
DATED THIS 6th DAY OF JANUARY 2016

BETWEEN

SRIJAN REALTY LIMITED VENDOR
AND
M/S. OM UDYOG LIMITEDPURCHASER

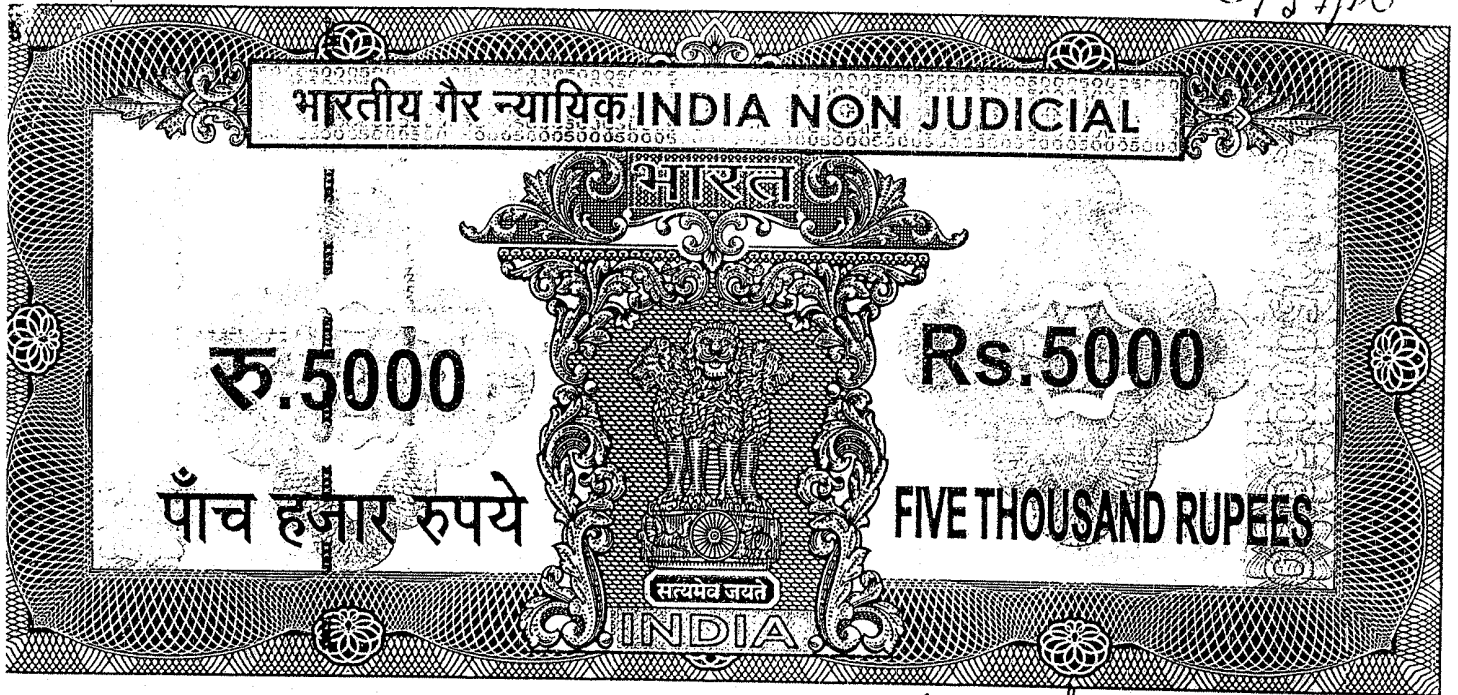
DEED OF CONVEYANCE
(Dag No.648, Area 10 Decimal)

NISHANT KR. SARAF ADVOCATES
8, OLD POST OFFICE STREET,
2ND FLOOR, KOLKATA 700 001.
Phone: (033) 2262 3384
Email : nishantsaraf1976@gmail.com

138/2016

151

00/57/16



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

MC-28/16

C 623610

-11/5 2/16
-8100 888

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances-1, Kolkata

DEED OF SALE
TRANSFERRED AREA:

07 JAN 2016

10 (Ten) Decimals Land in R.S. and L.R. Dag No. 648 in Mouza Manikpur, District South 24-Parganas, West Bengal.

THIS DEED OF CONVEYANCE made this 6th day of JANUARY Two Thousand and Sixteen (2016).

