

04459/14

(E)

I-04726/14



4 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 29/5/14 9 - 11188/14

P 885004

मूल्य 8,46,892/-

Noted that the Document is admitted in
 attestation. The Signature Sheet and the
 endorsement sheets attached to this document
 are the part of this Document

[Signature]
 Additional Registrar
 of Assurances, Kolkata
 29.5.14

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THIS SALE DEED made this 29th day of May Two Thousand Fourteen

BETWEEN

ANKAN PAUL (having Income Tax PAN no.AHYPP1370R) son
 of Sri Birendra Nath Paul residing at 147, Sreepur,
 Mohini Pally, P.O.-Boral, P.S. Sonarpur, Ward-30 of
 Rajpur Sonarpur Municipality, South 24-Parganas,

[Handwritten signature]

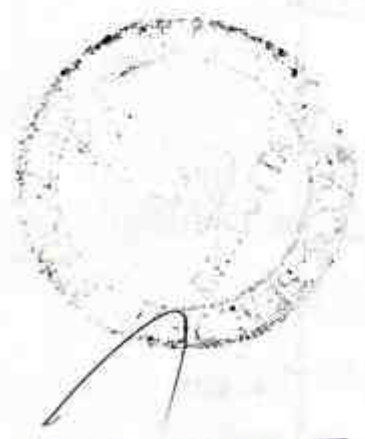
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39139

P. K. JHUNJHUNWALA
ADVOCATE
KRAN SHANKAR ROY ROAD,
KOLKATA-700 001

NAME.....
ADD.....
Rs.....
28 MAY 2014
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

26 MAY 2014



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
29 MAY 2014

Identify by me.
 Ranjan Agrawal.
 S/O. Ghanashyam Agrawal.
 P. 286 C-I-T. Rd.
 KOL-54.
 P.S. Phool Bagari.
 Occupation - Business.

Kolkata-700154, hereinafter referred to as "the VENDOR" (which expression include his heirs, legal representatives, executors, administrators and assigns) of the ONE PART

AND

SANWARIA APARTMENTS PRIVATE LIMITED (having Income Tax PAN no.AASCS9236R) a company incorporated under the Companies Act, 1956 and having its registered offices at 131 PARK STREET, P.S. PARK STREET, KOLKATA-700017 and represented by its Director Sri Amit Jhunjhunwala son of Sri Kedarnath Jhunjhunwala residing at 111, Park Street, Kolkata-700016 hereinafter referred to as "the PURCHASER" (which expression shall unless repugnant to the context mean and include its successors, representatives and assigns) of the OTHER PART

WHEREAS

I. One Debendra Nath Sardar was a raiyat and seized and possessed of sali land measuring 18 decimals and comprised in whole of L R Dag no. 338 corresponding to R S Dag no. 327 in Mouja Jayenpur P S Sonarpur in the District of South 24-Parganas.

II. By a Bengali Kobala dated 8 August 2000 and duly registered in the office of the Additional District Sub Registrar Sonarpur in Book no. 1, Volume no. 118, at pages 103 to 110 and being Deed no. 6900 for the year 2000 and made between the said Debendra Nath Sardar therein being the vendor of the one part and the Vendor herein and therein being the purchaser of the other part, the said Debendra Nath Sardar duly sold, transferred and



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square feet more or less equivalent to about 8 decimals out of 18 decimals comprised in the L R Dag no. 338 corresponding to R S Dag no. 327 in Mouja Jayenpur P S Sonarpur in the District of 24-Parganas (South) to Ankan Paul, the Vendor herein at the consideration stated therein.

III. The name of the Vendor has been duly mutated as a raiyat in respect of the said Land measuring about 8 decimals comprised in L R Dag no. 338 in L R Record of Rights.

IV. The Vendor has represented to the Purchaser that -

(a) The Vendor is seized and possessed of or otherwise well and sufficiently entitled to the said Land measuring about 8 decimals comprised in L R Dag no.338 corresponding to R S Dag no.327 in Mouja Jayenpur P S Sonarpur in the District of South 24-Parganas and more fully described in the Schedule hereunder and hereinafter referred to as "the said Land".

(b) The said Land is free from all charges, encumbrances, liens, lispendens and attachments whatsoever and the Vendor is in vacant possession thereof.

