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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

07AB 162243

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Adtl. Dist. Sub-Registrar
Gopore, South 24 Parganas

22 SEP 2016

conveyance

1. Date: 21.09.2016
2. Nature of Document: Sale Deed
3. Parties: Collectively the following and shall include their respective successors-in- interest:

88491

Sl No Sold To
Rs Adrs
P. K. DAS
(Govt) LICENSED STAMP VENDOR
11A, Mirza Ghalib Street, Kol-87
L. No-285, RS.....
Date Sign.....



5 AUG 2016



Signature.....
21 SEP 2016
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Identified by me

Sebadas Hazra

Sebadas Hazra
S/o. Late Ranjit Hazra
Caste-Hindu, Occupation-Service
11A, Ma Sarada Moni Sarani
P.O.-Girish Avenue, P.S.-Shyambur
Kolkata-700003

- 3.1 **Vendor: Prabir Banerjee**, son of Late Gopal Banerjee, by faith Hindu, by occupation Business, Indian National, residing at 68-B, Hazra Road, Kolkata-700 019, P.S. Lake, P.O. Ballygunj, having PAN AFNPB4210R of the **One Part** represented by **Roshan Burman**, son of Anu Burman, by faith Hindu, by occupation Business, residing at 30, New Road, Kolkata-700 027, P.S. & P.O. Alipore, having PAN AZLPB3537D duly authorised by the Power of Attorney dated 2nd May, 2014 registered with the A.D.S.R., Alipore in Book No. I, Volume 13, Pages 4914 to 4926 being No. 03413 for the year 2014.
- 3.2 **Purchaser: Capricorn Highrise Private Limited**, a company registered under the Companies Act, 1956 having its registered office at 73, Manik Bandhyopadhyaya Sarani, Kolkata-700 040 P.O. & P.S. Regent Park, (previously 36/1A, Garcha Road, Kolkata-700 019) having PAN AACCC7250R of the **Other Part**, represented by one of its directors **Anu Burman**, son of B.K. Burman, by faith Hindu, by occupation Business, residing at 30, New Road, Kolkata-700 027, P.S. & P.O. Alipore having PAN ADPPB5203J.
4. **Subject Matter:** The "Property" described in **Schedule-B**.
5. **Background:**
- 5.1 At all material times, one Panchuni Bibi was the sole and absolute owner of the "Premises" described in **Schedule-A**. She was survived by her only son Rojob Ali Ostagar. Rojob Ali expired leaving behind him surviving his wife Suraton Bewa, son Sk. Sadaruddin Ostagar (hereafter "Sadaruddin") and daughter Sufiya Khatoon (hereafter "Sufiya"). After the death of Rojob Ali's wife Suraton Bewa, according to Muslim faraznama, Sufiya became entitled to undivided 11/36th share and/or

interest in the Premises equivalent to about un-divided 1 Kattha, 8 Chittacks and 34 Square Feet (hereafter "**Sufiya's Portion**").

- 5.2 By a Conveyance dated 15th December, 2006 registered with A.D.S.R. Alipore in Book No. I, Volume No. 402, Pages from 193 to 206, Being No. 05367 for the year 2006, Sufiya had sold to the Vendor 1 Kattha, 6 Chittacks and 28.41 Square Feet of land out of the Sufiya's Portion.
- 5.3 By another Conveyance dated 17th January, 2008 registered with the A.D.S.R., Alipore in Book No. I, Volume No. 252, Pages from 289 to 302, Being No. 3574 for the year 2008, Sufiya had sold to the Vendor the remainder land out of the Sufiya's Portion measuring 2 Chittacks and 5.33 Square Feet. The Vendor had thus become the sole and absolute owner of the Sufiya's Portion, being an undivided 11/36th portion of the Premises, equivalent to 1 Kattha, 8 Chittacks and 34 Square Feet (hereafter the "**Vendor's Portion**").
- 5.4 By a Conveyance dated 18th day of April, 2008 registered with the D.S.R., Alipore in Book No. I, Volume No. 97, Pages from 286 to 301, Being No. 01510 for the year 2008, one Saztra Commercial Private Limited (hereafter "**Saztra**"), had purchased from the heirs of Sadaruddin, who were the owners of the remaining of the Premises, being un-divided 25/36th portion thereof equivalent to 3 Cottahs, 8 Chittacks and 11 Square Feet (hereafter the "**Saztra's Portion**").
- 5.5 Saztra had got a plan prepared for constructing a building at the entirety of the Premises (hereafter the "**Building**"), had deposited it with the Kolkata Municipal Corporation (hereafter the "**KMC**") for sanctioning and had paid the requisite fees for sanctioning it. That plan (hereafter the "**Sanctioned Plan**") was sanctioned on 29th March 2011 by the KMC.