BETWEEN

SRIJAN REALTY LIMITED, (PAN : AAHCS6112K) a company incorporated under the Companies Act, 1956 having its registered office at 36/1A, Elgin Road, Kolkata 700020, Post Office -Elgin Road, Police Station - Bhowanipore, represented by its authorized representative Mr. Prakash Bhimrajka (PAN - ADGPB7657M), son of Late Bajrang Lal Bhimrajka, residing at 131/9, N.S.C. Bose Road, Kolkata 700040, Post Office and Police Station Tollygunge, hereinafter referred to as the 'VENDOR' (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives, successor in office and/or successors in office and/or assigns) of the ONE PART.

SRIJAN REALTY LIMITED

OM UDYOG LIMITED

Director/ Authorized Signatory

Authorized Signatory

21/2/16

AND

M/S. OM UDYOG LIMITED (PAN AAACO2922J), a Company incorporated under the Companies Act, 1956, having its registered office at Hi-Tech Chambers, 84/1B, Topsia Road (South), 7th Floor, Kolkata 700046, Post Office & Police Station Topsia, represented by its Director Mr. Ananda Majumdar (PAN AANPM5235E), son of Late Bimal kumar Majumdar, residing at 59, Baje Shibpur Road, Shibpur, Howrah-711102, Post Office & Police Station Shibpur, hereinafter referred to as the 'PURCHASER' (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives, successor in office and/or successors in office and/or assigns) of the OTHER PART:

WHEREAS:

- A. The Vendor has *inter alia* represented to the Purchaser (hereafter the "Representations") that:
- (a) One Arshod Ali Mistri along with Bhodi Bibi and Rupjan Bibi were jointly, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to Ail That the piece and parcel of land measuring 17 decimal comprised in R.S Dag No.648 situate lying at Mouza Manikpur, J.L. No. 77, Police Station Sonarpur, Touzi No. 412, R.S. No. 226, under R.S Khatian No. 193 in the District of South 24-Parganas.
 - (b) By a Bengali Kobaia dated the 13th day of September, 1962 made between the said Arshed Ali Mistri, Bhodi Bibi and Rupjan Bibi therein referred to as the Vendors of the One Part and one Krishna Lal Nandlal A Hindu Joint Family Firm therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar of Baruipore, South 24 Parganas in Book No. I, Volume No. 101, Pages 67 to 78, Being No. 8548 for the year 1962, the Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That above land *inter alia* absolutely and forever more fully and particularly mentioned and described in the schedule there underwritten.
 - (c) The said Krishna Lal Nand Lal Hindu Joint Family Firm duly got their name mutated in the L.R. Record of Rights of the BL & LRO under L.R. Khatian No. 174 and the said L.R. Khatian was prepared, opened and finally published under Section 51A(4) of the West Bengal Land Reforms Act, 1955.

- (d) By a Bengali Kobala dated 21st day of July, 1990 made between the said Krishna Lal Nand Lal a Hindu Joint Family Firm therein referred to as the Vendor of the First Part and one Babun Das alias Barun Das and another Gour Das both sons of late Gobinda Chandra Das by faith-Hindu, by occupation business resident of 12A, Purna Mitra Place, Police Station Tollygunge, therein referred to as the Purchasers of the Other Part and registered at the office of the District Registrar Alipore South 24 Parganas in Book No. 1, Volume No.265, Pages 80 to 85, Being No. 10802 for the year 1990 the said Vendor therein at or for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein for the land measuring 9 (Nine) Cottahs, 1 (One) Chittacks 33 (Thirty-Three) Sq. Ft corresponding to 15.055 decimal be the same a little more or less together with the passage absolutely and forever (morefully and particularly mentioned and described in the Schedule thereunder written).
- (e) By a Bengali Kobala dated 11th June 1993 made between the said Babun alias Barun Das and Gour Das therein referred to as the Vendors of the First Part and one Gita Rani Saha and another Dilu Saha both resident of 77, Prince Rahimuddin Lane, Police Station Tollygunge, Kolkata 700033 therein referred to as the Purchasers of the Other Part and registered at the office of the Additional District Sub-Registrar Sonarpur, District South 24 Parganas and recorded in Book No I and Being No. 4375 for the year 1993, the said Vendors therein at or for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the purchasers therein all the land measuring 9 Cottah 1 Chhittaks 33 Sq. Ft corresponding to 15.055 decimal be the same a little more or less together with a passage absolutely and forever (morefully and particularly mentioned and described in the Schedule there under written).
- (f) By the above said Purchase said Gita Rani Saha and another Dilu Saha became the absolute owners of all that the Land measuring 9 Cottah 1 Chhittaks 33 Sq. Ft corresponding to 15.055 decimal comprised in R. S. & L.R Dag No.648 together with a passage situate lying at Mouza- Manikpur, J.L. No. 77, P.S. Sonarpur, Touzi No. 412, R.S. No. 226, under R. S. Khatian No. 193, L.R Khatian No. 174 in the District of South 24-Parganas free from ail encumbrances, charges, liens, lispendens, acquisitions, requisitions trusts of what so ever nature.
- (g) By a registered Deed of Conveyance dated 12th October July, 2010, registered with the District Sub Registrar -IV, South 24 Parganas and recorded in Book

