in which the Purchaser has already paid Rs. 70,00,000/- (Rupees seventy lakhs) only to the Vendor herein as an advance/earnest money.

**NOW THIS INDENTURE WITNESSETH** that pursuance to the said registered Agreement for Sale dated 23<sup>rd</sup> August, 2017 and in consideration of a sum of Rs.2,05,00,000/- (Rupees two crore five lakhs) only paid by the Purchaser to the Vendor at or before execution of these presents (the receipt whereof the Vendor herein doth hereby acknowledge to have received as per the Memo given below), the Vendor herein doth hereby forever acquit, exonerate, release and discharge the Purchaser as well as the undivided 38.88% share of the said property hereby sold, conveyed and transferred, the said Vendor as absolute Owner 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, subject to the existing tenancies of the respective tenants and/or occupiers in the said premises (as specified in the Third Schedule hereunder written) **ALL THAT** the undivided 38.88% 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 storied 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 OR HOWSOEVER OTHERWISE said tenement, land, heriditament 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 38.88% share in the said property belonging to or anywise appurtenant thereto or known as part and parcel thereof and the reversion or reversions, reminder 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 Vendor into and upon and in respect of the said undivided 38.88% share in respect of the said property hereby sold 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, in the manner of former or other rights, liberties, easements, privileges, appendages and appurtenances, whatsoever, belonging to the said undivided 38.88% share in 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 Vendor or any person or persons from whom the Vendor 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 share in the said

property hereby conveyed or intended to be conveyed so upon execution and registration of this Indenture TO HAVE AND TO HOLD the aforesaid undivided 38.88% share of the property hereby granted, 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 VENDOR DO HEREBY COVENANT WITH THE PURCHSER as follows:- .**

- a) THAT notwithstanding any act, deed, matter or thing done by the Vendor or committed, executed or knowingly committed or suffered to the contrary, the Vendor is now lawful Owner 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 as aforesaid.
- b) THAT the Vendor has not at any time done, committed, executed, or knowingly permitted or suffered or been part to any act deed or thing whereby the undivided 38.88% 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 Vendor 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 Vendor has got the right, full power, absolute authority and

indefeasible title to grant, sell, convey, transfer, assign and assure the undivided 38.88% 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 38.88% 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 Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of his 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 38.88% share of the said property upto the date of execution of these presents have been and/or shall be paid by the Vendor 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 Vendor 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 38.88% 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 38.88% 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 Vendor or his 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 Vendor has 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 issued or is pending or subsisting in any Court of law affecting in any manner, whatsoever, the undivided 38.88% share of the said property and/or any part or portion thereof or his 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 Vendor, 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 Vendor or by any person or persons lawfully or equitably claiming from under or in trust for the Vendor or his predecessors in title or any of them as aforesaid or otherwise.

- k) AND THAT the Vendor has a good and marketable title to the said undivided 38.88% share in the said property and is lawfully entitled to sell, dispose of, alienate or otherwise deal with his aforesaid share in the said property.
- l) AND THAT the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the said undivided 38.88% 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 Vendor 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 undivided 38.88% share in the said property unto the Purchasers in the manner as aforesaid.
- m) AND THAT the Vendor has not entered into any agreement or agreements with any other person or persons in connection with the aforesaid property.
- n) AND FURTHER the Vendor and all his 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 Vendor 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; *12 ft. Passage.*

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 38.88% share i.e. 2 Cottahs, 13 Chittaks and 34.09 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 partly two storied and partly three storied brick built building** standing thereon having undivided 38.88 % i.e. 2527 Sq.ft. out of the total area of 6500 Sq.ft. lying situate and comprised and being Municipal Premises No. Size ground - 1166 Sq.ft., First floor - 1166 Sq.ft. Second floor - 195 Sq.ft.

159, Rash Behari Avenue, P.S. Gariahat, Kolkata – 700 029, Ward No.86, of  
The Kolkata Municipal Corporation.