- 5.6 The Vendor and the Purchaser had entered into an Agreement dated 2nd May, 2014, registered with the A.D.S.R., Alipore in Book No. I, CD Volume No. 13, Pages 4900 to 4913, being no. 03412 for the year 2014 (hereafter the "**Development Agreement**"). Under the Development Agreement, the Purchaser was to, inter alia, develop the Premises jointly with Saztra by constructing the Building and the Vendor was entitled to, inter alia, 200 (two hundred) Square Feet of built-up area in the Building (hereafter the "**Vendor's Area**"). Along with the Development Agreement, the Vendor had granted the aforementioned Power of Attorney dated 2nd May, 2014 registered with the A.D.S.R., Alipore in Book No. I, Volume 13, Pages 4914 to 4926 being No. 03413 for the year 2014 authorising the named Attorneys therein to, inter alia, exclusively deal with the Vendor's Area.
- 5.7 By a Conveyance dated 27th September, 2014, registered with the District Sub-Registrar-I, Alipore in Book No. I, CD Volume No. 17, Pages 5166 to 5180, being no. 03405 for the year 2014, the Purchaser had purchased Saztra's Portion together with the benefit of the Sanctioned Plan. The Purchaser had thus become the owner of undivided 25/36th portion of the Premises equivalent to 3 Cottahs, 8 Chittacks and 11 Square Feet and entitled to the entire constructed areas of the Building to be constructed at the Premises save the Vendor's Area.
- 5.8 Being in urgent need of funds, the Vendor approached the Purchaser to purchase the Property in order to make the Purchaser the sole and absolute owner of the Premises *together with* the benefit of the Sanctioned Plan.

6. Now this deed witnesses:

- 6.1 **Sale:** In consideration of the Purchaser paying the Consideration mentioned in clause 6.2, the Vendor doth hereby sell and convey to the Purchaser free from all encumbrances the Property described in **Schedule-B**.
- 6.2 **Consideration:** The sale is being made for ₹10,00,000/- (Rupees ten lac) the entirety of which the Purchaser has paid to the Vendor at or before execution hereof, the receipt whereof the Vendor hereby confirms, admits and acknowledges.
- 6.3 **Release & Declaration:** The Vendor hereby releases and discharges the Purchaser from payment of the Consideration and every part and portion thereof and further acquits, releases and relinquishes in favour of the Purchaser all its rights, title and/or interests in respect of the Property as well as all parts and portions of the Premises and hereby declares that the Purchaser henceforth shall be the sole, exclusive and absolute owner of the Premises and the Vendor shall not have any right, title and/or interest, of whatsoever nature or kind, therein.
- 6.4 **Terms of Sale:** The Transfer of the Property being made by this Deed is:
- 6.4.1 A 'Sale' within the meaning of the Transfer of Property Act, 1882.
- 6.4.2 Absolute, irreversible and forever.
- 6.4.3 Free from all encumbrances of any and every nature whatsoever.
- 6.5 **Possession:** At or before execution hereof the Vendor has handed over symbolic vacant and peaceful possession of the Property to the

Purchaser, the receipt whereof the Purchaser hereby confirms, admits, acknowledges and accepts.