No. 1, CD Volume No. 27, Pages 4713 to 4727, Being Deed No. 8020 for the year 2010 the said Gita Rani Saha and another Dilu Saha sold transferred and conveyed the Land measuring 9 Cottah 1 Chhittaks 33 Sq. Ft corresponding to 15.055 decimal comprised in R.S. and L.R Dag No.648 together with a passage situate lying at Mouza- Manikpur, J.L. No. 77, P.S. Sonarpur, Touzi No. 412, R.S. No. 226, under R. S. Khatian No. 193, L.R Khatian No. 174 in the District of South 24-Parganas free from all encumbrances, charges, liens, lispends, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration mentioned therein unto and in favour of **Srijan Realty Limited** (the Vendor herein).

- (h) By the above said Purchase the said **Srijan Realty Limited** the Vendor herein became the absolute owner of Land measuring 9 Cottah 1 Chhittaks 33 Sq. Ft. corresponding to 15.055 decimal comprised in L.R Dag No.648 together with a passage situate lying at Mouza- Manikpur, J.L. No. 77, P.S. Sonarpur, Touzi No. 412, R.S. No. 226, under R. S. Khatian No. 193, L.R Khatian No. 174 in the District of South 24-Parganas.
- (i) The said **Srijan Realty Limited** duly got its name mutated in the L.R Record of Rights of the B.L. & L.R.O under L.R. Khatian No, 1128 and the said L.R. Khatian was prepared, opened and finally published under Section 51A(4) of the West Bengal Land Reforms Act, 1955.
- (j) The said **Srijan Realty Limited** (the Vendor herein) intend to sale All That the piece and parcel of 10 decimal of land out 15.055 Decimals in R S/LR Dag No. 648 at Mouza Manickpur, J.L. No.77, Police Station Sonarpur, R.S No.226, Touzi No.95, R. S. Khatian No. 193, L.R. Khatian No.174, Present L. R. Khatian No. 1128 in the District of South 24-Parganas, herein after referred to as the **Said Property** morefully and particularly described in the Schedule hereinafter written.
- (k) Thus, the Vendor is fully seized and possessed of and/or otherwise well and sufficiently entitled to the **Said Property**.
- (l) The **Said Property** is free from all encumbrances of every nature and kind.
- (m) The **Said Property** or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.

- (n) No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendor from selling and/or dealing with the **Said Property**.
- (o) No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with the **Said Property**.
- (p) There are no suits and/or proceedings and/or litigations pending in any Court of Law in respect of the **Said Property** nor are there any orders of attachment in respect thereof.
- (q) The **Said Property** or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the **Vendor**.
- (r) No part of the **Said Property** has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
- (s) The **Vendor** has not entered into any agreement and/or writings with any person or persons nor has it received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the **Said Property** or any part thereof.
- (t) The **Vendor** has not done any act or executed any document or papers or know any fact whereby the sale of the **Said Property** by the **Vendor** to the **Purchaser**, free from all encumbrances and with vacant possession, can be obstructed or the enjoyment thereof by the **Purchaser** may be defeated, delayed or prejudiced in any manner.
- (u) The **Vendor** does not belong to Schedule Tribe.
- (v) The **Vendor** has full power and absolute authority to sell and transfer the **Said Property**.

(w) The Vendor had offered to sell the Said Property to the other co-owners but they refused to purchase the same.

B. Representing the above, the Vendor proposed to sell to the Purchaser the Said Property and relying on the above Representations of the Vendor the Purchaser is purchasing the Said Property

C. The Vendor agreed to sale and the Purchaser agreed to purchased the Said Property for the consideration of Rs. 31,00,000/- (Rupees Thirty One Lacs) only.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

