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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V 857855

Certified that the document is admitted to registration, the signature sheet/s and the stamp/s are always attached with this document as the part of this document

*[Signature]*  
 Addl. Dist. Sub-Registrar  
 Chhones, South 24 Parganas

25 MAY 2016

THIS DEED OF CONVEYANCE made this 24<sup>th</sup> day of May, Two Thousand and Sixteen

VL  
 12/1/16  
*[Signature]*

BETWEEN

(1) ADYA APARTMENTS PRIVATE LIMITED, a company within the meaning of the Companies Act, 2013, having its registered office at 74, Lenin Sarani, P.O. - Dharmatala, P.S. - Taltala, Kolkata - 700 013 and Income Tax

Serial 4911 17-05-16  
Name Fox & Mandal & Company (Advocate)  
Address 12, Old Post Office Street, Kol-1  
Rate 100/-

*[Handwritten Signature]*

A. K. PURKAYASTHA (Stamp Vendor)  
Alipore Police Court, Kol-27

Shrawan Kumar Mahasana



*[Handwritten Signature]*  
2552



Shrawan Kumar Mahasana



*[Handwritten Signature]*  
2553

Mona Aranche

Signature.....  
24 MAY 1916  
ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

Chand Sarmanta  
C/o. Late Kalipada Sarmanta  
Sulanganeri P.O. Ghumri  
P.S. Newtown  
Kol-157

Permanent Account No. AAGCA3961K, (2) **ADYA NIKET PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013, having its registered office at 74, Lenin Sarani, P.O. - Dharmatala, P.S. - Taltala, Kolkata -- 700 013 and Income Tax Permanent Account No. AAGCA3962L, (3) **ADYA REALTORS PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013, having its registered office at 74, Lenin Sarani, P.O. - Dharmatala, P.S. Taltala, Kolkata 700 013 and Income Tax Permanent Account No. AAGCA3959D, Sl. Nos. (1), (2) and (3) represented by their Director Mona Agrawalla, daughter of Mahabir Dabdiwal, residing at 5, Tilak Road, P.O. - Sarat Bose Road, P.S. - Lake, Kolkata - 700 029 and Income Tax Permanent Account No. ACVPA3955D (4) **MAPLE BARTER PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013, having its registered office at 74, Lenin Sarani, P.O. - Dharmatala, P.S. - Taltala, Kolkata - 700 013 and Income Tax Permanent Account No. AAFCM0107J represented by its Director Naresh Chandra Agrawalla, son of Late Krishna Chandra Agarwalla, residing at 5, Tilak Road, P.O. - Sarat Bose Road, P.S. - Lake, Kolkata - 700 029 and Income Tax Permanent Account No. ACWPA9166D (5) **JAISHREE TOWERS PRIVATE LIMITED**, a company within the meaning of the Companies Act,



v CTG  
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Richard A. Ak

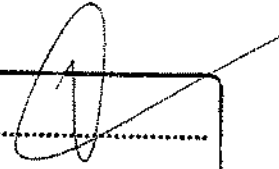


v CTG  
2555

Sanjoy Das



Pradyumn Kumar

Signature..... 

24 MAY 2011

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

2013, having its registered office at 2, Rowland Road, P.O. – Lala Lajpat Rai Sarani, P.S. – Ballygunge, Kolkata – 700 020 and Income Tax Permanent Account No. AABCJ8546L, represented by its Authorised Signatory, Sanjoy Das, son of Late Subhas Chandra Das, residing at 17A, Dalimtala Lane, Burtolla, P.O. – Beadon Street, P.S. - Burtolla, Kolkata – 700 006 and Income Tax Permanent Account No. ADVPD0508L and **(6) RAJVEER PROMOTERS PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013, having its registered office at 2, Rowland Road, P.O. – Lala Lajpat Rai Sarani, P.S. – Ballygunge, Kolkata – 700 020 and Income Tax Permanent Account No. AADCR6351F, represented by its Director, Sanjoy Das, son of Late Subhas Chandra Das, residing at 17A, Dalimtala Lane, Burtolla, P.O. – Beadon Street, P.S. - Burtolla, Kolkata – 700 006 and Income Tax Permanent Account No. ADVPD0508L hereinafter collectively referred to as the “**VENDORS**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successors-in-interest and/ or assigns) of the **ONE PART**

**AND**

(1) **ANANT VINCOM PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013, having its registered office at 4, Fairlie Place, Room No. 102, P.O. – General Post Office, P.S. – Hare Street, Kolkata – 700 001 and Income Tax Permanent Account No.AAGCA7808M, (2) **AVIKAR COMMODITIES PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013, having its registered office at 4, Fairlie Place, Room No. 102, P.O. – General Post Office, P.S. – Hare Street, Kolkata – 700 001 and Income Tax Permanent Account No.AAGCA2945P, (3) **SHELTER PROPERTIES PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013, having its registered office at 4, Fairlie Place, Room No. 102, P.O. – General Post Office, P.S. – Hare Street, Kolkata – 700 001 and Income Tax Permanent Account No.AAKCS6657G, (4) **ANUGRAH CONSULTANTS PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013, having its registered office at P-95, Lake View Road, P.O. – Sarat Bose Road, P.S. – Lake, Kolkata – 700 029 and Income Tax Permanent Account No.AAGCA6486K, (5) **AKSHAR DEALERS PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013, having its registered office at 4, Fairlie Place, Room No. 102, P.O. – General Post Office, P.S. – Hare Street, Kolkata – 700 001 and

Income Tax Permanent Account No.AAGCA2946Q, (6) **DAZZLING REALTY PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013, having its registered office at 4, Fairlie Place, Room No. 102, P.O. – General Post Office, P.S. – Hare Street, Kolkata – 700 001 and Income Tax Permanent Account No. AAECD2210J, (7) **GANGOUR VINCOM PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013, having its registered office at 4, Fairlie Place, Room No. 102, P.O. – General Post Office, P.S. – Hare Street, Kolkata – 700 001 and Income Tax Permanent Account No. AAECG6383R, (8) **NAVASHAKTI REALTY DEVELOPERS PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013, having its registered office at 4, Fairlie Place, Room No. 102, P.O. – General Post Office, P.S. – Hare Street, Kolkata – 700 001 and Income Tax Permanent Account No. AADCN9666R, (9) **SNOWSHINE DEVELOPERS PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013, having its registered office at 4, Fairlie Place, Room No.102, P.O. – General Post Office, P.S. – Hare Street, Kolkata – 700 001 and Income Tax Permanent Account No. AARCS3678I AND (10) **STARTREE APARTMENTS PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013, having its registered office at 4, Fairlie

Place, Room No. 102, P.O. – General Post Office, P.S. – Hare Street, Kolkata – 700 001 and Income Tax Permanent Account No. AARCS3622C, all represented by their Authorized Signatory, Shrawan Kumar Mahansaria, son of Pramod Mahansaria, residing at 90/B/2, Prince Ghulam Hussain Shah Road, P.O. – Golf Green, P.S. – Jadavpur, Kolkata – 700 095 and Income Tax Permanent Account No. AEVPM3495H hereinafter collectively referred to as “the **PURCHASERS**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successors-in-interest and assigns) of the **OTHER PART**

**WHEREAS:**

- A. Jnanendra Nath Mitter, since deceased was the absolute owner of All That premises No. 30, Mission House Lane (earlier a part and portion of premises No. 11, Prince Anwar Shah Road, subsequently renumbered as No.21B, Mollahat Road), Kolkata (then Calcutta) containing an area of 11 bighas 13 cottahs 8 chittacks more or less together with all buildings and structures thereon, hereinafter referred to as the said “**whole property**”, absolutely and forever.



- B. The said Jnanendra Nath Mitter died in the year 1914, after having made and published his last Will and Testament dated 31<sup>st</sup> May, 1914, whereby and in terms whereof, his widow, Nagendra Mohini Dasee and one of his sons, Birendra Nath Mitter were appointed as the Executrix and Executor respectively of his Estate along with two other Executors namely Nanda Bhusan Bose and Pashupati Nath Dey, with the power to any two of the Executors to apply for Probate, in terms whereof, the Executrix, Nagendra Mohini Dasee and the Executor, Birendra Nath Mitter, applied for grant of Probate of the said Will before the Hon'ble High Court at Calcutta and such Probate was granted on or about 3<sup>rd</sup> March, 1916.
- C. By a Deed of Lease dated 11<sup>th</sup> September, 1924 made between Nagendra Mohini Dasee and Birendra Nath Mitter, therein referred to as the Lessors of the One Part and Tricam Das Cooverjee Bhoja therein referred to as the Lessee of the Other Part and registered with the Sadar Sub Registry at Alipore in Book No. I, Volume No.109, Pages 29 to 43, Being No.4444 for the year 1924, the Lessors as grantees of the Probate of the said Will of Jnanendra Nath Mitter, empowered by the said Will

for the purpose of paying off a mortgage on the said whole property and for defraying the costs of repairs of other properties of the Estate of the said Jnanendra Nath Mitter, in consideration of the premium therein reserved, therein granted a perpetual lease, conveyed, assured, demised and leased unto the Lessee therein All That the whole property to have and to hold the same forever permanently and absolutely on payment of a uniform monthly rent therein reserved and on the terms and conditions therein contained.

- D. The said Tricam Das Cooverjee Bhoja, on or about 5<sup>th</sup> January, 1928, had purchased an adjoining plot, known and numbered as premises No.32/2, Mission House Lane, Kolkata and containing an area of 4 cottahs 1 chittaacks and 32 sq. ft. more or less.
- E. Pursuant to an application of the said Tricam Das Cooverjee Bhoja to the then Calcutta Corporation for amalgamation of the whole property with premises No. 32/2, Mission House Lane, Kolkata, such amalgamation was carried out in the records of the Corporation and the said two amalgamated properties came to be known and numbered as

premises No. 69, Prince Baktiar Shah Road, Kolkata containing an area of 11 bighas 17 cottahs 9 chittacks and 32 sq. ft. more or less, hereinafter referred to as the said "amalgamated property".

- F. Suit was filed by two of the heirs of the said Jnanendra Nath Mitter namely, Aditya Nath Mitter and his mother, Krishna Sankhatarini Mitter in the branch of Hirendra Nath Mitter, son of Jnanendra Nath Mitter in the Hon'ble High Court at Calcutta being Suit No. 27 of 1929 for proper construction and interpretation of the Will of the said Jnanendra Nath Mitter and for partition of the Estate of the said Jnanendra Nath Mitter, deceased.
- G. The Commissioner of Partition appointed therein gave his report and/or award dated 5<sup>th</sup> May, 1937 which was confirmed by the Hon'ble High Court at Calcutta by an order dated 2<sup>nd</sup> August, 1937 in terms whereof, the whole property was allotted to the said Aditya Nath Mitter and Krishna Sankhatarini Mitter, absolutely and forever.
- H. Consequent upon being allotted the whole property, the said Aditya Nath Mitter and Krishna Sankhatarini Mitter accepted the leasehold

interest created by the Deed of Lease aforesaid, started realising and continued to realise lease rent from the lessee of the said whole property, Tricam Das Cooverjee Bhoja till the year 1941.

- I The said Krishna Sankhatarini Mitter who was during her life and at the time of her death, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on or about 12<sup>th</sup> April, 1941 leaving behind her and surviving, her only son Aditya Nath Mitter as her sole heir and legal representative, who inherited all her assets and properties including her undivided share or interest in the said whole property, consequent whereupon, the said Aditya Nath Mitter became the sole and absolute owner of the said whole property, by then a part of the said amalgamated property.
- J. The said Tricam Das Cooverjee Bhoja who was during his life and at the time of his death, a Hindu governed by the Bombay School of Hindu Law, died intestate on or about 7<sup>th</sup> August, 1943 leaving behind him and surviving, his widow Coover Bai and his only daughter, Jai Luxmi Hansraj as his only heiresses and legal representatives, who inherited all

his assets and properties including the said amalgamated property, in equal shares, absolutely and forever.