6.6 Vendor's Covenants: The Vendor hereby covenant with the Purchaser that:

6.6.1 The Vendor has good right, full power and absolute authority to sell, transfer and convey the Property to the Purchaser free from all encumbrances, lispens and/or attachments whatsoever.

6.6.2 The Purchaser shall hereafter peaceably and quietly have, hold, possess and enjoy the Property as well as the Premises without any interference, obstruction, hindrance, eviction, claims and/or demands whatsoever from or any person or persons claiming through, under or in trust for the Vendor.

6.6.3 The Vendor in future shall, at the request and cost of the Purchaser, do all acts and execute all deeds and/or documents that may be required for more perfectly transferring and assuring the Property and/or the Premises unto the Purchaser or more effectually transferring the same to the Purchaser.

6.7 Indemnity: The Vendor doth hereby indemnify and agree to keep the Purchaser saved, harmless and indemnified against all actions, proceedings, claims, demands, costs and/or expenses relating to the period till the date hereof that the Purchaser may suffer or incur hereafter by virtue of any claims of any nature whatsoever in respect of any liabilities arising in connection with the Property and/or the Vendor's Portion of the Premises, statutory or contractual, and the Vendor hereby further undertakes and covenants to forthwith pay,

reimburse and/or make good all losses, expenses and/or costs that may be incurred by the Purchaser.

Schedule-A [Premises]

The plot of land measuring about 5 Katthas, 1 Chittacks together with the temporary structure constructed thereon having a built-up area of about 600 Square Feet being part of C.S. Dag No. 298, appertaining to C.S. Khatian No. 72, within Mouza: Arakpur, J.L. No. 39, Touzi No. 26, being Municipal Premises No. 182, Prince Anwar Shah Road, Kolkata-700 045, P.S: Lake, P.O. Lake Gardens within Ward No. 93 of the Kolkata Municipal Corporation, having Assesse No. 21-093-09-0236-6 butted and bounded as follows:

- ON THE NORTH: By Colony;
 ON THE EAST : By Common Passage;
 ON THE WEST : By 60 Feet wide K.M.C. Road and
 ON THE SOUTH: By Sethi Diagnostic Centre.

Schedule-B (The "Property")

[Subject Matter of Sale]

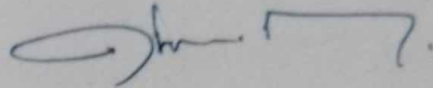
* *Build up area on the 1st floor and mosaic floor*
200 Square Feet of un-demarcated space in the Building to be constructed at the Premises described in Schedule-A together with undivided 11/36th portion thereof equivalent to 1 Kattha, 8 Chittacks and 34 Square Feet.

Amrinder Singh

7. Execution: In witness whereof, the Parties have set and subscribed their hands and seals in Kolkata on the day, month and year first above written.

Executed by the Vendor in the presence of:

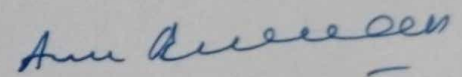
1. Sebadas Hazra
11A, Ma Sarada Moni Sarani
Kolkata - 700003


(ROSHAN BURMAN)

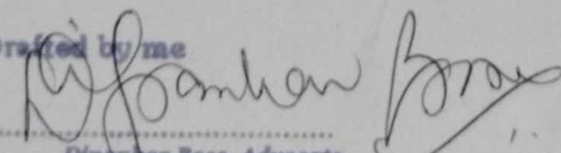
2. Amalendu Sempati
73, Memick, Bandopadhyaya Sarani
Kolkata - 700040

Executed by the Purchaser in the presence of:

1. Sebadas Hazra
2. Amalendu Sempati

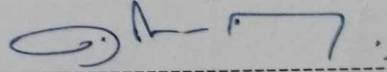

(ANU BURMAN)

Drafted by me


Dipankar Bose, Advocate
S. Jalan & Company
Enrolment No. WB/955/85

Receipt & Memorandum of Consideration

The Vendor confirms having received the full Consideration amount of ₹10,00,000/- (Rupees ten lac) from the Purchaser.