I. In the premises as aforesaid and in consideration of the sum of Rs. 31,00,000/- (Rupees Thirty One Lacs) only paid to the Vendor by the Purchaser at or before the execution of these presents (the receipt whereof the Vendor doth hereby and by the Memo of Consideration written herein below admit and acknowledge and of and from the same and every part thereof do hereby acquit release and forever discharge the Purchaser and the Said Property hereby conveyed and transferred) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser free from all encumbrances whatsoever **ALL THAT** the piece or parcel of land more fully and particularly described in the **SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the Said Property or any part thereof now is or was at any time or times hereto was situated butted bounded called known numbered described or distinguished **TOGETHER WITH** all yards, courtyards, compounds, gardens and all other advantages of ancient or other lights, pits, areas, fences, sewers, drains, ditches, water, water-courses, ways, paths, passages, trees, shrubs and all manner of rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging or in anywise appertaining or which with the same or any part or portion thereof now is or was at any time or times heretofore were or was held, used, occupied, enjoyed or reputed to belong or be appurtenant thereto **AND** all the rents, issues and profits of the Said Property and every part thereof **AND** all the legal incidents thereof **AND** all the estates, rights, title, interests, inheritance, uses, possessions, claims and/or demands whatsoever both at law or in equity of the Vendor into, upon or in respect of the Said Property and every part or portion thereof **AND** all deeds, pattahs, muniments, writings and evidence of title which in anywise exclusively relate to the Said Property or any part or portion thereof and which now are may hereafter be in the possession, power or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit **AND TO HAVE AND TO HOLD** the Said Property **AND ALL AND SINGULAR OTHER THE SAID PROPERTY** HEREBY granted, conveyed, sold, transferred,

assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely, forever and free from all encumbrances and liabilities whatsoever.

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:-

- (i) The Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property free from all encumbrances whatsoever and have good right full power, absolute authority and indefeasible title to grant sell convey and transfer the Said Property hereby granted sold conveyed and transferred or expressed so to be and every part thereof unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;
- (ii) The Purchaser shall and may from time to time and at all times hereafter peaceably and quietly enter into hold possess and enjoy the Said Property and every part thereof and receive and take the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or its predecessor-in-title or any person or persons having or lawfully rightfully or equitably claiming from under or in trust for the Vendor;
- (iii) The Said Property is free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, charges, liens, debts attachments, executions liabilities and encumbrances whatsoever;
- (iv) The Vendor and all persons having or lawfully or equitably claiming any estate, right title or interest whatsoever in the Said Property or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts deeds and things whatsoever for further, better and more perfectly and effectually granting and assuring the Said Property and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

III. The Purchaser doeth hereby confirm having received vacant and peaceful possession of the Said Property.

SCHEDULE

All That the demarcated piece and parcel of land measuring 10 (Ten) Decimal out of 15.055 Decimal of land in R.S / L.R Dag No. 648 be the same a little more or less situate lying at Mouza Manikpur, J.L. No. 77, R.S. Khatian No. 193, L.R. Khatian No.174, Present L.R. Khatian No. 1128, Police Station Sonarpur, in the District of South 24 Parganas, and the demarcated part and portion of the said land is delineated in the map or plan annexed hereto as bordered in colour RED thereon and butted and bounded in the following manner :-

ON THE NORTH :By R.S. Dag No. 647;
 ON THE EAST :By R.S. Dag No. 645(P) & 645/688(P);
 ON THE SOUTH :By R.S. Dag No. 648;
 ON THE WEST :By R.S. Dag No. 649.

IN WITNESS WHEREOF the parties hereto have executed and delivered these presents on the day month and year first above written.

EXECUTED AND DELIVERED by the
 VENDOR at Kolkata in the presence of:

1. *Amit Kr. Das*
 3, British India Street,
 Kol- 69
2. *Jayprakash Agarwal*

SRIJAN REALTY LIMITED

[Signature]
 Director / Authorised Signatory

EXECUTED AND DELIVERED by the
 PURCHASER at Kolkata in the presence
 of:

1. *Amit Kr. Das*

OM UDYOG LIMITED

[Signature]
 Authorised Signatory

2. *Jayprakash Agarwal*

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs. 31,00,000/- (Rupees Thirty One Lacs) only towards payment of the entire consideration money for sale of the Said Property and rights and properties appurtenant thereto as mentioned herein above in the manner mentioned below:

Sl. No.	Date	Cheque No.	Bank	Amount (Rs.)
	66/01/2016	285970	OBC Gandhad Branch Kolkata.	31,00,000/-
			Total	31,00,000/-

(Rupees Thirty-One Lacs) Only

WITNESSES:

1. Amit Kr. Das
3, British India Street,
Kolkata - 700069

2. Jayprakash Mandal

SRIJAN REALTY LIMITED

Director / Authorised Signatory

Drafted by me: Nishant Kr. Saraf, Advocate.
Mr. Nishant Kr. Saraf, Advocate (E. No. F-314/2002)
Nishant Kr. Saraf Advocates
8, Old Post Office Street, 2nd Floor,
Kolkata 700 001.
Phone : (033) 22623384, 9830235574
Email: nishantsaraf1976@gmail.com