- K. The said Coover Bai, who was during her life and at the time of her death, a Hindu governed by the Bombay School of Hindu Law, died intestate on or about on 15<sup>th</sup> June, 1949, whereupon her daughter, the said Jai Luxmi Hansraj inherited all her assets and properties including the said amalgamated property, absolutely and forever.
- L. The said Jai Luxmi Hansraj who was during her life and at the time of her death, a Hindu governed by the Bombay School of Hindu Law, died intestate on or about 27<sup>th</sup> January, 1964, leaving behind her and surviving, her husband, Hansraj Haridas, two sons, Krishna Kumar Hansraj and Ravindra Kumar Hansraj and one daughter, Pushpa Vijay Sinh Bhatia as her only heirs, heiress and legal representatives, who inherited all her assets and properties including the said amalgamated property, absolutely and forever.
- M. By a Deed of Conveyance dated 6<sup>th</sup> January, 1982, made between the said Aditya Nath Mitter, therein referred to as the Vendor of One Part

and the said Hansraj Haridas, therein referred to as the Purchaser of Other Part and registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 250, Pages 35 to 46, Being No.7598 for the year 1982, the Vendor at and for the consideration therein mentioned, sold, conveyed and transferred to the Purchaser therein All That an undivided 1/4<sup>th</sup> share in All That his reversionary right title and interest in the whole property absolutely and forever.

- N. By another Deed of Conveyance dated 6<sup>th</sup> January, 1982, made between the said Aditya Nath Mitter, therein referred to as the Vendor of One Part and the said Pushpa Vijay Sinh Bhatia, therein referred to as the Purchaser of Other Part and registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 250, Pages 47 to 59, Being No. 7599 for the year 1982, the Vendor at and for the consideration therein mentioned, sold, conveyed and transferred unto the Purchaser therein All That an undivided 1/4<sup>th</sup> share in All That his reversionary right title and interest in the whole property absolutely and forever.

- O. By a third Deed of Conveyance dated 6<sup>th</sup> January, 1982, made between the said Aditya Nath Mitter, therein referred to as the Vendor of One Part and the said Ravindra Kumar Hansraj, therein referred to as the Purchaser of Other Part and registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 250, Pages 283 to 294, Being No. 7600 for the year 1982, the Vendor at and for the consideration therein mentioned, sold, conveyed and transferred unto the Purchaser therein All That an undivided 1/4<sup>th</sup> share in All That his reversionary right title and interest in the whole property absolutely and forever.
- P. By a fourth Deed of Conveyance dated 6<sup>th</sup> January, 1982, made between the said Aditya Nath Mitter, therein referred to as the Vendor of One Part and the said Krishna Kumar Haridas, therein referred to as the Purchaser of Other Part and registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 250, Pages 296 to 308, Being No 7601 for the year 1982, the Vendor at and for the consideration therein mentioned, sold, conveyed and transferred unto the Purchaser therein All That an undivided 1/4<sup>th</sup> share in All That his reversionary right title and interest in the whole property absolutely and forever.

- Q. In the circumstances, upon merger of their leasehold interest with the reversionary interest of the lessor of the said whole property, the said Hansraj Haridas, Krishna Kumar Hansraj, Ravindra Kumar Hansraj and Pushpa Vijay Sinh Bhatia became the absolute freehold owners of the entirety of the said amalgamated property being premises No.69, Prince Baktiar Shah Road (comprised of erstwhile premises No.30 and No.32/2, Mission House Lane), Kolkata in fee simple in possession or an estate equivalent thereto.
- R. By a Deed of Conveyance dated 11<sup>th</sup> October, 1985, made between Hansraj Haridas, Krishna Kumar Hansraj, Ravindra Kumar Hansraj and Pushpa Vijay Sinh Bhatia, therein referred to as the Vendors of the One Part and Suman Kirit Shah, Saroj Ashvin Shah and Tarana Jitendra Shah therein referred to as the Purchasers of the Other Part and registered with the District Sub-Registrar, Alipore, in Book No. I, Volume No. 151, Pages 88 to 103, Being No 8929 for the year 1985, the Vendors at and for the consideration therein mentioned, sold, conveyed and transferred to the Purchasers therein All That a part or portion of premises No. 69, Prince Baktiar Shah Road, Kolkata containing an area



of 2 cottahs 5 chhitacks and 15 sq. ft. more or less with proportionate undivided right and share in a common passage abutting thereto, fully described in the Schedule thereunder written and delineated in the map or plan thereto annexed and thereon bordered red, in equal shares, absolutely and forever.

- S. The said Sunan Kirit Shah, Saroj Ashvin Shah and Tarana Jitendra Shah thereafter mutated their names as the owners of the part or portion of premises No.69, Prince Baktiar Shah Road, Kolkata containing an area of 2 cottahs 5 chhitacks and 15 sq. ft. more or less purchased by them as aforesaid, in the records of Kolkata Municipal Corporation, which thereafter came to be known and numbered as premises No 69T/15, Prince Baktiar Shah Road, Kolkata.
- T. The said Hansraj Haridas who was during his life and at the time of his death, a Hindu governed by the Mitakshara School of Hindu Law, died intestate on 15<sup>th</sup> December, 1986 leaving behind him and surviving his two sons, namely the said Krishna Kumar Hansraj and Ravindra Kumar Hansraj and a daughter, namely the said Pushpa Vijay Sinh Bhatia as his

only heirs, heiress and legal representatives, all of whom inherited all his assets and properties including the undivided right, title and interest of the said Hansraj Haridas in the said amalgamated property, remaining after sale of a part or portion referred to in recital (R) above part recited, in equal 1/3<sup>rd</sup> shares each.

- U. The said Krishna Kumar Hansraj, Ravindra Kumar Hansraj and Pushpa Vijay Sinh Bhatia thereafter mutated their names in the records of the Kolkata Municipal Corporation as the owners of the said amalgamated property, remaining after sale of a part or portion referred to in recital (R) above part recited, each being entitled to an undivided 1/3<sup>rd</sup> share therein.
- V. The said Ravindra Kumar Hansraj who was during his life and at the time of his death, a Hindu governed by the Mitakshara School of Hindu Law, died intestate on 9<sup>th</sup> September, 1994 leaving behind him and surviving his wife, Rohini Ravindra Hansraj and one son namely, Dhruv Ravindra Hansraj as his only heiress, heir and legal representatives, both of whom inherited all his assets and properties including the undivided

1/3<sup>rd</sup> share of the said Ravindra Kumar Hansraj in the said amalgamated property, remaining after sale of a part or portion referred to in recital (R) above part recited, in equal shares and thus became the owners of an undivided 1/6<sup>th</sup> share or interest each in the said amalgamated property, remaining after sale of a part or portion referred to in recital (R) above part recited.

- W. The said Pushpa Vijay Sinh Bhatia who was during her life and at the time of her death, a Hindu governed by the Mitakshara School of Hindu Law, died intestate on 16<sup>th</sup> May, 1996 leaving behind her and surviving her husband, Vijay Sinh Bhatia as her sole heir and legal representative, who inherited all her assets and properties including the undivided 1/3<sup>rd</sup> share of the said Pushpa Vijay Sinh Bhatia in the said amalgamated property, remaining after sale of a part or portion referred to in recital (R) above part recited and became the owner of an undivided 1/3<sup>rd</sup> share or interest in the said amalgamated property, remaining after sale of a part or portion referred to in recital (R) above part recited.

X. In the circumstances, the ownership of the said amalgamated property, remaining after sale of a part or portion referred to in recital (R) above part recited, being No.69, Prince Baktiar Shah Road, Kolkata, devolved upon the following persons in the following undivided shares :

- a) Krishna Kumar Hansraj : 1/3<sup>rd</sup> share
- b) Dhruv Ravindra Hansraj : 1/6<sup>th</sup> share
- c) Rohini Ravindra Hansraj : 1/6<sup>th</sup> share
- d) Vijay Sinh Bhatia : 1/3<sup>rd</sup> share

Y. By a Deed of Conveyance dated 5<sup>th</sup> May, 1999, made between Krishna Kumar Hansraj, Dhruv Ravindra Hansraj, Rohini Ravindra Hansraj and Vijay Sinh Bhatia, therein referred to as the Vendors of One Part and Kirit Vrajlal Shah and Suman Kirit Shah, therein referred to as the Purchasers of the Other Part and registered with the Additional District Sub-Registrar, Alipore in Book No. 1, Volume No. 98, Pages 199 to 227, Being No. 1453 for the year 2003, the Vendors therein, at and for the consideration therein mentioned, sold, conveyed and transferred unto the Purchasers therein All That an undivided 1/5<sup>th</sup> share and interest in a part or portion of the said premises No.69, Prince Baktiar Shah Road,

Kolkata, containing an area of 48 cottahs more or less, fully described in the First Schedule thereunder written and delineated in the map or plan thereto annexed and thereon bordered red, absolutely and forever.

- Z. By a Deed of Conveyance dated 5<sup>th</sup> May, 1999, made between Krishna Kumar Hansraj, Dhruv Ravindra Hansraj, Rohini Ravindra Hansraj and Vijay Sinh Bhatia, therein referred to as the Vendors of One Part and Ashvin Vrajlal Shah and Saroj Vrajlal Shah, therein referred to as the Purchasers of the Other Part and registered with the Additional District Sub-Registrar, Alipore in Book No. I, Volume No. 99, Pages 154 to 182, Being No. 1465 for the year 2003, the Vendors therein, at and for the consideration therein mentioned, sold, conveyed and transferred unto the Purchasers therein All That an undivided 1/5<sup>th</sup> share and interest in a part or portion of the said premises No. 69, Prince Baktiar Shah Road, Kolkata, containing an area of 48 cottahs more or less, fully described in the First Schedule thereunder written and delineated in the map or plan thereto annexed and thereon bordered red, absolutely and forever.

AA. By a Deed of Conveyance dated 5<sup>th</sup> May, 1999, made between Krishna Kumar Hansraj, Dhruv Ravindra Hansraj, Rohini Ravindra Hansraj and Vijay Sinh Bhatia, therein referred to as the Vendors of One Part and Ami Mehta and Minal Shah, therein referred to as the Purchasers of the Other Part and registered with the Additional District Sub-Registrar, Alipore in Book No. 1, Volume No. 100, Pages 20 to 48, Being No. 1470 for the year 2003, the Vendors therein, at and for the consideration therein mentioned, sold, conveyed and transferred unto the Purchasers therein All That an undivided 1/5<sup>th</sup> share and interest in a part or portion of the said premises No. 69, Prince Baktiar Shah Road, Kolkata, containing an area of 48 cottahs more or less, fully described in the First Schedule thereunder written and delineated in the map or plan thereto annexed and thereon bordered red, absolutely and forever.

BB. By a Deed of Conveyance dated 5<sup>th</sup> May, 1999, made between Krishna Kumar Hansraj, Dhruv Ravindra Hansraj, Rohini Ravindra Hansraj and Vijay Sinh Bhatia, therein referred to as the Vendors of One Part and Jitendra Vrajlal Shah and Tarana Jitendra Shah, therein referred to as the Purchasers of the Other Part and registered with the Additional District

Sub-Registrar, Alipore in Book No. I, Volume No. 100, Pages 272 to 300, Being No. 1480 for the year 2003, the Vendors therein, at and for the consideration therein mentioned, sold, conveyed and transferred unto the Purchasers therein All That an undivided 1/5<sup>th</sup> share and interest in a part or portion of the said premises No. 69, Prince Baktiar Shah Road, Kolkata, containing an area of 48 cottahs more or less, fully described in the First Schedule thereunder written and delineated in the map or plan thereto annexed and thereon bordered red, absolutely and forever.