Witnesses:

1. *Sabadas Hazra*
2. *Amalade Sompati*

Signature of the
Presentant/
Executant/Sellers/

UNDER RULE 44 A OF THE I.R. ACT 1908

L.H. BOX - SMALL TO THUMB PRINTS

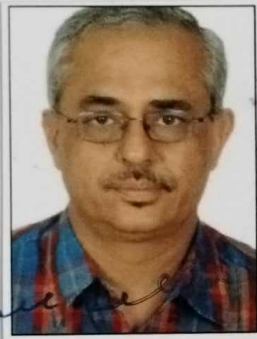
N.B:-

R.H. BOX - THUMB TO SMALL PRINTS



L.H.					
R.H.					

ATTESTED:-



L.H.					
R.H.					

ATTESTED:-

PHOTO	L.H.				
	R.H.				

ATTESTED:-

PHOTO	L.H.				
	R.H.				

ATTESTED:-

Major Information of the Deed

Deed No :	I-1605-06432/2016	Date of Registration	9/22/2016 2:29:06 PM
Query No / Year	1605-1000334117/2016	Office where deed is registered	
Query Date	07/09/2016 2:19:35 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	S JALAN AND COMPANY 6/7A, A J C BOSE ROAD, Thana : Shakespear Sarani, District : South 24-Parganas, WEST BENGAL, PIN - 700017, Mobile No. : 9836046552, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 21,81,600/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,30,916/- (Article:23)	Rs. 24,005/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Anwar Shah Road, Premises No: 182, Ward No: 93,

Sc h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1			Covered : 200, Super built-up : 240	10,00,000/-	21,81,600/-	Floor No: 1,Apartment Type: Flat/Apartment Semi Commercial Use , Floor Type: Mosaic, Age of Flat: 0 Year ,Property is on Road, Other Amenities: Lift Facility



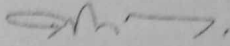
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr PRABIR BANERJEE Son of Late GOPAL BANERJEE 68B, HAZRA ROAD, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFNPR4210R, Status :Individual, Executed by: Attorney



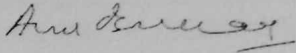
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CAPRICORN HIGHRISE PRIVATE LIMITED 73, MANIK BANDYOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 PAN No. AACCC7250R, Status :Organization

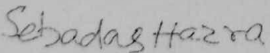
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ROSHAN BURMAN Son of Mr ANU BURMAN Date of Execution - 21/09/2016, , Admitted by: Self, Date of Admission: Sep 21 2016 , Place of Admission of Execution: Office	 Sep 21 2016 12:32PM	 LTI Sep 21 2016 12:33PM	 Sep 21 2016 12:33PM
30, NEW ROAD, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AZLPB3537D, Status : Attorney, Attorney of : Mr PRABIR BANERJEE				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANU BURMAN Son of Mr B K BURMAN Date of Execution - 21/09/2016, , Admitted by: Self, Date of Admission: Sep 21 2016 , Place of Admission of Execution: Office	 Sep 21 2016 12:32PM	 LTI Sep 21 2016 12:32PM	 Sep 21 2016 12:32PM
30, NEW ROAD, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADPPB5203J, Status : Representative, Representative of : CAPRICORN HIGHRISE PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name & address	
Mr SEBADAS HAZRA Son of Late RANJIT HAZRA 11A, MA SARADA MONI SARANI, P.O:- GIRISH AVENUE, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr ROSHAN BURMAN, Mr ANU BURMAN	21/09/2016
	

Endorsement For Deed Number : I - 160506432 / 2016

On 07-09-2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 21,81,600/-



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

On 21-09-2016

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

Presented for registration at 11:53 hrs on 21-09-2016, at the Office of the A.D.S.R. ALIPORE by Mr ANU BURMAN

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

Execution is admitted on 21-09-2016 by Mr ANU BURMAN, DIRECTOR, CAPRICORN HIGHRISE PRIVATE LIMITED, 73, MANIK BANDYOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Indetified by Mr SEBADAS HAZRA, , Son of Late RANJIT HAZRA, 11A, MA SARADA MONI SARANI, P.O: GIRISH AVENUE, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Business