THE PLAN OF PORTION OF LAND
IN RS DAG NO-645
MOUZA MANIKPUR, J.L. NO.-77
P.S. SONARPUR, DIST-24 PGS(S)

REFE. SHOWING THE LAND FOR SALE
SHOWN IN RED BORDER



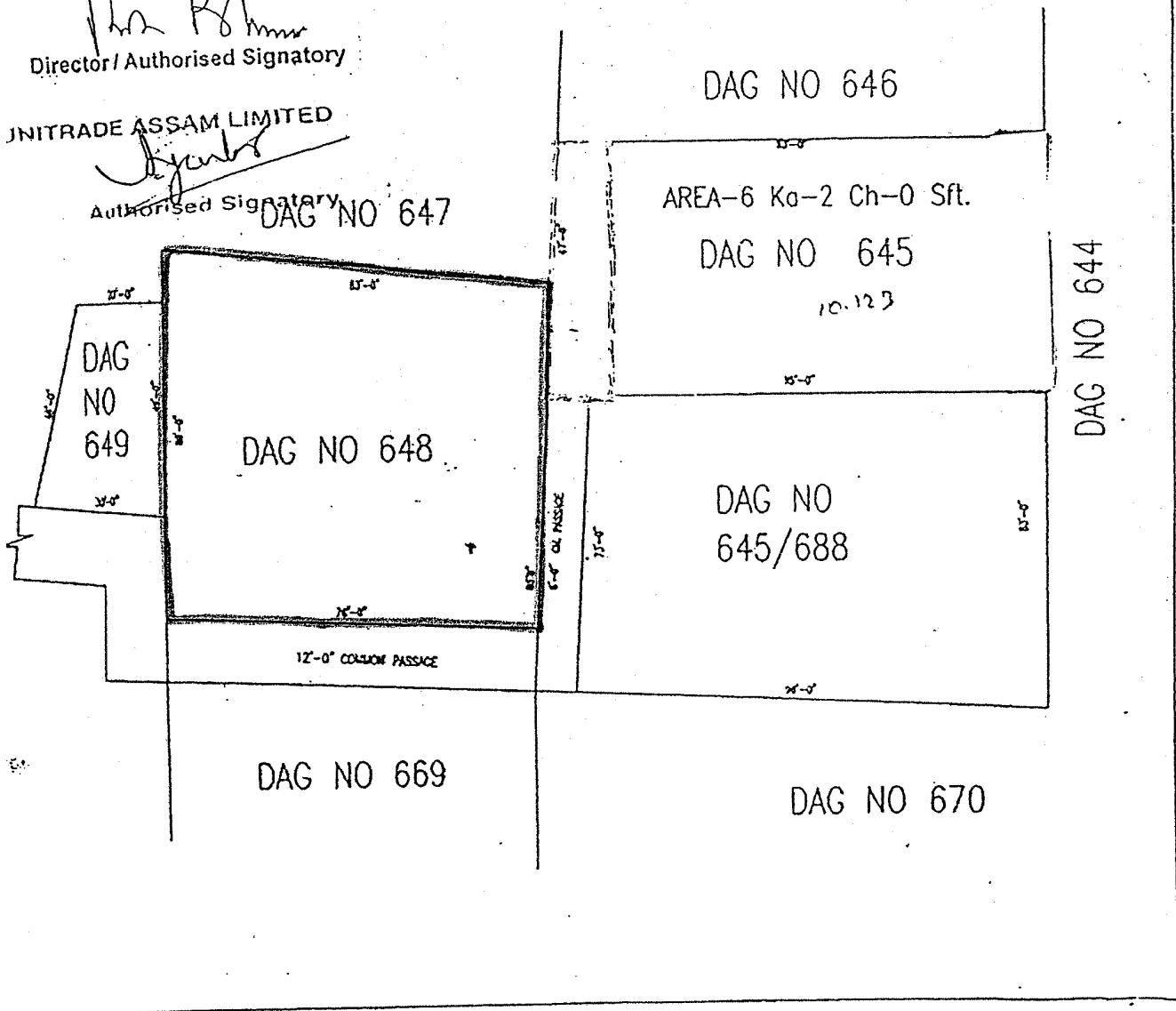
SRWAN REALTY LIMITED

Premal Bhowmik
Director/ Authorised Signatory

JNITRADE ASSAM LIMITED

Authorised Signatory
Authorised Signatory

DAG NO 647



Premal Bhowmik

For SRWAN REALTY LIMITED

Premal Bhowmik
Director/ Authorised Signatory

SPECIMEN FORM FOR TEN FINGERPRINTS



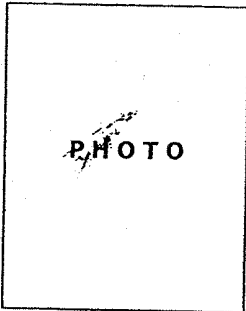
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Government of West Bengal