CC. By a Deed of Conveyance dated 5<sup>th</sup> May, 1999, made between Krishna Kumar Hansraj, Dhruv Ravindra Hansraj, Rohini Ravindra Hansraj and Vijay Sinh Bhatia, therein referred to as the Vendors of One Part and Dhirajben Vrajlal Shah and Vivek Shah, therein referred to as the Purchasers of the Other Part and registered with the Additional District Sub-Registrar, Alipore in Book No. I, Volume No. 97, Pages 46 to 74, Being No. 1432 for the year 2003, the Vendors therein, at and for the consideration therein mentioned, sold, conveyed and transferred unto the Purchasers therein All That an undivided 1/5<sup>th</sup> share and interest in a part or portion of the said premises No. 69, Prince Baktiar Shah Road,

Kolkata, containing an area of 48 cottahs more or less, fully described in the First Schedule thereunder written and delineated in the map or plan thereto annexed and thereon bordered red, absolutely and forever.

- DD. In the circumstances, by virtue of the sales aforesaid, the following purchasers became the owners of and/or well sufficiently entitled to All That part or portion of the said amalgamated property containing an area of 48 cottahs more or less each having the following shares or interest therein :-

Sl. No.	Name	Share
1.	Dhirajben Vrajlal Shah	1/10 <sup>th</sup> share
2.	Suman Kirit Shah	1/10 <sup>th</sup> share
3.	Kirit Vrajlal Shah	1/10 <sup>th</sup> share
4.	Vivek Shah	1/10 <sup>th</sup> share
5.	Ashvin Vrajlal Shah	1/10 <sup>th</sup> share
6.	Saroj Ashvin Shah alias Saroj Vrajlal Shah	1/10 <sup>th</sup> share
7.	Ani Mehta nee Shah	1/10 <sup>th</sup> share
8.	Minal Chopra nee Shah	1/10 <sup>th</sup> share
9.	Jitendra Vrajlal Shah	1/10 <sup>th</sup> share
10.	Tarana Jitendra Shah	1/10 <sup>th</sup> share



- EE. The said Suman Kirit Shah who was during her life and at the time of her death, a Hindu governed by the Mitakshara School of Hindu Law, died intestate in or around 2004, leaving behind her husband, Kirit Vrajlal Shah and one son, Vivek Shah as her heirs and legal representatives, who inherited all her assets and properties including her undivided 1/10<sup>th</sup> share and interest in a part or portion of the premises No. 69, Prince Baktiar Shah Road, Kolkata containing an area of 48 cottahs more or less, absolutely and forever.
- FF. In the circumstances, the said part or portion of premises No. 69, Prince Baktiar Shah Road, Kolkata containing an area of 48 cottahs more or less came to be owned by the following persons each having the following undivided shares or interest therein :

Sl. No.	Name	Share
1.	Dhirajben Vrajlal Shah	1/10 <sup>th</sup> share
2.	Kirit Vrajlal Shah	3/20 <sup>th</sup> share
3.	Vivek Shah	3/20 <sup>th</sup> share
4.	Ashvin Vrajlal Shah	1/10 <sup>th</sup> share

5.	Saroj Vrajlal Shah alias Saroj Ashvin Shah	1/10 <sup>th</sup> share
6.	Ami Mehta nee Shah	1/10 <sup>th</sup> share
7.	Minal Chopra nee Shah	1/10 <sup>th</sup> share
8.	Jitendra Vrajlal Shah	1/10 <sup>th</sup> share
9.	Tarana Jitendra Shah	1/10 <sup>th</sup> share

GG Various other parts or portions of No 69, Prince Baktiar Shah Road, Kolkata including a part or portion containing an area of 19 cottahs 11 chittaks 30 sq. ft. more or less continued to be owned by Krishna Kumar Hansraj, Dhruv Ravindra Hansraj, Rohini Ravindra Hansraj and Vijay Sinh Bhatia, each having the following undivided shares or interest therein :

Sl. No.	Name	Share
1.	Krishna Kumar Hansraj	1/3 <sup>rd</sup> share
2.	Dhruv Ravindra Hansraj	1/6 <sup>th</sup> share
3.	Rohini Ravindra Hansraj	1/6 <sup>th</sup> share
4.	Vijay Sinh Bhatia	1/3 <sup>rd</sup> share

HH. By a Deed of Conveyance dated 26<sup>th</sup> December, 2007, made between the aforesaid Dhiraj Vrajlal Shah, Kirit Vrajlal Shah, Vivek Shah, Ashvin Vrajlal Shah, Saroj Ashvin Shah, Ami Mehta nee Shah, Minal Chopra nee Shah, Jitendra Vrajlal Shah and Tarana Shah therein referred to as the Vendors of One Part and (1) Ellenbarrie Plantation (P) Limited (2) Sutee Vaisa Investors & Traders (P) Limited (3) Plymex Trading (P) Limited (4) Nilgiri Marketing (P) Limited (5) Maple Barter (P) Limited (6) Adya Niket (P) Limited (7) Adya Apartments (P) Limited (8) Adya Realtors (P) Limited (9) Magnum Credit & Consultants (P) Limited (10) NPR Developers Limited (11) Jaishree Towers (P) Limited and (12) Rajveer Promoters (P) Limited, therein referred to as the Purchasers of the Other Part and registered with the Additional Registrar of Assurances – I, Kolkata, in Book No. I, CD Volume No. 66, Pages 3376 to 3400, Being No. 6127 for the year 2008, the Vendors, at and for the consideration therein mentioned, sold, conveyed and transferred unto and to the Purchasers therein All That a part and portion of premises No. 69, Prince Baktiar Shah Road, Kolkata, containing an area of 48 cottahs more or less, fully described in the

Second Schedule thereunder written and delineated in the map or plan thereto annexed and thereon bordered red, absolutely and forever.

- II. By a Deed of Conveyance also dated 26<sup>th</sup> December, 2007, made between the aforesaid Krishna Kumar Hansraj, Dhruv Ravindra Hansraj, Rohini Ravindra Hansraj and Vijay Sinh Bhatia, therein referred to as the Vendors of the First Part, and Dhiraj Vrajlal Shah, Kirit Vrajlal Shah, Vivek Shah, Ashvin Vrajlal Shah, Saroj Ashvin Shah, Ami Mehta nee Shah, Minal Chopra nee Shah, Jitendra Vrajlal Shah and Tarana Shah therein referred to as the Confirming Parties of the Second Part and (1) Ellenbarrie Plantation (P) Limited (2) Shree Varsa Investors & Traders (P) Limited (3) Plymex Trading (P) Limited (4) Nilgiri Marketing (P) Limited (5) Maple Barter (P) Limited (6) Adya Niket (P) Limited (7) Adya Apartments (P) Limited (8) Adya Realtors (P) Limited (9) Magnum Credit & Consultants (P) Limited (10) NPR Developers Limited (11) Jaishree Towers (P) Limited and (12) Rajveer Promoters (P) Limited, therein referred to as the Purchasers of the Third Part and registered with the Additional Registrar of Assurances – I, Kolkata, in Book No. I, CD Volume No. 66, Pages 3460 to 3496, Being No.6136

for the year 2008, the Vendors, at and for the consideration therein mentioned, sold, conveyed and transferred unto and to the Purchasers therein All That a part or portion of premises No. 69, Prince Baktiar Shah Road, Kolkata, containing an area of 19 cottahs 11 chitacks and 30 sq. ft. more or less, fully described in the Second Schedule thereunder written and delineated in the map or plan thereto annexed and thereon bordered red, absolutely and forever.

- JJ. By a Deed of Conveyance also dated 26<sup>th</sup> December, 2007, made between the aforesaid Kirit Vrajlal Shah, Saroj Ashvin Shah, Vivek Shah and Tarana Jitendra Shah, therein referred to as the Vendors of the One Part and (1) Ellenbarrie Plantation (P) Limited (2) Shree Varsa Investors & Traders (P) Limited (3) Plymex Trading (P) Limited (4) Nilgiri Marketing (P) Limited (5) Maple Barter (P) Limited (6) Adya Niket (P) Limited (7) Adya Apartments (P) Limited (8) Adya Realtors (P) Limited (9) Magnum Credit & Consultants (P) Limited (10) NPR Developers Limited (11) Jaishree Towers (P) Limited and (12) Rajveer Promoters (P) Limited, therein referred to as the Purchasers of the Other Part and registered with the Additional Registrar of Assurances – I,

Kolkata, in Book No. I, CD Volume No. 66, Pages 3438 to 3459, Being No.5890 for the year 2008, the Vendors, at and for the consideration therein mentioned, sold, conveyed and transferred unto and to the Purchasers therein All That a part and portion of premises No. 69T/15, Prince Baktiar Shah Road, Kolkata, containing an area of 2 cottahs 5 chitacks and 15 sq. ft. more or less, fully described in the Schedule thereunder written and delineated in the map or plan thereto annexed and thereon bordered green, absolutely and forever.

KK. The aforesaid 12 companies thus became the owners of various parts or portions of premises Nos.69 and the entirety of premises No.69T/15, Prince Baktiar Shah Road, Kolkata as mentioned below, each having an undivided 1/12<sup>th</sup> share or interest therein as mentioned below :

Sl. No	Part or portion
1.	Part of premises No. 69 containing an area of 48 cottahs more or less.
2.	Part of premises No. 69 containing an area of 19 cottahs 11 chitacks and 30 sq. ft. more or less.
3.	Premises No. 69T/15 containing an area of 2 cottahs 5 chitacks and 15 sq. ft. more or less.

- LL. By a fresh Certificate of Incorporation Consequent Upon Change of Name dated 14<sup>th</sup> July, 2010, issued by the Registrar of Companies, West Bengal, the name of NPR Developers Limited was changed to NPR Developers Private Limited.
- MM. By a Deed of Conveyance dated 30<sup>th</sup> March, 2013 made between Nilgiri Marketing (P) Limited and Plymex Trading (P) Limited, therein referred to as the Vendors of the One Part and Fidele Developers (P) Limited, therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurances – I, Kolkata in Book No. I, CD Volume No.6, Pages 11601 to 11618, Being No. 03171 for the year 2013, the Vendors therein for the consideration therein mentioned sold transferred and conveyed to the Purchaser therein All That their undivided 1/12<sup>th</sup> share or interest each in the part or portion of the premises No. 69, Prince Baktiar Shah Road, Kolkata containing an area of 48 cottahs more or less, fully described in the First Schedule thereunder written, absolutely and forever.

NN. By a Deed of Conveyance dated 30<sup>th</sup> March, 2013 made between Nilgiri Marketing (P) Limited and Plymex Trading (P) Limited, therein referred to as the Vendors of the One Part and Fidele Developers (P) Limited, therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurances – I, Kolkata in Book No. I, CD Volume No.6, Pages from 11583 to 11600, Being No. 03170 for the year 2013, the Vendors therein for the consideration therein mentioned sold transferred and conveyed to the Purchaser therein All That their undivided 1/12<sup>th</sup> share or interest each in the part or portion of the premises No. 69, Prince Baktiar Shah Road, Kolkata containing an area of 19 cottahs 11 chittaks and 30 sq. ft. more or less, fully described in the First Schedule thereunder written, absolutely and forever.