Executed by Attorney

Execution by Mr ROSHAN BURMAN, , Son of Mr ANU BURMAN, 30, NEW ROAD, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business as the constituted attorney of Mr PRABIR BANERJEE 68B, HAZRA ROAD, P.O: BALLYGUNGE, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019 is admitted by him

Indetified by Mr SEBADAS HAZRA, , Son of Late RANJIT HAZRA, 11A, MA SARADA MONI SARANI, P.O: GIRISH AVENUE, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,005/- (A(1) = Rs 23,991/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 16,140/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2016 1:44PM with Govt. Ref. No: 192016170023700261 on 20-09-2016, Amount Rs: 16,140/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 257161079 on 20-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,30,916/- and Stamp Duty paid by online = Rs 87,994/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 20/09/2016 1:44PM with Govt. Ref. No: 192016170023700261 on 20-09-2016, Amount Rs: 87,994/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 257161079 on 20-09-2016, Head of Account 0030-02-103-003-02



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

On 22-09-2016

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 : of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,005/- (A(1) = Rs 23,991/-, E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,865/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 22/09/2016 12:07PM with Govt. Ref. No: 192016170024131271 on 22-09-2016, Amount Rs: 7,865/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 257698742 on 22-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

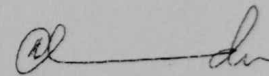
Certified that required Stamp Duty payable for this document is Rs. 1,30,916/- and Stamp Duty paid by Stamp Rs 10/- by online = Rs 42,912/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 88491, Amount: Rs.10/-, Date of Purchase: 05/08/2016, Vendor name: P K Das

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

Online on 22/09/2016 12:07PM with Govt. Ref. No: 192016170024131271 on 22-09-2016, Amount Rs: 42,912/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 257698742 on 22-09-2016, Head of Account 0030-02-103-003-02



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

भारत के निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/21/140/189385



निर्वाचक नाम : सेतदास हाजरा
Electors Name : Setadas Hazra
पिता का नाम : राजू हाजरा
Father's Name : Raju Hazra
लिंग/लिंग : पुरुष M
जन्म तिथि : 27-01-1957
Date of Birth : 27-01-1957

Address
11A MA SARAJAMON SARAN, BOSE
PARA LANE, KOLKATA MUNICIPAL
CORPORATION, SHYAMPURUR,
KOLKATA, 700003

Date: 04/05/2017
Facsimile Signature of the Electoral
Registration Officer for
166-Shyampurur Constituency

Signature of the voter
Date of change of address
Name of the changed
Voter's name

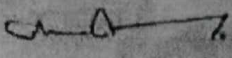
Setadas Hazra




आयकर विभाग
INCOME TAX DEPARTMENT

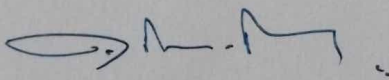
भारत सरकार
GOVT. OF INDIA

ROSHAN BURMAN
ANU BURMAN

30/12/1982
Permanent Account Number
AZLPB3537D


Signature



आयकर विभाग

INCOME TAX DEPARTMENT

ANU BURMAN

BIJAY KUMAR BURMAN

08/08/1956

Permanent Account Number

ADPPB5203J

Anu Burman

Signature



भारत सरकार

GOVT. OF INDIA



03022016

Anu Burman

रथाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFNPB4210R



नाम /NAME

PRABIR BANERJEE

पिता का नाम /FATHER'S NAME

PANCHU GOPAL BANERJEE

जन्म तिथि /DATE OF BIRTH

01-05-1958

हस्ताक्षर /SIGNATURE

Prabir Banerjee

B. Das

आयकर आयुक्त, प.बं.-III

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2016, Page from 175485 to 175504

being No 160506432 for the year 2016.



Digitally signed by AMITAVA CHANDA
Date: 2016.09.23 17:06:11 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 23-09-2016 17:06:11
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)