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

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000011152/2016

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Prakash Bhimrajka 131/9, N. S. C. Bose Road Kolkata, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN 700040	Representative of Seller [SRIJAN REALTY LIMITED]		067 	SRIJAN REALTY LIMITED Director / Authorised Signatory 06/01/2016
2	Mr Ananda Majumdar 59, Baje Shibpur Road, Shibpur Howrah 711102, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Representative of Buyer [M/S. OM UDYOG LIMITED]		 066	OM UDYOG LIMITED Authorised Signatory 06/01/2016
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Jay Prakash Agarwal Son of Mr Hari Prasad Agarwal 51/4B, RABINDRA SARANI, P.O:- LILUAH, P.S:- Bally, Howrah, District:-Howrah, West Bengal, India, PIN - 711204	Mr Prakash Bhimrajka, Mr Ananda Majumdar		 06/01/2016	

(Sujan Kumar Maity)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

GRN: 19-201516-002885265-1
GRN Date: 06/01/2016 13:21:19
BRN: CK82905193

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 06/01/2016 13:28:33

DEPOSITOR'S DETAILS

Id No. : 19010000011152/1/2016
[Query No./Query Year]

Name : Nishant Kr. Saraf
Contact No. : 22623384 Mobile No. : 91 9830235574
E-mail : nishantsaraf1976@gmail.com
Address : 8 Old Post Office 2nd Fl Kolkata-1
Applicant Name : Mr SANTOSH ROUT
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19010000011152/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	34187
2	19010000011152/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	181020
In Words : Rupees Two Lakh Fifteen Thousand Two Hundred Seven only				Total 215207

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Prakash Bhimrajka 131/9, N. S. C. Bose Road Kolkata, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	SRIJAN REALTY LIMITED 36/1A, Eligin Road, Kolkata, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAHCS6112K,; Status : Organization; Represented by representative as given below:-
1(1)	Mr Prakash Bhimrajka 131/9, N. S. C. Bose Road Kolkata, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADGPB7657M,; Status : Representative; Date of Execution : 06/01/2016; Date of Admission : 06/01/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	M/S. OM UDYOG LIMITED HI-TECH CHAMBERS, 84/1B, Topsia Road South 7th Flo, P.O:- TOPSIA, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. AAACO2922J,; Status : Organization; Represented by representative as given below:-
1(1)	Mr Ananda Majumdar 59, Baje Shibpur Road, Shibpur Howrah 711102, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. aanpm5235e,; Status : Representative; Date of Execution : 06/01/2016; Date of Admission : 06/01/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Jay Prakash Agarwal Son of Mr Hari Prasad Agarwal 51/4B, RABINDRA SARANI, P.O:- LILUAH, P.S:- Bally, Howrah, District:- Howrah, West Bengal, India. PIN - 711204 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Prakash Bhimrajka, Mr Ananda Majumdar	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJFUR- SONARPUR, Mouza: Manikpur	LR Plot No:- 648(Correspo nding RS Plot No:- 648) , LR Khatian No:- 1128	10 Dec	31,00,000/-	31,00,000/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 2 Ft.,

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SANTOSH ROUT
Address	M/S. NISHANT KR. SARAF ADVOCATES, 8, Old Post Office Street, 2nd Floor, Kolkata, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN -

e-Registration Form	
Applicant's Name	SANTOSH ROUT
Address	M/S. NISHANT KR. SARAF ADVOCATES, 8, Old Post Office Street, 2nd Floor, Kolkata, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Solicitor firm

11/01/2016 Query No:-19010000011152 / 2016 Deed No :I - 190100151 / 2016, Document is digitally signed.

Office of the A.R.A. - KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190100151 / 2016

Query No/Year	19010000011152/2016	Serial no/Year	1901000138 / 2016
Deed No/Year	I - 190100151 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Prakash Bhimrajka	Presented At	Private Residence
Date of Execution	06-01-2016	Date of Presentation	06-01-2016

Remarks

On 06/01/2016

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

Presented for registration at 17:06 hrs on : 06/01/2016, at the Private residence by Mr Prakash Bhimrajka .