OO. By a Deed of Conveyance dated 30<sup>th</sup> March, 2013 made between Nilgiri Marketing (P) Limited and Plymex Trading (P) Limited, therein referred to as the Vendors of the One Part and Fidele Developers (P) Limited, therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurances – I, Kolkata in Book No. I, CD Volume No. 6, Pages 11302 to 11319, Being No. 03172 for the year



2013, the Vendors therein for the consideration therein mentioned sold transferred and conveyed to the Purchaser therein All That their undivided 1/12<sup>th</sup> share or interest each in the part or portion of the premises No. 69T/15, Prince Baktiar Shah Road, Kolkata containing an area of 2 cottahs 5 chhitacks and 15 sq. ft. more or less, fully described in the First Schedule hereunder written, absolutely and forever.

PP. In the circumstances, the following companies being the Vendors herein, became the owners of All That the various parts and/ or portions of premises No. 69 and the entirety of premises No. 69T/15, Prince Baktiar Shah Road, Kolkata, as mentioned below, each having the undivided shares or interests therein as mentioned below: -

Sl. No.	Part or portion
1.	Part of premises No. 69 containing an area of 48 cottahs more or less.
2	Part of premises No 69 containing an area of 19 cottahs 11 chitacks and 30 sq. ft. more or less.
3.	Premises No. 69T/15 containing an area of 2 cottahs 5 chitacks and 15 sq. ft. more or less.

Sl. No.	Name	Share
1.	Ellenbarrie Plantation (P) Limited	1/12 <sup>th</sup> share
2.	Shree Varsa Investors & Traders (P) Limited	1/12 <sup>th</sup> share
3.	Maple Barter (P) Limited	1/12 <sup>th</sup> share
4.	Adya Niket (P) Limited	1/12 <sup>th</sup> share
5.	Adya Apartments (P) Limited	1/12 <sup>th</sup> share
6.	Adya Realtors (P) Limited	1/12 <sup>th</sup> share
7.	Magnum Credit & Consultants (P) Limited	1/12 <sup>th</sup> share
8.	NPR Developers (P) Limited	1/12 <sup>th</sup> share
9.	Jaishree Towers (P) Limited	1/12 <sup>th</sup> share
10.	Rajveer Promoters (P) Limited	1/12 <sup>th</sup> share
11.	Fidele Developers (P) Ltd	1/6 <sup>th</sup> share

QQ. Subsequent on becoming owners as aforesaid, the Vendors herein applied for separation of two parts or portions of premises No. 69, Prince Baktiar Shah Road, Kolkata containing an area of 48 cottahs and 19 cottahs 11 chittacks and 30 sq. ft. more or less respectively and amalgamation of such separate plots and consequent upon such application, the said two parts or portions of premises No. 69, Prince Baktiar Shah Road, Kolkata were separated from premises No. 69 and

amalgamated and renumbered as premises No.69/1, Prince Baktiar Shah Road, Kolkata containing an area of 67 cottahs 11 chittaks and 30 sq. ft. and mutated in the names of the said 11 companies.

RR. The Vendors are thus the owners of and seized and possessed and entitled to an undivided 1/2 (50%) share of ALL THAT the premises No. 69/1, Prince Baktiar Shah Road, Kolkata, containing an area of 67 cottahs 11 chhitacks and 30 sq. ft. more or less together with the dilapidated tin-shed and other structures therein having a constructed area of about 2,200 sq. ft., more or less, fully described in the Schedule hereunder written and hereinafter referred to as the "said premises", each of the Vendors having the following undivided shares in the said premises as mentioned below:-

Sl. No	Name	Share
1.	Adya Apartments Private Limited	1/12 (8.35%)
2	Adya Niket Private Limited	1/12 (8.35%)
3.	Adya Realtors Private Limited	1/12 (8.35%)
4.	Maple Barter Private Limited	1/12 (8.35%)

5.	Jaishree Towers Private Limited	1/12 (8.35%)
6.	Rajveer Promoters Private Limited	1/12 (8.35%)

SS. The Vendors have represented and assured the Purchasers as follows:

- i) that the Vendors are the joint undivided owners of the said premises each having the aforesaid shares or interest therein;
- ii) that save and except the Vendors, no other persons have or can claim any right title or interest whatsoever or howsoever in the said premises or any part thereof;
- iii) that the Vendors are in vacant and peaceful physical possession of the said premises without any let, hindrance, objection or disturbance from any person in any manner whatsoever;
- iv) that the said premises are free from all encumbrances, mortgages, charges, liens, *lis pendens*, litigations, security interests, restrictions of any nature whatsoever, restrictive covenants, attachments, debutters, leases, tenancies, thika tenancies,

occupancy rights, acquisition, requisition, alignment claims demands and liabilities whatsoever or howsoever,;

- v) that the Vendors have free and unfettered right title and interest to enter and execute this Deed of Conveyance in favour of the Purchasers;
- vi) that the said premises are not affected by the provisions of the West Bengal Thika Tenancy (Acquisition and Regulation) Act, 2001;
- vii) that prior to the execution hereof, the Vendors have neither entered into any other agreement or arrangement with any other person or persons for sale, lease, tenancy or otherwise transfer of the said premises or any part thereof, nor have they or any of them received any amount or consideration or advance money in respect of or relating to the said premises or any parts thereof from any person or persons whomsoever, nor any tenancy is subsisting at present;

- viii) that the Vendors have neither any notice nor are aware of any scheme of acquisition or requisition affecting the said premises or any parts thereof;
  - ix) that there are no valid and subsisting work orders/ contracts pertaining to construction or any civil work on the said premises;
  - x) that no filling up of any waterbody has been carried out at the said premises, except in accordance with law;
  - xi) that there is no dispute in connection with the boundaries of the said premises; and
  - xii) that the Vendors have a clear and marketable title to the said premises free from all encumbrances whatsoever.
- TT. The Vendors have agreed to sell and the Purchasers on the basis of the aforesaid representation of the Vendors, relying on the same and in good faith thereof have agreed to purchase **ALL THAT** their entire right title and interest being an undivided 1/2 (50%) share of interest in the premises No. 69/1, Prince Baktiar Shah Road, Kolkata, containing an area of 67

cottahs 11 chhitacks and 30 sq. ft. more or less together with the dilapidated tin-shed and other structures therein having a constructed area of about 2,200 sq. ft., more or less, together with undivided proportionate right title and interest in and over the 20 ft (approx ) wide private common passage leading thereto from Prince Baktiar Shah Road on the east, fully described in the Schedule hereunder written and hereinafter referred to as the said property, free from all encumbrances, charges, mortgages, liens, *lis pendens*, attachments, trusts, acquisitions, requisitions, claims and demands whatsoever at and for a consideration of Rs. 7,35,44,000/- (Rupees Seven Crores Thirty Five Lakhs Forty Four Thousand only) and on the terms and conditions herein contained.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.7,35,44,000/- (Rupees Seven Crores Thirty Five Lakhs Forty Four Thousand only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt and memo hereby written admit and acknowledge and of and from the payment of the same and every part

thereof, forever acquit, release and discharge the Purchasers and the said premises hereby sold, conveyed and transferred) the Vendors do and each them doth hereby grant, transfer, convey, assign and assure unto and in favour of the Purchasers **ALL THAT** their 1/2 (50%) undivided share or interest and **ALL THAT** the several messuages, tenements and dwelling houses containing a built up area of 2,200 sq. ft. more or less together with piece and parcel of land containing an area of 67 cottahs 11 chhitacks and 30 sq. ft. more or less whereon or a part whereupon the same are built all situate lying at and being premises No. 69/1, Prince Baktiar Shah Road, P.S. - Charu Market, P. O. - Tollygunge, Kolkata – 700 033, fully described in the Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered red and hereinafter referred to as the “said premises” **OR HOWSOEVER OTHERWISE** the said premises now are or is or heretofore were or was situated tenanted butted bounded called known numbered described and distinguished **TOGETHER WITH** the perpetual right and liberty for the Purchasers and their employees, agents, servants, licensees, tenants, visitors and all other persons authorised by them at all times by day or night at their will and pleasure for all purposes connected with the use and enjoyment of the said premises to go, return, pass and repass with or without vehicles or other



articles of all description whether laden or unladen in, over and along a 20 ft. (approx.) wide passage running from Prince Baktiar Shah Road on the east to the said property, more particularly described in the Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered green, for all purposes and to lay all drains, sewers, pipes, electricity, telephone, gas poles, posts, wires, cables and other pipes and lines over, in and under the said passage and to restore the said passage at their own cost to its former state (the said premises and the right to the common passage are hereinafter collectively referred to as "the said property") **TOGETHER WITH** like proportionate share in all structures, floors, common passages, ways, paths, passages, under-ways, sewers, drains, trees, shrubs, water courses, rights, lights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever thereunto belonging or in anywise appertaining thereto or any part thereof or which with the same or any part thereof or taken as part held used occupied enjoyed reputed deemed taken or taken as part or parcel thereof or appertaining thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together with all estate, right, title, interest, inheritance, use, possession, property, claim and demand whatsoever both at law and in equity of the

Vendors into and upon or in respect of the said property or any part thereof **TOGETHER WITH** all deeds pattahs muniments and other evidence of title which is relating to the said property or any part thereof which now are or hereafter shall or may be in the possession power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said property each and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **TOGETHER WITH ALL** rights members and appurtenances thereof unto and to the use of the Purchasers, their successors-in-interest and assigns absolutely and forever free from all encumbrances and liabilities **AND** the Vendors do hereby covenant with the Purchasers that the Vendors are absolutely entitled to the said property hereby sold free from all encumbrances and liabilities whatsoever **AND** that the Vendors have good right full power absolute authority and indefeasible title to grant sell convey transfer assign and assure the said property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents **AND** that the Purchasers shall and will and may from time to time and at all times hereafter peaceably and

quietly hold possess and enjoy the said property and all other rights title and benefits appurtenant thereto and receive and take the rents issues and profits thereof and every part thereof without any hindrance eviction interruption disturbance claim or demand whatsoever from of or by the Vendors or any person or persons whatsoever **AND** that free and clear and freely and clearly and absolutely acquitted exonerated released discharged or otherwise well and sufficiently saved defended kept harmless and indemnified against all estates charges mortgages liens *lis pendens* debts attachments execution claims demands encumbrances and liabilities whatsoever made or suffered by the Vendors or any person or persons lawfully or equitable claiming as aforesaid **AND** that all rates, taxes, land revenues and all other outgoings whatsoever payable in respect of the said property have been paid and satisfied in full by the Vendors upto the date of these presents **AND** that the Vendors and all persons having or lawfully or equitably claiming any right title interest property claim or demand whatsoever in or upon the said property or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchasers make do acknowledge and execute or cause to be made done acknowledged and executed for all such acts deeds matters things and assurances whatsoever for

further better and more perfectly and effectually assuring and transferring the said property and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required.

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

ALL THAT 1/2 (50%) undivided share or interest of the Vendors in ALL THAT the several messuages, tenements and dwelling houses containing a built up area of 2,200 sq. ft. more or less together with piece and parcel of land containing an area of 67 cottahs 11 chhitacks and 30 sq. ft. more or less whereon or a part whereupon the same are built all situate lying at and being premises No. 69/1, Prince Baktiar Shah Road, P.S. - Charu Market, P. O. - Tollygunge, KMC Ward No.89, Kolkata 700 033, together with undivided proportionate right title and interest in and over the 20 ft. (approx.) wide private common passage leading thereto from Prince Baktiar Shah Road on the east and butted and bounded in the manner following that is to say.

**ON THE NORTH** : By 24 ft. wide Prince Baktiar Shah Road;

**ON THE EAST** : By premises No. 69K, 69T/17, 69T/18 Prince

Baktiar Shah Road and a pond;

**ON THE SOUTH** : By premises No. 26, Prince Anwar Shah Road; and

**ON THE WEST** : By premises No. 69T/15, Prince Baktiar Shah Road, By 7.5 m KMC Road, partly by premises Nos.65A & 69T/8, Prince Bakhtiar Shah Road and by private common passage.