(c) The Vendor has not entered into any agreement for sale or transfer of the said Land or any part or portion thereof with any third party.



Abu ...

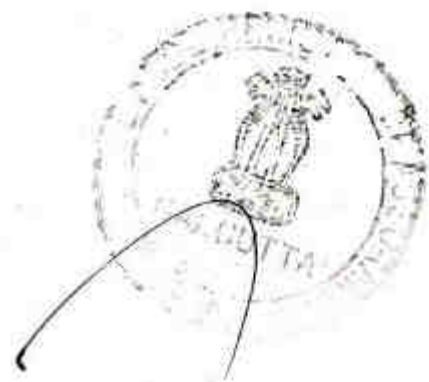
(d) There is no impediment in the Vendor selling or transferring the said Land to the Purchaser.

V. Relying on the representations of the Vendor, the Purchaser has agreed to purchase and the Vendor has agreed to sell the said Land free from all charges, encumbrances, liens, lispendens and attachments whatsoever and in vacant condition at and for a consideration of Rs.8,40,000/- (Rupees Eight lacs forty thousand only).

VI. The parties are now desirous of completing the transaction.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of a sum of Rs. 8,40,000/- (Rupees Eight lacs forty thousand only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof, the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge) the Vendor doth hereby grant, sell, transfer, convey, assign and assure to the Purchaser ALL THAT pieces or parcels of sali land measuring 5 cottahs, 4 chittaks and 31 square feet more or less equivalent to about 8 decimals more or less and comprised in L R Dag no. 338 corresponding to R S Dag no. 327 in Mouja Jayenpur P S Sonarpur in the District of South 24-Parganas and more fully described in the Schedule hereunder and delineated in the map or plan attached hereto and therein bordered



in red colour therein and herein referred to as "the said Land" or HOWSOEVER OTHERWISE the said Land or any part thereof now are or is or at any time or times heretofore were or was situated tenanted butted and bounded called known numbered described or distinguished TOGETHER WITH all singular the walls yards compounds ways paths passages advantage of ancient and other rights liberties privileges easements appendages and appurtenances whatsoever belonging or in anywise appertaining to the said Land or usually held occupied or enjoyed therewith or known as part parcel or member thereof AND the reversion or reversions remainder or remainders and rents issues and profits thereof and every part thereof and all the legal incidents thereof AND all the estate right title interest property claim and demand whatsoever both at law and in equity of the Vendor unto and upon the said Land and every part thereof AND all deeds pattas pottahs writings muniments and evidence of title relating thereto or any part thereof which now are or may hereafter be in the possession or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action either at law or in equity TOGETHER WITH full powers and authorities to the Purchaser as the constituted attorney for and on behalf of and in the name of the Vendor irrevocably to appear before any Officer of the Land Reforms authority or Gram Panchayat or municipality and/or any other authority concerning the said Land for the purpose of mutation of the name of the Purchaser in the records of the Gram Panchayat or municipality and other Government Department and for all or any of such purposes to sign, issue, receive, acknowledge, serve all correspondence, notices and

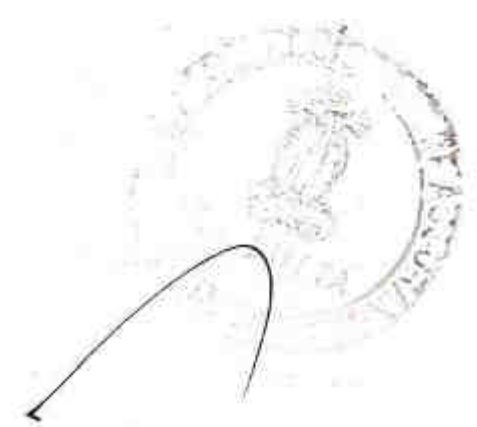


any of such matters as may be necessary as fully and effectually as the Vendor himself could do and for all or any of the purposes aforesaid to appoint one or more substitute or substitutes again at pleasure of the Purchaser to revoke and/or re-appoint TO HAVE AND TO HOLD the said Land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH the appurtenances and rights as aforesaid unto the Purchaser free from all encumbrances charges attachments claims demands liens and lispensens whatsoever absolutely and forever.