**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  
VENDOR AT KOLKATA IN PRESENCE OF :**

1. Manish K. Mouya.  
36/59, Jyotish Ray Road  
WOT - 700053

Malay Ganguli

2. Rupam Ghosh.  
5. Mansari Para Lane  
WOL - 700025

(VENDOR)

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

1. Manish K. Mouya.  
36/59, Jyotish Ray Road  
WOT - 700053

Navyug Multicon Pvt. Ltd.  
Rajiv Ghosh  
Authorized Signatory

2. Rupam Ghosh  
5. Mansari Para Lane  
WOL - 700025

(PURCHASER)

Prepared by me  
Rupam Ghosh  
Sd/-  
Rupam Ghosh  
Alipore Police Cantt  
Kot-29

## MEMO OF CONSIDERATION

Received from the above named Purchaser a sum of Rs.2,05,00,000/- (Rupees two crore five lakhs) only being the full and final payment as per memo given below :

- |                                                                                                                                         |                   |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1. By UTR No. IOBAR32017082300675386<br>dated 23.08.2017 drawn on Indian Overseas Bank,<br>Lansdowne Market Branch, Kolkata             | Rs. 69,30,000/-   |
| By 1 % T.D.S                                                                                                                            | Rs. 70,000/-      |
| 2. By UTR No. IOBAR52018012900673421<br>dated 27.01.2018 drawn on Indian Overseas Bank,<br>Lansdowne Market Branch, Kolkata             | Rs. 50,00,000/-   |
| 3. By UTR No. <u>IOBAR52018021600562911</u><br>dated <u>16/02/18</u> drawn on Indian Overseas Bank,<br>Lansdowne Market Branch, Kolkata | Rs. 83,65,000/-   |
| By 1 % T.D.S                                                                                                                            | Rs. 1,35,000/-    |
|                                                                                                                                         | Rs. 2,05,00,000/- |



(Rupees two core five lakhs) only

Witness :

1. Manish K. Mouda,  
36/59, Youth Raj Road  
WOL - 700053.

2. Rupam Ghosh,  
S. Kansarpara Lane  
WOL - 700025

Malay Ghosh

(VENDOR)





Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name MALAY GANGULI  
Signature Malay Ganguli



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name RAJIV AGARWAL  
Signature Rajiv Agarwal

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

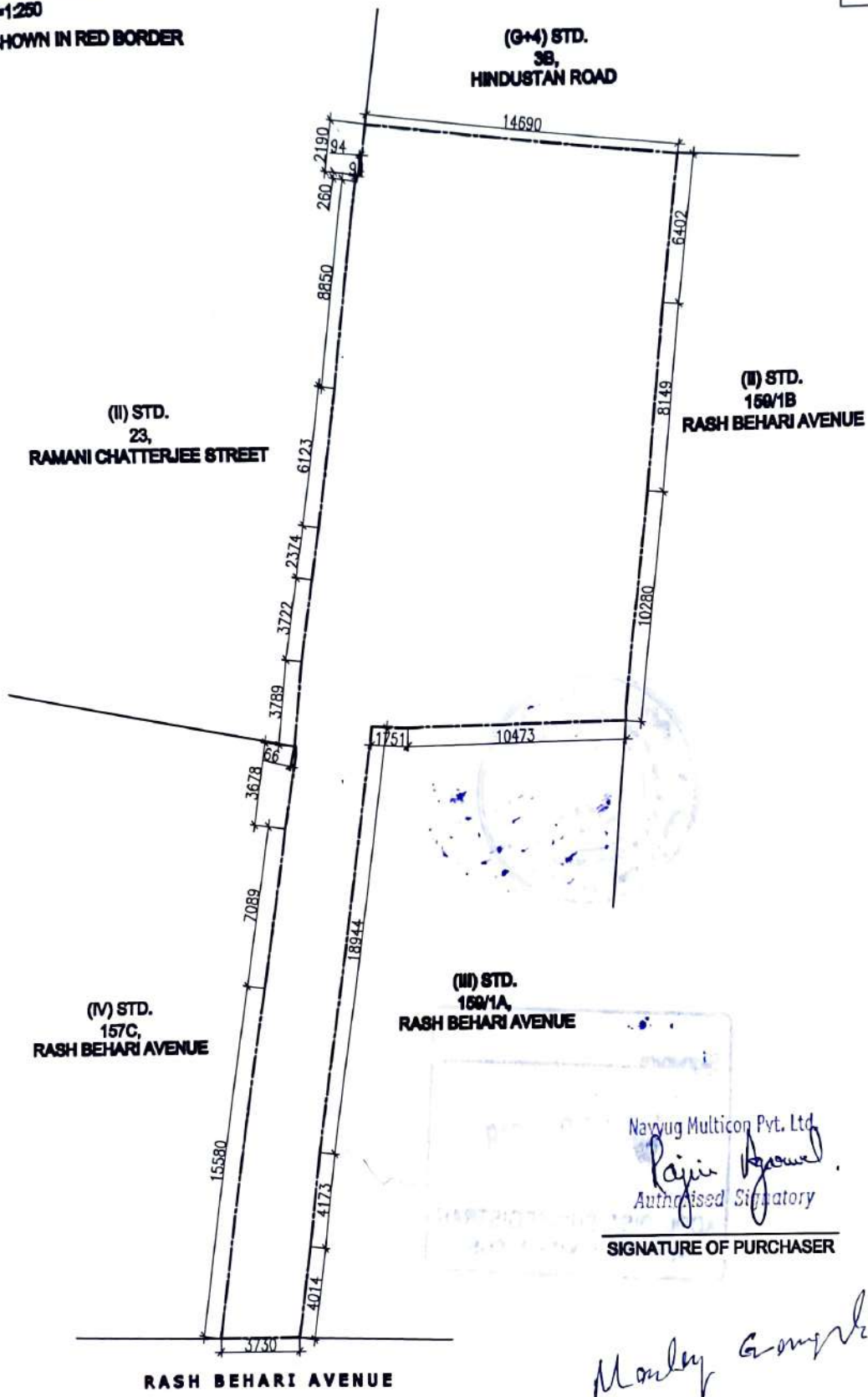
Name .....  
Signature .....