**OR HOWSOEVER OTHERWISE** the said property now are or is or any time or times heretofore were or was situate butted, bounded, known, numbered, described or distinguished.

IN WITNESS WHEREOF the parties to these presents have hereunto set and subscribed their respective hands the day month and year first above written.

SIGNED AND DELIVERED on behalf of the VENDORS at Kolkata in the presence of:

- 1) *Sunil K Paulley*  
SUNIL KOMAR PAULLEY  
245, 5th ROY ROAD,  
KOLKATA - 700038
- 2) *Rohan Joti*  
(ROHAN AJITSARIA)  
2C DAVAR ROAD  
KOLKATA - 700019

ADYA APARTMENTS PVT. LTD.  
*Moz e Franille*  
Director

ADYA NIKET (P) LTD.  
*Moz e Franille*  
Director

ADYA REALTORS PVT LTD.  
*Moz e Franille*  
Director

MAPLE BARTER PVT. LTD.  
*Richard A...*  
Director

RAJVEER TOWERS PVT. LTD.  
*Sanjay Das*  
Authorized Sign...

For RAJVEER PROMOTERS  
*Sanjay Das*  
Director

**SIGNED AND DELIVERED** on

behalf of the **PURCHASERS** at

**Kolkata** in the presence of:

- 1) *S. K. Banerjee*
- 2) *Rohan Aijazi*

ANANT VINCOM PVT. LTD.  
DAZZLING REALTY PVT. LTD.  
GANGOUR VINCOM PVT. LTD.  
SNOWSHINE DEVELOPERS PVT. LTD.  
STARTTREE APARTMENTS PVT. LTD.  
KAVASHAKTI REALTY DEVELOPERS PVT. LTD.  
AVIKAR COMMODITIES PVT. LTD.  
SHELTER PROPERTIES PVT. LTD.  
ANUGRAH CONSULTANTS PVT. LTD.  
AKSHAR DEALERS PVT. LTD.

*Shrawan Kumar Nathansoni*  
Director/Authorised Signatory

*Drafted by me:*

*Bhargav Mitra*  
*Advocate*

*High Courts, Calcutta*

*Regn No. - WB/177/2009*

RECEIVED on the day month and year first above written of and from the within named Purchasers the sum of Rs.7,35,44,000/- within mentioned to have been paid by the Purchasers to us as consideration of this Conveyance. : Rs.7,35,44,000/-

(Rupees Seven Crores Thirty Five Lakhs Forty Four Thousand only)

**MEMO OF CONSIDERATION**

RECEIVED as follows :

**DETAILS OF PAY ORDERS OF ADYA APARTMENTS PRIVATE LIMITED**

Sl. No.	Date	Pay Order No.	Bank & Branch Name	Gross Amount (Rs.)	TDS Deducted @ 1% (Rs.)	Amount (Rs.)
1	21/05/2016	936729	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
2	21/05/2016	936721	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
3	21/05/2016	936772	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
4	21/05/2016	936778	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
5	21/05/2016	936787	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
6	21/05/2016	936741	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
7	21/05/2016	936824	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
8	21/05/2016	936828	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
9	21/05/2016	936760	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
10	21/05/2016	936834	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
		<b>Total</b>		<b>1,22,57,330/-</b>	<b>1,22,573/-</b>	<b>1,21,34,760/-</b>



**DETAILS OF PAY ORDERS OF ADYA NIKET PRIVATE LIMITED**

Sl. No.	Date	Pay Order No.	Bank & Branch Name	Gross Amount (Rs.)	TDS Deducted @ 1% (Rs.)	Amount (Rs.)
1	21/05/2016	936730	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
2	21/05/2016	936722	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
3	21/05/2016	936716	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
4	21/05/2016	936773	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
5	21/05/2016	936788	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
6	21/05/2016	936825	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
7	21/05/2016	936829	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
8	21/05/2016	936761	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
9	21/05/2016	936812	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
10	21/05/2016	936835	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
	Total			1,22,57,330/-	1,22,573/-	1,21,34,760/-

**DETAILS OF PAY ORDERS OF ADYA REALTORS PRIVATE LIMITED**

Sl. No.	Date	Pay Order No.	Bank & Branch Name	Gross Amount (Rs.)	TDS Deducted @ 1% (Rs.)	Amount (Rs.)
1	21/05/2016	936731	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
2	21/05/2016	936717	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
3	21/05/2016	936774	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
4	21/05/2016	936789	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
5	21/05/2016	936742	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
6	21/05/2016	936826	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
7	21/05/2016	936830	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
8	21/05/2016	936762	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
9	21/05/2016	936813	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
10	21/05/2016	936836	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
	Total			1,22,57,330/-	1,22,573/-	1,21,34,760/-

**DETAILS OF PAY ORDERS OF MAPLE BARTER PRIVATE LIMITED**

Sl. No.	Date	Pay Order No.	Bank & Branch Name	Gross Amount (Rs.)	TDS Deducted @ 1% (Rs.)	Amount (Rs.)
1	21/05/2016	936732	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
2	21/05/2016	936718	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
3	21/05/2016	936775	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
4	21/05/2016	936770	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
5	21/05/2016	936790	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
6	21/05/2016	936743	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
7	21/05/2016	936827	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
8	21/05/2016	936763	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
9	21/05/2016	936814	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
10	21/05/2016	936837	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
	<b>Total</b>			<b>1,22,57,330/-</b>	<b>1,22,573/-</b>	<b>1,21,34,760/-</b>

**DETAILS OF PAY ORDERS OF JAISHREE TOWERS PRIVATE LIMITED**

Sl. No.	Date	Pay Order No.	Bank & Branch Name	Gross Amount (Rs.)	TDS Deducted @ 1% (Rs.)	Amount (Rs.)
1	21/05/2016	936733	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
2	21/05/2016	936719	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
3	21/05/2016	936776	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
4	21/05/2016	936779	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
5	21/05/2016	936791	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
6	21/05/2016	936744	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-

7	21/05/2016	936752	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
8	21/05/2016	936815	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
9	21/05/2016	936838	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
10	21/05/2016	936831	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
Total				1,22,57,330/-	1,22,573/-	1,21,34,760/-

**DETAILS OF PAY ORDERS OF RAJVEER PROMOTERS PRIVATE LIMITED**

Sl. No.	Date	Pay Order No.	Bank & Branch Name	Gross Amount (Rs.)	TDS Deducted @ 1% (Rs.)	Amount (Rs.)
1	21/05/2016	936734	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
2	21/05/2016	936720	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
3	21/05/2016	936777	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
4	21/05/2016	936780	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
5	21/05/2016	936792	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
6	21/05/2016	936745	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
7	21/05/2016	936753	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
8	21/05/2016	936816	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
9	21/05/2016	936832	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
10	21/05/2016	936848	UBI, Strand Road	12,25,733/-	12,257/-	12,13,476/-
Total				1,22,57,330/-	1,22,573/-	1,21,34,760/-

(Rupees Seven Crores Thirty Five Lakhs Forty Four Thousand only)

WITNESSES:  
 1) *Sudhakar Pandey*  
 2) *Rohini Dikari*

ADYA APARTMENTS PVT. LTD.

*Mona Agrawal*

Director

ADYA NIKET (P)

*Mona Agrawal*

Director

ADYA REALTORS PVT LTD.

*Mona Agrawal*

Director

IAISHREE TOWERS PVT. LTD.

*Sanjoy Das*  
 Authorised Signatory

MAPLE BARTER PVT. LTD.














*Harsh Arora*

Director







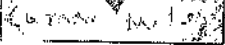




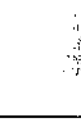











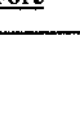
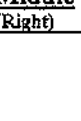
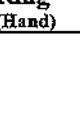
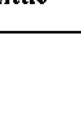
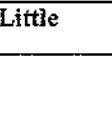
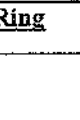
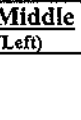
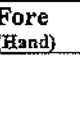
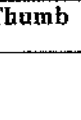
For RAJVEER PROMOTERS PVT LTD.

*Sanjoy Das*  
 Director

**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl.No.	Signature of the executants/and/ or Purchaser/ Presentants					
	<i>Monika...</i>					
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left)</b>	<b>Fore (Hand)</b>	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right)</b>	<b>Ring (Hand)</b>	<b>Little</b>
	<i>...</i>					
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left)</b>	<b>Fore (Hand)</b>	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right)</b>	<b>Ring (Hand)</b>	<b>Little</b>
	<i>Sanjoy Das</i>					
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left)</b>	<b>Fore (Hand)</b>	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right)</b>	<b>Ring (Hand)</b>	<b>Little</b>

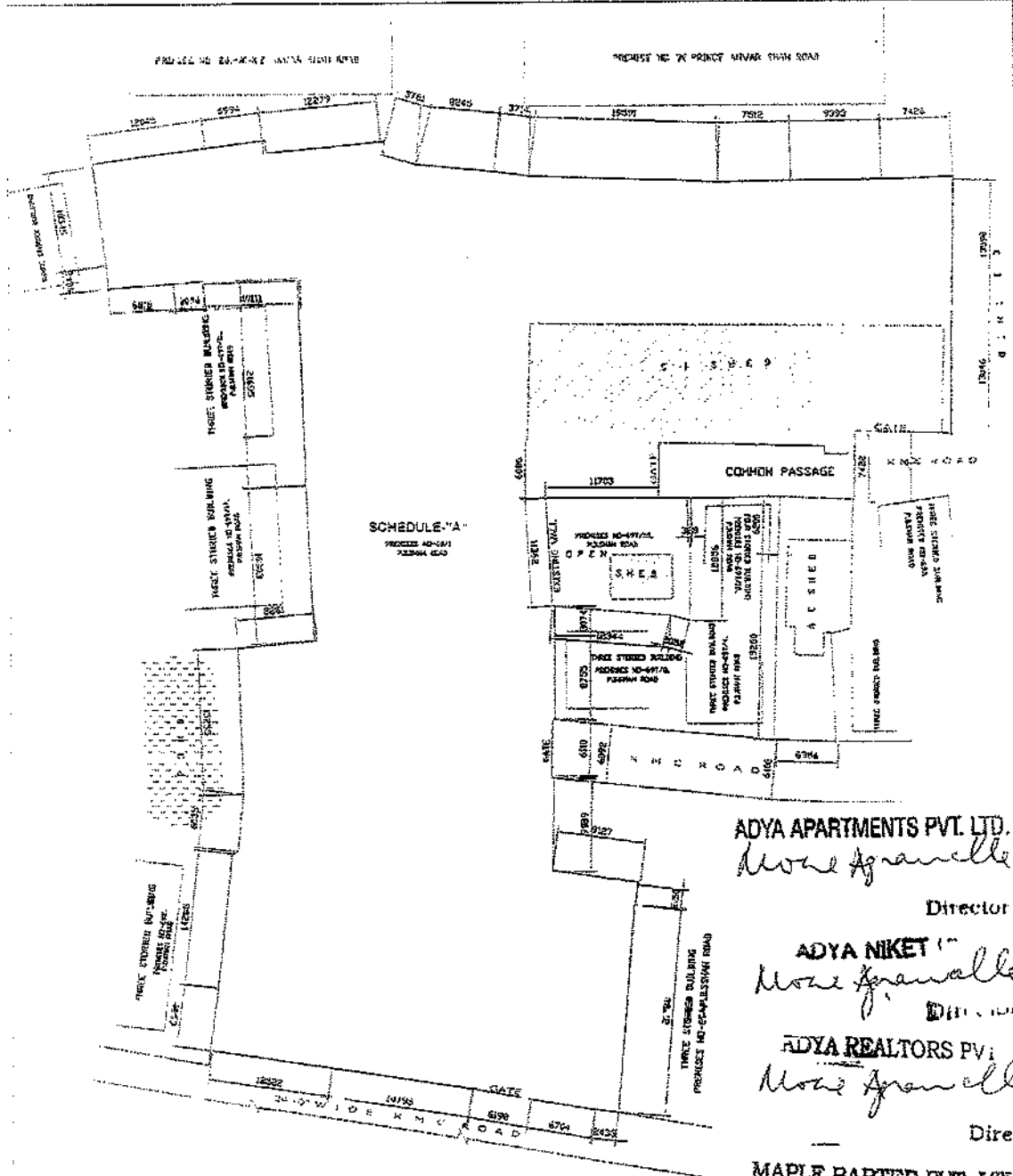
**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl.No.	Signature of the executants/and/ or Purchaser/ Presentants					
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left)</b>	<b>Fore (Hand)</b>	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right)</b>	<b>Ring (Hand)</b>	<b>Little</b>
						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left)</b>	<b>Fore (Hand)</b>	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right)</b>	<b>Ring (Hand)</b>	<b>Little</b>
						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left)</b>	<b>Fore (Hand)</b>	<b>Thumb</b>
						
		<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right)</b>	<b>Ring (Hand)</b>	<b>Little</b>

Shrawan

# DEED PLAN

PLAN SHOWING THE PORTION OF LAND UNDER PREMISES NO 8911, PRINCE BAKTIAR SHAH ROAD, KMC WARD NO. 89  
 P.S. CHARU MARKET, KOLKATA-700033.  
 AREA OF LAND: SCHEDULE "A", 87 KOTTAH, 11 CHATAK 30 SFT. (MORE OR LESS).