2. The Vendor doth hereby covenant with the Purchaser as follows:

a) Notwithstanding any act deed matter or thing by the Vendor done committed or knowingly permitted or suffered to the contrary the Vendor is now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Land hereby granted transferred conveyed sold assigned and assured or expressed or intended so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition or other thing whatsoever to alter defeat encumber and make void the same and NOTWITHSTANDING any such act deed matter or thing the Vendor has now a good rightful power and lawful and absolute authority by these presents to grant transfer convey sell assign and assure unto the Purchaser the said Land absolutely in the manner aforesaid free from all encumbrances and liabilities whatsoever.

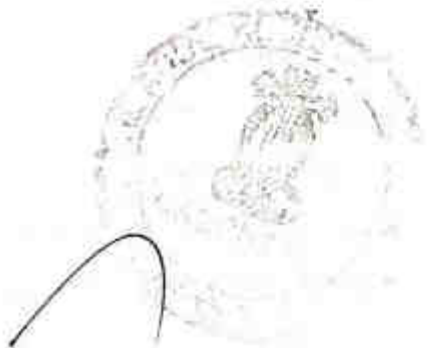
b) The Vendor has delivered quiet, vacant and peaceful



Purchaser shall and will from time and at all times hereafter peaceably and quietly possess and enjoy the said Land and receive all rents issues and profits including all arrears thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming through under or in trust for him.

c) And that free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor or his predecessor-in-title and well and sufficiently saved defended kept harmless and indemnified of or from and against all and all former or other estates rights title interests liens charges and encumbrances whatsoever created made done occasioned or suffered by the Vendor or any of his predecessor-in-title or any person or persons rightfully claiming from under or in trust for him.

3) The said Land is not affected by any attachment including the attachment under any certificate cases or any proceedings started at the instance of the Income Tax authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases or proceedings pending against them for realization or arrears of Income Taxes and other taxes or otherwise under the said Public Demand Recovery Act or any other Act for the time being in force and that the said Land is not affected by any Notice of Scheme of the Land Acquisition Collector or the Calcutta Metropolitan Development Authority or the Government or any other Public Body or Bodies and that no declaration has been made or published for the



ADDITIONAL REGISTRAR

the Land Acquisition Act or any Act for the time being in force for acquisition of the said Land and that the said Land or any portion thereof is not affected by any notice for acquisition or requisition under the Defence of India Act or Rule framed thereunder or any other Acts or enactments whatsoever.

e) The Vendor and all persons having lawfully or equitably claiming any estate right title interest use trust land claim and demand whatsoever of into or upon or out of the said Land under or in trust for him shall and will from time to time and at all times hereinafter upon every reasonable request and at the cost of the Purchaser make do execute and perfect or cause to be made done executed and perfected all such further and other assurances acts deeds matters and things whatsoever for further better and more perfectly assuring conveying and confirming the said Land unto and to the benefit of the Purchaser forever in the manner aforesaid as the Purchaser shall or may reasonably require.

f) The Vendor has lost and/or misplaced the said original Bengali Kobala dated 8 August 2000 recited hereinabove and the Vendor agrees and undertakes to make over the same to the Purchaser as and when found and/or traced out and the Vendor further agrees and undertakes to keep the Purchaser saved, indemnified and harmless from or against all claims, demands, costs, expenses, losses, damages that may be caused to or suffered by the Purchaser by reason of non delivery of the said original Bengali Kobala dated 8 August 2000 by the Vendor to the Purchaser.



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(g) The Vendor has paid and/or shall be liable to pay land revenue, municipal tax and all other outgoings in respect of the said Land upto the Bengali Year 1420 and shall keep the Purchaser saved, indemnified and harmless therefrom.

(h) The Purchaser shall pay the land revenue, municipal tax and all other outgoings in respect of the said Land on and from the Bengali Year 1421 and shall keep the Vendor saved, indemnified and harmless therefrom.