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....  
Signature .....

SITE PLAN OF PREMISES NO.- 159, RASH BEHARI AVENUE,  
 KOLKATA-700029. WARD NO.-86, BOROUGH-VIII, P.S.-GARIAHAT.  
 LAND AREA= 07K-05CH-31SQFT.=482.010 SQM.(AS PER DEED)  
 UNDIVIDED (38.88%) LAND AREA= 02K-13CH-34.098QFT.=191.293 SQM.  
 SCALE=1:250  
 PLAN SHOWN IN RED BORDER



Navyug Multicon Pvt. Ltd.  
*Pooja Ghosh*  
 Authorised Signatory

SIGNATURE OF PURCHASER

*Manoj Ghosh*

SIGNATURE OF VENDOR






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 16051000039492/2018

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	Shri MALAY GANGULI 159, Rash Behari Avenue, P.O:- Gariahat, P.S:- Gariahat, District:- South 24-Parganas, West Bengal, India, PIN - 700029	Seller			<i>Malay Ganguli 16/02/18</i>
2	Shri Rajiv Agarwal 10, Alipore Park Road, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Represent ative of Buyer [M/S. NAVYUG MULTICO N PVT. LTD.]			
Sl 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, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Shri MALAY GANGULI, Shri Rajiv Agarwal		<i>for Mr. B. Das 16/2/18</i>	

(Md Shadman)

ADDITIONAL DISTRICT  
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.  
ALIPORE



स्थायी विवरण संख्या

PERMANENT ACCOUNT NUMBER



ACNPA0712A

नाम / NAME

RAJIV AGARWAL

पिता का नाम / FATHER'S NAME

AMARCHAND AGARWAL

जन्म तिथि / DATE OF BIRTH

13-01-1964

हस्ताक्षर / SIGNATURE

आयकर आयुक्त, प. ६-11

COMMISSIONER OF INCOME-TAX, WB - II

इस कार्ड के खो / गिनत जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
सहायक आयुक्त आयुक्त,  
पी-7,  
धीरंगी स्क्वायर,  
कलकत्ता - 700 089.

In case this card is lost/found, kindly Inform/return to  
the issuing authority :  
Assistant Commissioner of Income-tax,  
P-7,  
Chowringhee Square.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NAVYUG MULTICON PRIVATE LIMITED



18/07/2012

Permanent Account Number

AAECN0623M

01072015

रवाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEBPG5982J



नाम /NAME

MALAY GANGULI

पिता का नाम /FATHER'S NAME

SUBODH GANGULI

जन्म तिथि /DATE OF BIRTH

01-07-1944

हस्ताक्षर /SIGNATURE

*Malay*

*B. Das*

आयकर आयुक्त, प.सं.-111

COMMISSIONER OF INCOME-TAX, W.B. - II

*Malay*

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

GRN: 19-201718-017473719-1  
GRN Date: 12/02/2018 12:56:24  
BRN: 201802120715570

Payment Mode Online Payment  
Bank: Indian Overseas Bank  
BRN Date: 12/02/2018 12:58:23

DEPOSITOR'S DETAILS

Id No. : 16051000039492/5/2018  
[Query No./Query Year]

Name : NAVYUG MULTICON PRIVATE LIMITED  
Contact No. : 03324743719 Mobile No. : +91 9239052019  
E-mail : tirupat\_vessel@rediffmail.com  
Address : 633B SARAT BOSE ROAD KOLKATA 700025  
Applicant Name : Mr Bapi Das  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale after registered sale agreement without possession Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16051000039492/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	30
2	16051000039492/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	230164
<b>Total</b>				<b>230194</b>