ADYA APARTMENTS PVT. LTD.

*Mona Agrawala*

Director

ADYA NIKET

*Mona Agrawala*

Director

ADYA REALTORS PVT.

*Mona Agrawala*

Director

MAPLE BARTER PVT. LTD.

*Neel Chandra*

Director

SAISHREE TOWERS PVT. LTD.

SIGNATURE OF OWNERS

*Sanjoy Das*

Authorized Signatory

For RAJVEER PROMOTERS PVT. LTD.

*Sanjoy Das*

Director

- ANANT VINCOM PVT. LTD.
- DAZZLING REALTY PVT. LTD.
- GANGOUR VINCOM PVT. LTD.
- SNOWSHINE DEVELOPERS PVT. LTD.
- STARTREE APARTMENTS PVT. LTD.
- NAVASHAKTI REALTY DEVELOPERS PVT. LTD.
- AVIKAR COMMODITIES PVT. LTD.
- SHELTER PROPERTIES PVT. LTD.
- ANUGRAH CONSULTANTS PVT. LTD.
- AKSHAR DEALERS PVT. LTD.

*Shri awan Kumari Mohanram*  
 Director / Authorized Signatory



NOTE:-  
 (1) ALL DIMENSIONS ARE IN MM.  
 SCALE = 1:200

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

GRN: 19-201617-000587556-2 Payment Mode Counter Payment  
GRN Date: 21/05/2016 12:31:59 Bank: Union Bank of India  
BRN: AA488151 RRN Date: 23/06/2016 05.02.43

DEPOSITOR'S DETAILS

Name : ANANT VINCOM PVT LTD  
Contact No. : 03340084886 Mobile No. : 91 9051740145  
E-mail : accounts@aryarealty.in  
Address : 4 FAIRLIF PLACE ROOM NO. 102 KOLKATA 700001  
Applicant Name : Mr CHANDI SAMANTA  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	16051000191617/4/2016	Property Registration Stamp duty	0030-02-103-003-02	5148100
2	16051000191617/4/2016	Property Registration-Registration Fees	0030-03-104-001-16	808967

In Words : Rupees Fifty Nine Lakh Fifty Seven Thousand Eighty Seven only  
Total 5957087





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






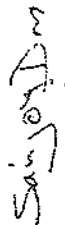
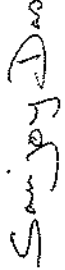


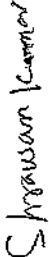
Signature / LTI Sheet of Query No/Year 16051000191617/2016

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1.0	MONA AGRAWALLA 5, TILAK ROAD, P.O.- SARATI BOSE ROAD, P S:- Lake, Kolkata, District:-South 24 Parganas, West Bengal, India, PIN - 700029	Representative of Seller [ADYA APARTMENTS PRIVATE LIMITED]			<i>Mon Agrawalla</i> 24/6/2016
1.1	MONA AGRAWALLA 5, TILAK ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Seller [ADYA NIKET PRIVATE LIMITED]			<i>Mon Agrawalla</i> 24/6/2016
1.2	MONA AGRAWALLA 5, TILAK ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Seller [ADYA REALTORS PRIVATE LIMITED]			<i>Mon Agrawalla</i> 24/6/2016



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
2	Mr NARESH CHANDRA AGRAWALLA 5, TILAK ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Seller [MAPLE BARTER PRIVATE LIMITED]			 24/5/16
3.0	Mr SANJOY DAS 17A, DALIMTALA LANE, BURTOLLA, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Representative of Seller [JAISHREE TOWERS PRIVATE LIMITED]			 24/5/16
3.1	Mr SANJOY DAS 17A, DALIMTALA LANE, BURTOLLA, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District: Kolkata, West Bengal, India, PIN - 700006	Representative of Seller [RAJVEER PROMOTERS PRIVATE LIMITED]			 24/5/16
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4.0	Mr SHRAWAN KUMAR MAHANSARIA 90/B/2, PR. GULAM HOSSAIN SHAH ROAD, P.O:- GOLF GREEN, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700095	Representative of Buyer [AKSHAR DEALERS PRIVATE LIMITED]			 24/5/16

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4.1	Mr SHRAWAN KUMAR MAHANSARIA 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O:- GOLF GREEN, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700095	Representative of Buyer [ANANT VINCOM PRIVATE LIMITED]			Shrawan Kumar Mahansaria 24/5/16
4.2	Mr SHRAWAN KUMAR MAHANSARIA 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O:- GOLF GREEN, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700095	Representative of Buyer [ANUGRAH CONSULTANTS PRIVATE LIMITED]			Shrawan Kumar Mahansaria 24.5.16
4.3	Mr SHRAWAN KUMAR MAHANSARIA 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O:- GOLF GREEN, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700095	Representative of Buyer [AVIKAR COMMODITIES PRIVATE LIMITED]			Shrawan Kumar Mahansaria 24/5/16
4.4	Mr SHRAWAN KUMAR MAHANSARIA 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O:- GOLF GREEN, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700095	Representative of Buyer [DAZZLING REALTY PRIVATE LIMITED]			Shrawan Kumar Mahansaria 24/5/16

S/ No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4.5	Mr SHRAWAN KUMAR MAHANSARIA 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O:- GOLF GREEN, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700095	Represent ative of Buyer [GANGOU R VINCOM PRIVATE LIMITED ]			Shrawan Kumar Mahansaria 24/5/16
4.6	Mr SHRAWAN KUMAR MAHANSARIA 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O:- GOLF GREEN, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700095	Represent ative of Buyer [NAVASH AKTI REALTY DEVELOP ERS PRIVATE LIMITED ]			Shrawan Kumar Mahansaria 24/5/16
4.7	Mr SHRAWAN KUMAR MAHANSARIA 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O:- GOLF GREEN, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700095	Represent ative of Buyer [SHELTE R PROPER TIES PRIVATE LIMITED ]			Shrawan Kumar Mahansaria 24/5/16
4.8	Mr SHRAWAN KUMAR MAHANSARIA 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O:- GOLF GREEN, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700095	Represent ative of Buyer [SNOWSH INE DEVELOP ERS PRIVATE LIMITED ]			Shrawan Kumar Mahansaria 24/5/16

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4.9	Mr SHRAWAN KUMAR MAHANSARIA 00/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O:- GOLF GREEN, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700095	Representative of Buyer [STARTREENT PRIVATE LIMITED]			Shrawan Kumar Mahansaria 24/5/16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr CHANDI SAMANTA Son of Late KALIPADA SAMANTA SULANGORI, P.O:- GHUNI, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157	MONA AGRAWALLA, Mr NARESH CHANDRA AGRAWALLA, Mr SANJOY DAS, Mr SHRAWAN KUMAR MAHANSARIA		Chandi Samanta 24/5/16	

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

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr SHRAWAN KUMAR MAHANSARIA 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O:- GOLF GREEN, P.S:- Jadavpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700095

Seller Details	
Sl No.	Name, Address, Photo, Finger print and Signature
1	ADYA APARTMENTS PRIVATE LIMITED 74, LENIN SARANI, P.O:- DHARMATALA, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 PAN No. AAGCA3961K,; Status : Organization
2	ADYA NIKET PRIVATE LIMITED 74, LENIN SARANI, P.O:- DHARMATALA, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 PAN No. AAGCA3962L,; Status : Organization
3	ADYA REALTORS PRIVATE LIMITED 74, LENIN SARANI, P.O:- DHARMATALA, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 PAN No. AAGCA3959D,; Status : Organization; Represented by their ( 1-3 ) representative as given below:-
1-3 (1)	MONA AGRAWALLA 5, TILAK ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACVPA3855D,; Status : Representative; Date of Execution : 24/05/2016; Date of Admission : 24/05/2016; Place of Admission of Execution : Pvt. Residence
4	MAPLE BARTER PRIVATE LIMITED 74, LENIN SARANI, P.O:- DHARMATALA, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 PAN No. AAFCM0107J,; Status : Organization; Represented by representative as given below:-
4(1)	Mr NARESH CHANDRA AGRAWALLA 5, TILAK ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACWPA9166D,; Status : Representative; Date of Execution : 24/05/2016; Date of Admission : 24/05/2016; Place of Admission of Execution : Pvt. Residence

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
5	JAISHREE TOWERS PRIVATE LIMITED 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AABCJ8546L,; Status : Organization
6	RAJVEER PROMOTERS PRIVATE LIMITED 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCR6351F,; Status : Organization; Represented by their ( 5-6 ) representative as given below:-
5-6 (1)	Mr SANJOY DAS 17A, DALIMTALA LANE, BURTOLLA, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation. Business, Citizen of: India, PAN No. ADVPD0508L,; Status : Representative; Date of Execution : 24/05/2016; Date of Admission . 24/05/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	ANANT VINCOM PRIVATE LIMITED 4, FAIRLIE PLACE, ROOM NO-102, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAGCA7808M,; Status : Organization
2	AVIKAR COMMODITIES PRIVATE LIMITED 4, FAIRLIE PLACE, ROOM NO-102, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAGCA2946P,; Status : Organization
3	SHELTER PROPERTIES PRIVATE LIMITED 4, FAIRLIE PLACE, ROOM NO-102, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAKC56657G,; Status : Organization
4	ANUGRAH CONSULTANTS PRIVATE LIMITED P-95, LAKE VIEW ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 PAN No. AAGCA6486K,; Status : Organization
5	AKSHAR DEALERS PRIVATE LIMITED 4, FAIRLIE PLACE, ROOM NO-102, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAGCA2946Q,; Status : Organization
6	DAZZLING REALTY PRIVATE LIMITED 4, FAIRLIE PLACE, ROOM NO-102, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAECD2210J,; Status : Organization
7	GANGOUR VINCOM PRIVATE LIMITED 4, FAIRLIE PLACE, ROOM NO-102, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAEC66383R,; Status : Organization
8	NAVASHAKTI REALTY DEVELOPERS PRIVATE LIMITED 4, FAIRLIE PLACE, ROOM NO-102, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AADCN9666R,; Status : Organization
9	SNOWSIIINE DEVELOPERS PRIVATE LIMITED 4, FAIRLIE PLACE, ROOM NO-102, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AARCS3628J,; Status : Organization
10	STARTREE APARTMENT PRIVATE LIMITED 4, FAIRLIE PLACE, ROOM NO-102, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AARCS3622C,; Status : Organization; Represented by their ( 1-10 ) representative as given below:-