THE SCHEDULE ABOVE REFERRED TO:
(Description of the said Land)

ALL THAT pieces or parcels of land measuring 5 (five) cottahs, 4 (four) chittaks and 31 (thirty one) square feet more or less equivalent to about 8 (eight) decimals more or less and contained in J L no.66, Landlord L R Khatian no.1004 and comprised in L R Dag no.338 corresponding to R S Dag no.327 and lying and situated in Mouja Jayenpur, P S Sonarpur within Bonhooghly-I Gram Panchayat in the District of South 24-Parganas and butted and bounded as follows :

On the North	:	By R.S. Dag no.300
On the East	:	By R.S. Dag no.324
On the South	:	By remaining portion of R.S. Dag no.327
On the West	:	By Panchayat Road.



ADDITIONAL REGISTRAR
OF ASSHURANCE & KOLKATA

And is delineated in the map or plan attached hereto and bordered in red colour therein.

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 AND DELIVERED by the
withinnamed Vendor at Kolkata

✓
[Handwritten Signature]

SIGNED AND DELIVERED by the
withinnamed Purchaser at Kolkata

Sanwaria Apartments Private Limited

[Handwritten Signature]
Authorised Signatory Director

Witnesses to Both:-

1) Signature *Sh. Singh Uddhi*
Name *vill - Rajaldan, P.S. - Sonar*
Address *24th P.S.S (S) - Jaisiddhal*

2) Signature *[Signature]*
Name *Shankar Dayal Singh*
Address *109, Sanchal Nagar*
Haldi, Kolkata - 700078.

[Handwritten Signature]



**ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA**

R E C E I V E D from the
withinnamed Purchaser the entire
purchase consideration of
Rs.8,40,000/- (Rupees Eight lacs
forty lacs only) as recited
hereinabove as per the following

MEMO OF CONSIDERATION

By Pay order no.616026 dated 26 May 2014
of Allahabad Bank Branch Red Cross Place
drawn in favour of the Vendor "Ankan Paul"

Rs. 8,40,000/-

Total

Rs. 8,40,000/-

(Rupees Eight lacs forty thousand only)

ANKAN PAUL
Vendor

























WITNESSES:

1. Signature Sh. Singh'uddhi
Name Sh. Singh'uddhi
Address VIII - Kesabhatra, P. S. - Sonapur.
P. O. - D. Jaisuddal (24th PWS).
2. Signature @ Singh
Name Shankar Dayal Singh
Address 109 Sucheta Nagar
Halte, Kolkata - 78.



ADDITIONAL REGISTRAR
REGISTRAR OF COMPANIES

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Vendor	Signature of Executant Presentant	PARTY : VENDOR PAN : AHYPP1370R NAME : ANKAN PAUL				
							
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							
			Thumb	Fore	Middle	Ring	Little
			Right Hand				
Sl. No.	Photograph of Purchaser	Signature of Executant Presentant	PARTY : PURCHASER PAN : AASCS9236R NAME : Amit Jhunjhunwala, Director of SANWARIA APARTMENTS PRIVATE LIMITED				
							
			Little	Ring	Middle	Fore	Thumb
			Left Hand				
							



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA

SITE PLAN OF MOUZA - JAYENPUR. J.L. = 66. UNDER BONHOOGLY 1.NO GRAM PANCHAYET. L.R. DAG NO=328. CORRESPONDING TO R.S. DAGNO= 327. MEASURING 8 DECIMAL EQUIVALENT TO 5 COTTAHS 4 CHITAK AND 31 SQUAR FEET. P.S.SONARPUR. DIST- 24 PGS (S).



W I D E R O A D

R.S. DAG NO.-300

R.S. DAG NO.=301

59'-0"

60'-0"

M/L
KA-CH-SFT
5 -4 -31

N O. = 327

61'-0"

N O. = 324

65'-0"

R. S. D A G N O.

R. S. D A G N O.

59'-0"

72'-0"

Sanwaria Apartments Private Limited

Authorised Signatory Director



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
29 MAY 2014



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 04726 of 2014
(Serial No. 04459 of 2014 and Query No. 1901L000011188 of 2014)

On 29/05/2014

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, 5 of Indian Stamp Act 1899.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 9,404/- paid online on 28/05/2014 2:33PM with Govt. Ref. No. 192014150002819281 on 28/05/2014 2:30PM, Bank: State Bank of India, Bank Ref. No. IK50077296 on 28/05/2014 2:33PM, Head of Account: 0030-03-104-001-16, Query No:1901L000011188/2014