In Words : Rupees Two Lakh Thirty Thousand One Hundred Ninety Four only



## Major Information of the Deed

Deed No :	I-1605-01800/2018	Date of Registration	21/03/2018
Query No / Year	1605-1000039492/2018	Office where deed is registered	
Query Date	06/02/2018 3:33:58 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831094687, Status .Advocate		
Transaction	Additional Transaction		
[0105] Sale, Sale after registered sale agreement without possession	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,05,00,000/-	Rs. 2,30,14,983/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 130/- (Article.23)	Rs. 2,30,164/- (Article:A(1), E)		
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 160505988/2017 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		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		2 Katha 13 Chatak 34.09 Sq Ft	2,02,00,000/-	2,18,77,833/-	Width of Approach Road: 12 Ft ,
Grand Total :					4.7188Dec	202,00,000 /-	218,77,833 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2527 Sq Ft.	3,00,000/-	11,37,150/-	Structure Type: Structure

Gr. Floor, Area of floor : 1166 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 1166 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 2, Area of floor : 195 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete

Total :	2527 sq ft	3,00,000 /-	11,37,150 /-
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Major Information of the Deed :- I-1605-01800/2018-21/03/2018




**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri MALAY GANGULI (Presentant )</b>                      Son of Late Subodh Chandra Ganguli 159, Rash Behari Avenue, P O:- Gariahat, P.S:- Gariahat, District -South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: AEBPG5982J, Status :Individual, Executed by: Self, Date of Execution: 16/02/2018                      , Admitted by: Self, Date of Admission: 16/02/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/02/2018                      , Admitted by: Self, Date of Admission: 16/02/2018 ,Place : Pvt. Residence</p>


**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>M/S. NAVYUG MULTICON PVT. LTD.</b>                      63/3B, Sarat Bose Road, P.O:- Sarat Bose Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAECN0623M, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p><b>Shri Rajiv Agarwal</b>                      Son of Shri Amarchand Agarwal                      Date of Execution - 16/02/2018, , Admitted by: Self, Date of Admission: 08/03/2018, Place of Admission of Execution: Office</p>	 <p>Mar 8 2018 2:39PM</p>	 <p>LTI 08/03/2018</p>	 <p>08/03/2018</p>
<p>10, Alipore Park Road, P.O:- Alipore, P.S:- Alipore, 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)</p>				

**Identifier Details :**

Name & address	
<p>Mr Bapi Das                      Son of Late S Das                      Alipore Police Court, P O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri MALAY GANGULI, Shri Rajiv Agarwal</p>	<p>08/03/2018</p>
	

Major Information of the Deed :- I-1605-01800/2018-21/03/2018

Endorsement For Deed Number : I - 160501800 / 2018

On 06-02-2018

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,30,14,983/-



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

On 16-02-2018

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

Presented for registration at 18:40 hrs on 16-02-2018, at the Private residence by Shri MALAY GANGULI ,Executant.

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

Execution is admitted on 16/02/2018 by Shri MALAY GANGULI, Son of Late Subodh Chandra Ganguli, 159, Rash Behari Avenue, P.O: Gariahat, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others

Identified by Mr Bapi Das, , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

On 08-03-2018

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

Execution is admitted on 08-03-2018 by Shri Rajiv 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, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr Bapi Das, , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,30,164/- ( A(1) = Rs 2,30,150/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,30,164/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/02/2018 12:58PM with Govt. Ref. No: 192017180174737191 on 12-02-2018, Amount Rs. 2,30,164/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 201802120715570 on 12-02-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1605-01800/2018-21/03/2018

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 30/-

**Description of Stamp**

1 Stamp Type: Impressed, Serial no 7662, Amount: Rs.100/-, Date of Purchase: 12/02/2018, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 12/02/2018 12:58PM with Govt. Ref. No: 192017180174737191 on 12-02-2018, Amount Rs: 30/-, Bank  
Indian Overseas Bank ( IOBA0000015), Ref. No. 201802120715570 on 12-02-2018, Head of Account 0030-02-103-003  
-02



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

**On 21-03-2018**

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

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



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

Major Information of the Deed :- I-1605-01800/2018-21/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2018, Page from 52497 to 52526  
being No 160501800 for the year 2018.



Digitally signed by MD SHADMAN  
Date: 2018.03.22 14:34:40 +05:30  
Reason: Digital Signing of Deed.

*Md Shadman*

(Md Shadman) 22/03/2018 14:34:34  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)