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1-10 (1)	Mr SHRAWAN KUMAR MAHANSARIA 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O:- GOLF GREEN, P.S:- Jadavpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700095 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEVPM3495H,; Status : Representative; Date of Execution : 24/05/2016; Date of Admission : 24/05/2016; Place of Admission of Execution : Pvt. Residence

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr CHANDI SAMANTA Son of Late KALIPADA SAMANTA SULANGORI, P.O:- GHUNI, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	MONA AGRAWALLA, Mr NARESH CHANDRA AGRAWALLA, Mr SANJOY DAS, Mr SHRAWAN KUMAR MAHANSARIA	

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Ks.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Charu Market, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Baktier Shah Road, , Premises No. 69/1, Ward No: 89		33 Katha 13 Chatak 37.6 Sq Ft	7,32,00,000/-	7,32,00,000/-	Proposed Use: Bastu, Width of Approach Road: 24 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Selforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	1100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Tin Shed, Extent of Completion: Complete
S1	On Land L1	1100 Sq Ft.	3,44,000/-	3,44,000/-	Structure Type: Structure

Transfer of Property from Seller to Buyer			



Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	ADYA APARTMENTS PRIVATE LIMITED	ANANT VINCOM PRIVATE LIMITED	0.931276	1.66667
	ADYA APARTMENTS PRIVATE LIMITED	AVIKAR COMMODITIES PRIVATE LIMITED	0.931276	1.66667
	ADYA APARTMENTS PRIVATE LIMITED	SHELTER PROPERTIES PRIVATE LIMITED	0.931276	1.66667
	ADYA APARTMENTS PRIVATE LIMITED	ANUGRAH CONSULTANTS PRIVATE LIMITED	0.931276	1.66667
	ADYA APARTMENTS PRIVATE LIMITED	AKSHAR DEALERS PRIVATE LIMITED	0.931276	1.66667
	ADYA APARTMENTS PRIVATE LIMITED	DAZZLING REALTY PRIVATE LIMITED	0.931276	1.66667
	ADYA APARTMENTS PRIVATE LIMITED	GANGOUR VINCOM PRIVATE LIMITED	0.931276	1.66667
	ADYA APARTMENTS PRIVATE LIMITED	NAVASHAKTI REALTY DEVELOPERS PRIVATE LIMITED	0.931276	1.66667
	ADYA APARTMENTS PRIVATE LIMITED	SNOWSHINE DEVELOPERS PRIVATE LIMITED	0.931276	1.66667
	ADYA APARTMENTS PRIVATE LIMITED	STARTREE APARTMENT PRIVATE LIMITED	0.931276	1.66667
	ADYA NIKET PRIVATE LIMITED	ANANT VINCOM PRIVATE LIMITED	0.931276	1.66667
	ADYA NIKET PRIVATE LIMITED	AVIKAR COMMODITIES PRIVATE LIMITED	0.931276	1.66667
	ADYA NIKET PRIVATE LIMITED	SHELTER PROPERTIES PRIVATE LIMITED	0.931276	1.66667
	ADYA NIKET PRIVATE LIMITED	ANUGRAH CONSULTANTS PRIVATE LIMITED	0.931276	1.66667
	ADYA NIKET PRIVATE LIMITED	AKSHAR DEALERS PRIVATE LIMITED	0.931276	1.66667
	ADYA NIKET PRIVATE LIMITED	DAZZLING REALTY PRIVATE LIMITED	0.931276	1.66667
	ADYA NIKET PRIVATE LIMITED	GANGOUR VINCOM PRIVATE LIMITED	0.931276	1.66667
	ADYA NIKET PRIVATE LIMITED	NAVASHAKTI REALTY DEVELOPERS PRIVATE LIMITED	0.931276	1.66667
	ADYA NIKET PRIVATE LIMITED	SNOWSHINE DEVELOPERS PRIVATE LIMITED	0.931276	1.66667

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
	ADYA NIKET PRIVATE LIMITED	STARTREE APARTMENT PRIVATE LIMITED	0.931276	1.66667
	ADYA REALTORS PRIVATE LIMITED	ANANT VINCOM PRIVATE LIMITED	0.931276	1.66667
	ADYA REALTORS PRIVATE LIMITED	AVIKAR COMMODITIES PRIVATE LIMITED	0.931276	1.66667
	ADYA REALTORS PRIVATE LIMITED	SHELTER PROPERTIES PRIVATE LIMITED	0.931276	1.66667
	ADYA REALTORS PRIVATE LIMITED	ANUGRAH CONSULTANTS PRIVATE LIMITED	0.931276	1.66667
	ADYA REALTORS PRIVATE LIMITED	AKSHAR DEALERS PRIVATE LIMITED	0.931276	1.66667
	ADYA REALTORS PRIVATE LIMITED	DAZZLING REALTY PRIVATE LIMITED	0.931276	1.66667
	ADYA REALTORS PRIVATE LIMITED	GANGOUR VINCOM PRIVATE LIMITED	0.931276	1.66667
	ADYA REALTORS PRIVATE LIMITED	NAVASHAKTI REALTY DEVELOPERS PRIVATE LIMITED	0.931276	1.66667
	ADYA REALTORS PRIVATE LIMITED	SNOWSHINE DEVELOPERS PRIVATE LIMITED	0.931276	1.66667
	ADYA REALTORS PRIVATE LIMITED	STARTREE APARTMENT PRIVATE LIMITED	0.931276	1.66667
	MAPLE BARTER PRIVATE LIMITED	ANANT VINCOM PRIVATE LIMITED	0.931276	1.66667
	MAPLE BARTER PRIVATE LIMITED	AVIKAR COMMODITIES PRIVATE LIMITED	0.931276	1.66667
	MAPLE BARTER PRIVATE LIMITED	SHELTER PROPERTIES PRIVATE LIMITED	0.931276	1.66667
	MAPLE BARTER PRIVATE LIMITED	ANUGRAH CONSULTANTS PRIVATE LIMITED	0.931276	1.66667
	MAPLE BARTER PRIVATE LIMITED	AKSHAR DEALERS PRIVATE LIMITED	0.931276	1.66667
	MAPLE BARTER PRIVATE LIMITED	DAZZLING REALTY PRIVATE LIMITED	0.931276	1.66667
	MAPLE BARTER PRIVATE LIMITED	GANGOUR VINCOM PRIVATE LIMITED	0.931276	1.66667
	MAPLE BARTER PRIVATE LIMITED	NAVASHAKTI REALTY DEVELOPERS PRIVATE LIMITED	0.931276	1.66667

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
	MAPLE BARTER PRIVATE LIMITED	SNOWSHINE DEVELOPERS PRIVATE LIMITED	0.931276	1.66667
	MAPLE BARTER PRIVATE LIMITED	STARTREE APARTMENT PRIVATE LIMITED	0.931276	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	ANANT VINCOM PRIVATE LIMITED	0.931276	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	AVIKAR COMMODITIES PRIVATE LIMITED	0.931276	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	SHIELTER PROPERTIES PRIVATE LIMITED	0.931276	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	ANUGRAH CONSULTANTS PRIVATE LIMITED	0.931276	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	AKSHAR DEALERS PRIVATE LIMITED	0.931276	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	DAZZLING REALTY PRIVATE LIMITED	0.931276	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	GANGOUR VINCOM PRIVATE LIMITED	0.931276	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	NAVASHAKTI REALTY DEVELOPERS PRIVATE LIMITED	0.931276	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	SNOWSHINE DEVELOPERS PRIVATE LIMITED	0.931276	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	STARTREE APARTMENT PRIVATE LIMITED	0.931276	1.66667
	RAJVEER PROMOTERS PRIVATE LIMITED	ANANT VINCOM PRIVATE LIMITED	0.931276	1.66667
	RAJVEER PROMOTERS PRIVATE LIMITED	AVIKAR COMMODITIES PRIVATE LIMITED	0.931276	1.66667
	RAJVEER PROMOTERS PRIVATE LIMITED	SHIELTER PROPERTIES PRIVATE LIMITED	0.931276	1.66667
	RAJVEER PROMOTERS PRIVATE LIMITED	ANUGRAH CONSULTANTS PRIVATE LIMITED	0.931276	1.66667
	RAJVEER PROMOTERS PRIVATE LIMITED	AKSHAR DEALERS PRIVATE LIMITED	0.931276	1.66667
	RAJVEER PROMOTERS PRIVATE LIMITED	DAZZLING REALTY PRIVATE LIMITED	0.931276	1.66667
	RAJVEER PROMOTERS PRIVATE LIMITED	GANGOUR VINCOM PRIVATE LIMITED	0.931276	1.66667

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
	RAJVEER PROMOTERS PRIVATE LIMITED	NAVASHAKTI REALTY DEVELOPERS PRIVATE LIMITED	0.931276	1.66667
	RAJVEER PROMOTERS PRIVATE LIMITED	SNOWSHINE DEVELOPERS PRIVATE LIMITED	0.931276	1.66667
	RAJVEER PROMOTERS PRIVATE LIMITED	STARTREE APARTMENT PRIVATE LIMITED	0.931276	1.66667

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)

**Transfer of Property from Seller to Buyer**

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	ADYA APARTMENTS PRIVATE LIMITED	AKSHAR DEALERS PRIVATE LIMITED	18.3333 Sq Ft.	1.66667
	ADYA APARTMENTS PRIVATE LIMITED	ANANT VINCOM PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA APARTMENTS PRIVATE LIMITED	ANUGRAH CONSULTANTS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA APARTMENTS PRIVATE LIMITED	AVIKAR COMMODITIES PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA APARTMENTS PRIVATE LIMITED	DAZZLING REALTY PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA APARTMENTS PRIVATE LIMITED	GANGOUR VINCOM PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA APARTMENTS PRIVATE LIMITED	NAVASHAKTI REALTY DEVELOPERS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA APARTMENTS PRIVATE LIMITED	SHELTER PROPERTIES PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA APARTMENTS PRIVATE LIMITED	SNOWSHINE DEVELOPERS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA APARTMENTS PRIVATE LIMITED	STARTREE APARTMENT PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA NIKET PRIVATE LIMITED	AKSHAR DEALERS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA NIKET PRIVATE LIMITED	ANANT VINCOM PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA NIKET PRIVATE LIMITED	ANUGRAH CONSULTANTS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA NIKET PRIVATE LIMITED	AVIKAR COMMODITIES PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA NIKET PRIVATE LIMITED	DAZZLING REALTY PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA NIKET PRIVATE LIMITED	GANGOUR VINCOM PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA NIKET PRIVATE LIMITED	NAVASHAKTI REALTY DEVELOPERS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA NIKET PRIVATE LIMITED	SHELTER PROPERTIES PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA NIKET PRIVATE LIMITED	SNOWSHINE DEVELOPERS PRIVATE LIMITED	18.3333 Sq Ft	1.66667