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.-8,46,892/-

Certified that the required stamp duty of this document is Rs.- 42365 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 42,365/- paid online on 28/05/2014 2:33PM with Govt. Ref. No. 192014150002819281 on 28/05/2014 2:30PM, Bank: State Bank of India, Bank Ref. No. IK50077296 on 28/05/2014 2:33PM, Head of Account: 0030-02-103-003-02, Query No:1901L000011188/2014

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

Presented for registration at 12.35 hrs on :29/05/2014, at the Office of the A.R.A. - I KOLKATA by Amit Jhunjunwala ,Claimant.

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

Execution is admitted on 29/05/2014 by

- Ankan Paul, son of Birendra Nath Paul , 147, Sreepur, Mohini Pally, Kolkata, Thana -Soharpur, District-South 24-Parganas, WEST BENGAL, India, Pin :-700154, By Caste Hindu, By Profession : Others
- Amit Jhunjunwala
Director, Sanwaria Apartments Pvt Ltd, 131, Park Street, Kolkata, Thana:-Park Street, District-Kolkata, WEST BENGAL, India, Pin :-700017,
By Profession : Others

Identified By Ranjan Agarwal, son of G Agarwal, P 286, C. I. T. Road, Kolkata, Thana:-Phool Bagan, District-South 24-Parganas, WEST BENGAL, India, Pin :-700054, By Caste: Hindu, By Profession: Business.

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

REGISTRAR
OF ASSURANCE-I, KOLKATA

29 MAY 2014



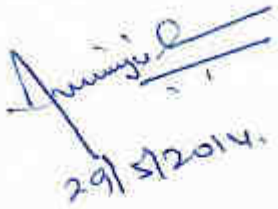
(Dinabandhu Roy)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA







SAT 10 10 1954
10 10 1954
ALL WORKS

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.R.A. - I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 04459 / 2014, Deed No. (Book - I , 04726/2014)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Amit Jhunjunwala 111, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017	 29/05/2014	 LTI 29/05/2014	 29/5/2014

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ankan Paul Address -147, Sreepur, Mohini Pally, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154	Self	 29/05/2014	 LTI 29/05/2014	
2	Amit Jhunjunwala Address -111, Park Street, Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017	Self	 29/05/2014	 LTI 29/05/2014	

Name of Identifier of above Person(s)

Ranjan Agarwal
P.286, C. I. T. Road, Kolkata, Thana:-Phool Bagan,
District:-South 24-Parganas, WEST BENGAL, India, Pin
:-700054

Signature of Identifier with Date


29/5/2014


**ADDITIONAL REGISTRAR
 OF ASSURANCES-I, KOLKATA
 29 MAY 2014**

(Bimabandhu Roy)

**ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
 Office of the A.R.A. - I KOLKATA**

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10/2/66

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



GRN: 19-201415-000281928-1

Payment Mode Online Payment

GRN Date: 28/05/2014 14:30:08

Bank : State Bank of India

BRN : IK50077296

BRN Date: 28/05/2014 14:33:48

DEPOSITOR'S DETAILS

Id No. : 1901L000011188/1/2014

[Query No./Query Year]

Name : P K JHUNJHUNWALA

Contact No. : 22101746

Mobile No. : +91 9433494640

E-mail : pkjjwala@eth.net

Address : 7C, KIRAN SHANKAR ROY ROAD, KOLKATA-1

Applicant Name : Rakesh Goin

Office Name : A.R.A. - I KOLKATA, Kolkata

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1901L000011188/1/2014	Property Registration- Stamp duty	0030-02-103-003-02	42365
2	1901L000011188/1/2014	Property Registration- Registration Fees	0030-03-104-001-16	9404
Total				51769

In Words : Rupees Fifty One Thousand Seven Hundred Sixty Nine only





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SECRETARY
OFFICE OF THE SECRETARY
29 MAY 2014

Certificate of Registration under section 60 and Rule 69.