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 31,00,000/-

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

Execution is admitted on 06/01/2016 by

Mr Prakash Bhimrajka authorized representative, SRIJAN REALTY LIMITED, 36/1A, Elgin Road, Kolkata, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020
Indetified by Mr Jay Prakash Agarwal, Son of Mr Hari Prasad Agarwal, 51/4B, RABINDRA SARANI, P.O: LILUAH, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711204, By caste Hindu, By Profession Service

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

Execution is admitted on 06/01/2016 by

Mr Ananda Majumdar DIRECTOR, M/S. OM UDYOG LIMITED, HI-TECH CHAMBERS, 84/1B, Topsia Road South 7th Flo, P.O:- TOPSIA, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046
Indetified by Mr Jay Prakash Agarwal, Son of Mr Hari Prasad Agarwal, 51/4B, RABINDRA SARANI, P.O: LILUAH, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711204, By caste Hindu, By Profession Service

(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 07/01/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 34,187/- (A(1) = Rs 34,089/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 34,187/-

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

1. Rs. 34,187/- is paid, by online on 06/01/2016 1:28PM with Govt. Ref. No. 192015160028852651 on 06-01-2016, Bank: State Bank of India (SBIN0000001), Ref. No. CK82905193 on 06/01/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,86,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,81,020/-

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

1. Rs. 1,81,020/- is paid, by online on 06/01/2016 1:28PM with Govt. Ref. No. 192015160028852651 on 06-01-2016, Bank: State Bank of India (SBIN0000001), Ref. No. CK82905193 on 06/01/2016, Head of Account 0030-02-103-003-02

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

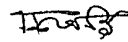
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,86,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,81,020/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 138728, Purchased on 04/01/2016, Vendor named Suranjan Mukherjee.



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

भारत गणराज्य REPUBLIC OF INDIA



THESE ARE TO REQUEST AND ACQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE AND TO AFFORD HIM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA



S. R. Sarin

ए. आर. सरिन / S. R. Sarin
ए. आर. सरिन / S. R. Sarin
For Regional Passport Officer
Kolkata / Kolkata

भारत गणराज्य REPUBLIC OF INDIA



Type: P
Country Code: IND
Passport No.: J7601775
Surname: BHIMRA, KA
Given Name(s): PRAKASH KUMAR
Nationality: INDIAN
Sex: M
Date of Birth: 13/02/1966
Place of Birth: DUBRAJPUR

Place of Issue: KOLKATA
Date of Issue: 13/07/2011
Date of Validity: 13/07/2011

Prakash Kumar

Name of Father / Legal Guardian
LA BAJRANG LAL BHIMRAJKA

Name of Mother
LATE BIMLA DEVI BHIMRAJKA

Name of Spouse
SHALINI BHIMRAJKA

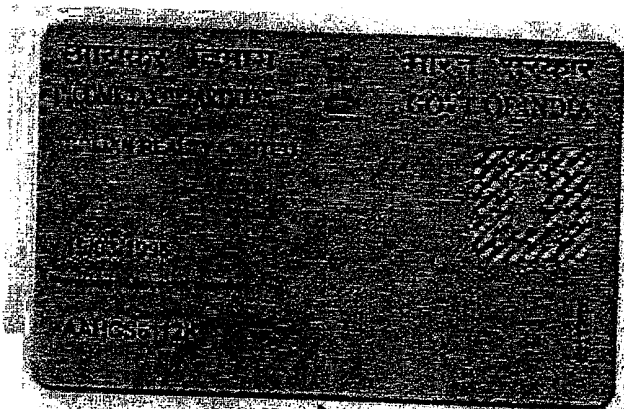
Address
P. S GREENS, FLAT NO -2A, 2ND FLOOR

13A/9, M. S. C. ROSE ROAD, TOLLYGUNGE

KOLKATA - 700040

Old Passport No. with Date and Place of Issue
H0321690 02/09/2008 KOLKATA

File No.
CALH01394311 - OED PPT CANCELLED AND RETURNED



SRIJAN REALTY LIMITED

Director / Authorised Signatory

PERMANENT ACCOUNT NUMBER
ADSPB1A57M

THE NAME
PRAGASI BHIMAJKA

THE FATHER'S NAME
BARTANG DALBHIMAJKA

DATE OF BIRTH
13-02-1960

TELEPHONE NUMBER
[REDACTED]