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
	ADYA NIKET PRIVATE LIMITED	STARTREE APARTMENT PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA REALTORS PRIVATE LIMITED	AKSHAR DEALERS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA REALTORS PRIVATE LIMITED	ANANT VINCOM PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA REALTORS PRIVATE LIMITED	ANUGRAH CONSULTANTS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA REALTORS PRIVATE LIMITED	AVIKAR COMMODITIES PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA REALTORS PRIVATE LIMITED	DAZZLING REALTY PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA REALTORS PRIVATE LIMITED	GANGOUR VINCOM PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA REALTORS PRIVATE LIMITED	NAVASHAKTI REALTY DEVELOPERS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA REALTORS PRIVATE LIMITED	SHELTER PROPERTIES PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA REALTORS PRIVATE LIMITED	SNOWSHINE DEVELOPERS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	ADYA REALTORS PRIVATE LIMITED	STARTREE APARTMENT PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	AKSHAR DEALERS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	ANANT VINCOM PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	ANUGRAH CONSULTANTS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	AVIKAR COMMODITIES PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	DAZZLING REALTY PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	GANGOUR VINCOM PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	NAVASHAKTI REALTY DEVELOPERS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	SHELTER PROPERTIES PRIVATE LIMITED	18.3333 Sq Ft	1.66667

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
	JAISHREE TOWERS PRIVATE LIMITED	SNOWSHINE DEVELOPERS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	JAISHREE TOWERS PRIVATE LIMITED	STARTREE APARTMENT PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	MAPLE BARTER PRIVATE LIMITED	AKSHAR DEALERS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	MAPLE BARTER PRIVATE LIMITED	ANANT VINCOM PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	MAPLE BARTER PRIVATE LIMITED	ANUGRAH CONSULTANTS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	MAPLE BARTER PRIVATE LIMITED	AVIKAR COMMODITIES PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	MAPLE BARTER PRIVATE LIMITED	DAZZLING REALTY PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	MAPLE BARTER PRIVATE LIMITED	GANGOUR VINCOM PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	MAPLE BARTER PRIVATE LIMITED	NAVASHAKTI REALTY DEVELOPERS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	MAPLE BARTER PRIVATE LIMITED	SHELTER PROPERTIES PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	MAPLE BARTER PRIVATE LIMITED	SNOWSHINE DEVELOPERS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	MAPLE BARTER PRIVATE LIMITED	STARTREE APARTMENT PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	RAJVEER PROMOTERS PRIVATE LIMITED	AKSHAR DEALERS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	RAJVEER PROMOTERS PRIVATE LIMITED	ANANT VINCOM PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	RAJVEER PROMOTERS PRIVATE LIMITED	ANUGRAH CONSULTANTS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	RAJVEER PROMOTERS PRIVATE LIMITED	AVIKAR COMMODITIES PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	RAJVEER PROMOTERS PRIVATE LIMITED	DAZZLING REALTY PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	RAJVEER PROMOTERS PRIVATE LIMITED	GANGOUR VINCOM PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	RAJVEER PROMOTERS PRIVATE LIMITED	NAVASHAKTI REALTY DEVELOPERS PRIVATE LIMITED	18.3333 Sq Ft	1.66667

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
	RAJVEER PROMOTERS PRIVATE LIMITED	SHELTER PROPERTIES PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	RAJVEER PROMOTERS PRIVATE LIMITED	SNOWSHINE DEVELOPERS PRIVATE LIMITED	18.3333 Sq Ft	1.66667
	RAJVEER PROMOTERS PRIVATE LIMITED	STARTREE APARTMENT PRIVATE LIMITED	18.3333 Sq Ft	1.66667

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	CHANDI SAMAN JA
Address	10, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN 700001
Applicant's Status	Others



Office of the A.D.S.R. ALIPORE, District: South 24-Parganas

Endorsement For Deed Number : I - 160503574 / 2016

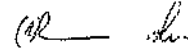
Query No/Year	16051000191617/2016	Serial no/Year	1605004132 / 2016
Deed No/Year	I - 160503574 / 2016		
Transaction	[010] Sale, Sale Document		
Name of Presentant	Mr SHRAWAN KUMAR MAHANSARIA	Presented At	Private Residence
Date of Execution	24-05-2016	Date of Presentation	24-05-2016

Remarks

On 19/05/2016

Certificate of Market Value(WB Pl/VI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 7,35,44,000/-



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 24/05/2016

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

Presented for registration at 17:05 hrs on 24/05/2016, at the Private residence by Mr SHRAWAN KUMAR MAHANSARIA .

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

Execution is admitted on 24/05/2016 by

1. MONA AGRAWALLA DIRECTOR, ADYA APARTMENTS PRIVATE LIMITED, 74, LENIN SARANI, P.O:- DHARMATALA, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 MONA AGRAWALLA, Daughter of , 5, TILAK ROAD, P.O: SARAT BOSE ROAD, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, By caste Hindu, By profession Business
2. MONA AGRAWALLA DIRECTOR, ADYA NIKET PRIVATE LIMITED, 74, LENIN SARANI, P.O:- DHARMATALA, P.S: Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 MONA AGRAWALLA, Daughter of , 5, TILAK ROAD, P.O: SARAT BOSE ROAD, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, By caste Hindu, By profession Business
3. MONA AGRAWALLA DIRECTOR, ADYA REALTORS PRIVATE LIMITED, 74, LENIN SARANI, P.O:- DHARMATALA, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 MONA AGRAWALLA, Daughter of , 5, TILAK ROAD, P.O: SARAT BOSE ROAD, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, By caste Hindu, By profession Business  
Identified by Mr CHANDI SAMANTA, Son of Late KALIPADA SAMANTA, SULANGORI, P.O: GHUNI, Thana: New Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By Profession Business

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

Execution is admitted on 24/05/2016 by

Mr NARESH CHANDRA AGRAWALLA DIRECTOR, MAPLE BARTER PRIVATE LIMITED, 74, LENIN SARANI, P.O:- DHARMAIALA, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 Mr NARESH CHANDRA AGRAWALLA, Son of , 5, TILAK ROAD, P.O: SARAT BOSE ROAD, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, By caste Hindu, By profession Business Identified by Mr CHANDI SAMANTA, Son of Late KALIPADA SAMANTA, SULANGORI, P.O: GHUNI, Thana: New Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By Profession Business

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

Execution is admitted on 24/05/2016 by

1. Mr SANJOY DAS AUTHORIZED SIGNATORY, JAISHREE TOWERS PRIVATE LIMITED, 2, ROWLAND ROAD, P.O - LALAJPAT RAI SARANI, P.S - Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Mr SANJOY DAS, Son of , 17A, DALIMTALA LANE, BURTOLLA, P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, By caste Hindu, By profession Business
2. Mr SANJOY DAS DIRECTOR, RAJVEER PROMOTERS PRIVATE LIMITED, 2, ROWLAND ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Mr SANJOY DAS, Son of , 17A, DALIMTALA LANE, BURTOLLA, P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, By caste Hindu, By profession Business Identified by Mr CHANDI SAMANTA, Son of Late KALIPADA SAMANTA, SULANGORI, P.O: GHUNI, Thana: New Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By Profession Business

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

Execution is admitted on 24/05/2016 by

- 1 Mr SHRAWAN KUMAR MAHANSARIA AUTHORIZED SIGNATORY, ANANT VINCOM PRIVATE LIMITED, 4, FAIRLIE PLACE, ROOM NO-102, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr SHRAWAN KUMAR MAHANSARIA, Son of , 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O: GOLF GREEN, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700095, By caste Hindu, By profession Business
2. Mr SHRAWAN KUMAR MAHANSARIA AUTHORIZED SIGNATORY, AVIKAR COMMODITIES PRIVATE LIMITED, 4, FAIRLIE PLACE, ROOM NO-102, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr SHRAWAN KUMAR MAHANSARIA, Son of , 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O: GOLF GREEN, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700095, By caste Hindu, By profession Business
3. Mr SHRAWAN KUMAR MAHANSARIA AUTHORIZED SIGNATORY, SHELTER PROPERTIES PRIVATE LIMITED, 4, FAIRLIE PLACE, ROOM NO-102, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr SHRAWAN KUMAR MAHANSARIA, Son of , 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O: GOLF GREEN, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700095, By caste Hindu, By profession Business
4. Mr SHRAWAN KUMAR MAHANSARIA AUTHORIZED SIGNATORY, ANUGRAH CONSULTANTS PRIVATE LIMITED, P-95, LAKE VIEW ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-

Parganas, West Bengal, India, PIN - 700029 Mr SHRAWAN KUMAR MAHANSARIA, Son of , 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O: GOLF GREEN, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700095, By caste Hindu, By profession Business

5. Mr SHRAWAN KUMAR MAHANSARIA AUTHORIZED SIGNATORY, AKSHAR DEALERS PRIVATE LIMITED, 4, FAIRLIE PLACE, ROOM NO-102, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr SHRAWAN KUMAR MAHANSARIA, Son of , 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O: GOLF GREEN, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700095, By caste Hindu, By profession Business

6. Mr SHRAWAN KUMAR MAHANSARIA AUTHORIZED SIGNATORY, DAZZLING REALTY PRIVATE LIMITED, 4, FAIRLIE PLACE, ROOM NO-102, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr SHRAWAN KUMAR MAHANSARIA, Son of , 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O: GOLF GREEN, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700095, By caste Hindu, By profession Business

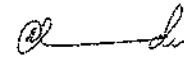
7. Mr SHRAWAN KUMAR MAHANSARIA AUTHORIZED SIGNATORY, GANGOUR VINCOM PRIVATE LIMITED, 4, FAIRLIE PLACE, ROOM NO-102, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr SHRAWAN KUMAR MAHANSARIA, Son of , 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O: GOLF GREEN, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700095, By caste Hindu, By profession Business

8. Mr SHRAWAN KUMAR MAHANSARIA AUTHORIZED SIGNATORY, NAVASHAKTI REALTY DEVELOPERS PRIVATE LIMITED, 4, FAIRLIE PLACE, ROOM NO-102, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr SHRAWAN KUMAR MAHANSARIA, Son of , 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O: GOLF GREEN, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700095, By caste Hindu, By profession Business

9. Mr SHRAWAN KUMAR MAHANSARIA AUTHORIZED SIGNATORY, SNOWSHINE DEVELOPERS PRIVATE LIMITED, 4, FAIRLIE PLACE, ROOM NO-102, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr SHRAWAN KUMAR MAHANSARIA, Son of , 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O: GOLF GREEN, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700095, By caste Hindu, By profession Business

10. Mr SHRAWAN KUMAR MAHANSARIA AUTHORIZED SIGNATORY, STARTREE APARTMENT PRIVATE LIMITED, 4, FAIRLIE PLACE, ROOM NO-102, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Mr SHRAWAN KUMAR MAHANSARIA, Son of , 90/B/2, PR. GOLAM HOSSAIN SHAH ROAD, P.O: GOLF GREEN, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700095, By caste Hindu, By profession Business

Indetified by Mr CHANDI SAMANTA, Son of Late KALIPADA SAMANTA, SULANGORI, P.O: GHUNI, Thana: New Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By Profession Business



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On: 25/05/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,08,987/- ( A(1) = Rs 8,08,973/- , E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,08,987/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 8,08,987/ is paid, by online on 23/05/2016 5:02AM with Govt. Ref. No. 192016170005875662 on 21 05-2016, Bank: Union Bank of India ( UBIN0530166), Ref. No. AA488151 on 23/05/2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 51,48,100/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 51,48,100/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 51,48,100/- is paid, by online on 23/05/2016 5:02AM with Govt. Ref. No. 192016170005875662 on 21 05-2016, Bank: Union Bank of India ( UBIN0530166), Ref. No. AA488151 on 23/05/2016, Head of Account 0030-02-103-003-02

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

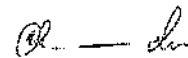
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Stamp Duty**

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Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 4911, Purchased on 17/05/2016, Vendor named A K Purokayastha.



(Amitava Chanda)

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

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1605-2016, Page from 97114 to 97191

being No 160503574 for the year 2016.



Digitally signed by AMITAVA CHANDA  
Date: 2016.05.26 16:58:28 +05:30  
Reason: Digital Signing of Deed.

(Amitava Chanda) 26-05-2016 16:58:27  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

**(This document is digitally signed.)**