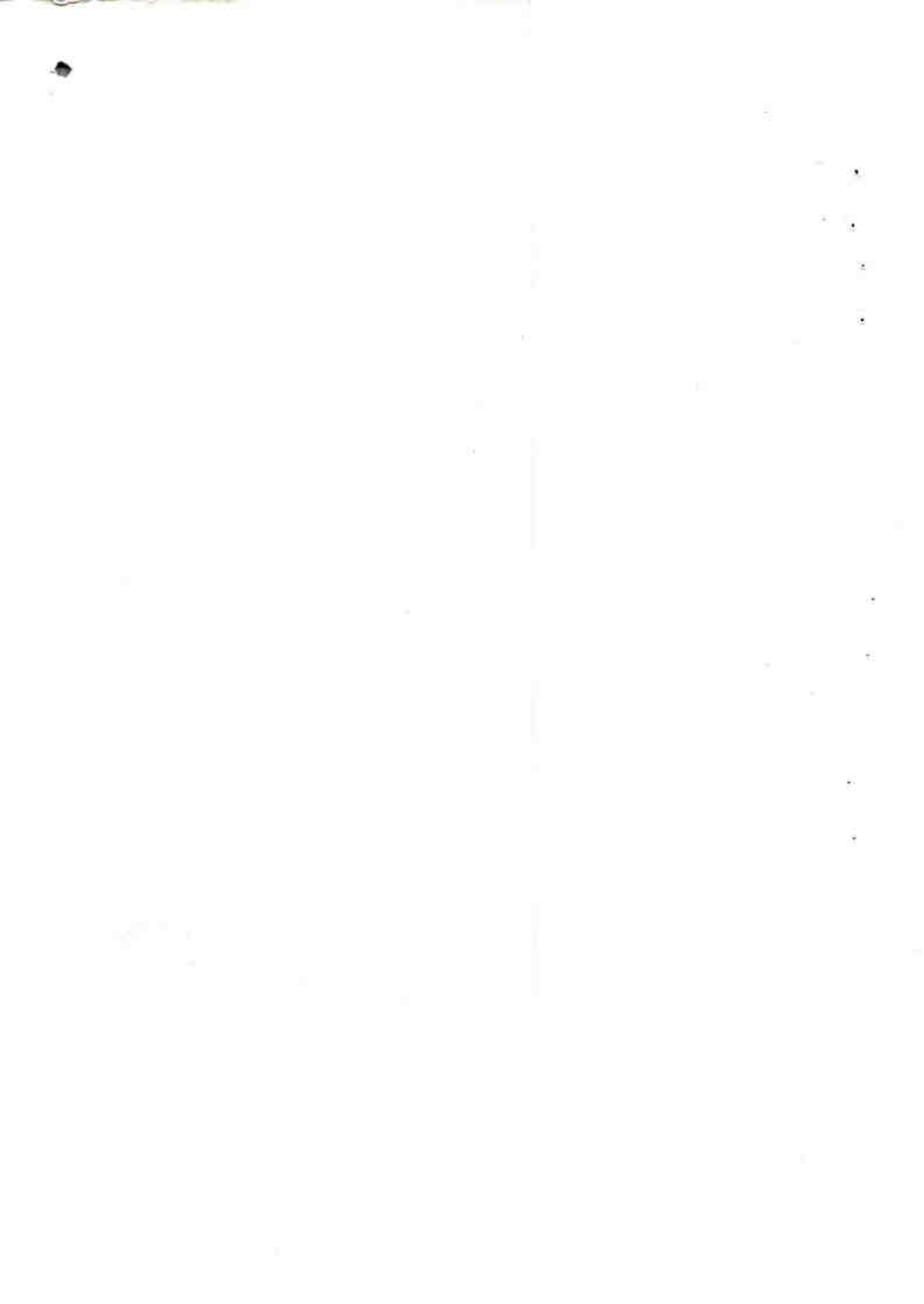
Registered in Book - I
CD Volume number 10
Page from 3844 to 3861
being No 04726 for the year 2014.



(Handwritten signature)

(Dinabandhu Roy) 02-June-2014
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal





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DATED THIS 29th DAY OF MAY 2014

=====

B E T W E E N

ANKAN PAUL

VENDOR

AND

SANWARIA APARTMENTS PRIVATE LIMITED
PURCHASER

SALE DEED

P K JHUNJHUNWALA
ADVOCATE
7C, K.S.ROY ROAD
KOLKATA-1