COMMISSIONER OF INCOME TAX, W.B. - II

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAAC02922J

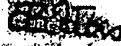


नाम / NAME

OM UDYOG LIMITED

निगमन/कम्पनी की तिथि / DATE OF INCORPORATION/FORMATION

18-02-1985



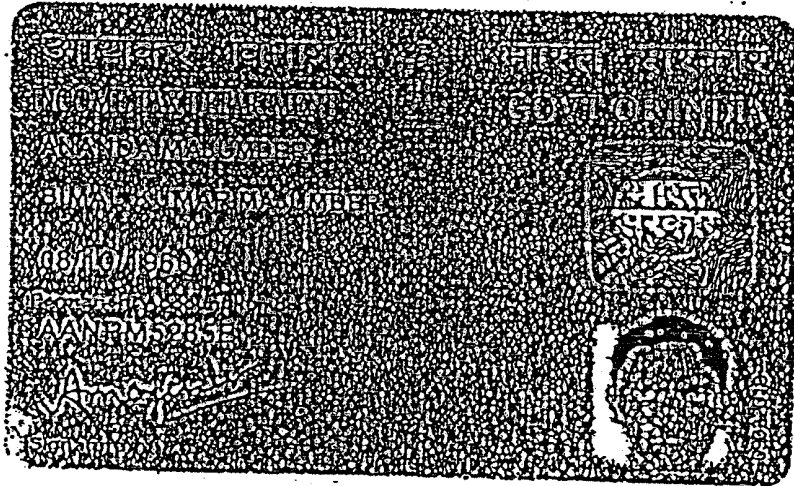
COMMISSIONER OF INCOME TAX, W.B. - XI

OM UDYOG LIMITED

[Signature]
Authorised Signatory

इस कार्ड के लोप/भ्रष्ट/प्राप्त करने वाले प्राधिकारी को सूचित/वापस कर दें
संयुक्त आयकर अधिकारी (प्रणाली एवं तकनीकी),
पी-7,
चौरिंग्हे स्क्वायर,
कलकत्ता - 700 069.



In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.



Duplicate

चरक निकाय समिति
राज्य
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/24/161/429617

निर्वाचक नाम : राज प्रसाद
Elector's Name : Raj Prasad Agarwal

पिता नाम : हरि प्रसाद
Father's Name : Hari Prasad Agarwal

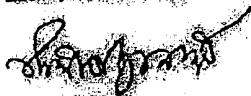
पै/सुख : प/म

जन मिति : 05/03/1973
Date of Birth :

WB/24/161/429617

पिनः
514, रबीन्द्र नगर, बली, पश्चिम बंगाल-711204

Address:
514, RABINDRA SARANI, BALLY,
LEUAH, HOWRAH-711204



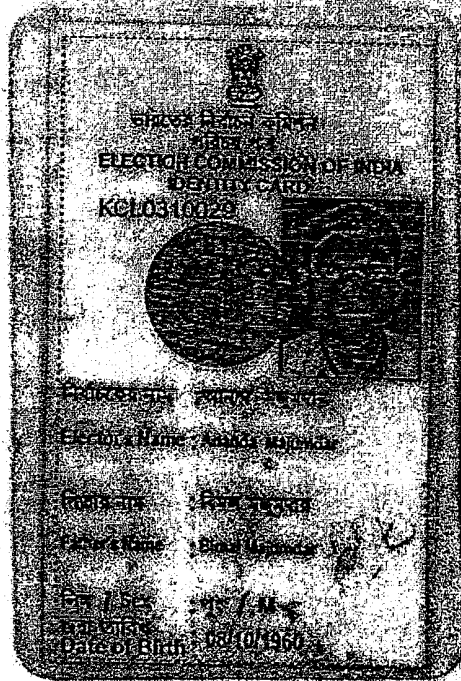
Date: 14/01/2013

169-बी इलेक्टोरल प्रोसेसिंग एंड रजिस्ट्रेशन
ऑफिस
Facsimile Signature of the Electoral
Registration Officer for
169-Bally Constituency

यदि आपका पता बदलने के लिए आपको अपने
पता को अपडेट करने के लिए अपने पता को अपडेट करने के लिए
आपको अपने पता को अपडेट करने के लिए
In case of change of address, please fill this Card No.
in the return form for pasting your name in the
hall at the changed address and to obtain the card
with same number.

Jayprakash Agarwal

Jayprakash Agarwal



STATE BANK OF INDIA
ELECTRIC COMMISSION OF INDIA
DEMAND CARD
KCH/03/10020

Employee Name: [Illegible]
Designation: [Illegible]
Date of Birth: 08/10/1960

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 8423 to 8453

Being No 190100151 for the year 2016.



[Handwritten signature]

Digitally signed by SUJAN KUMAR
MAITY
Date: 2016.01.11 17:19:02 +05:30
Reason: Digital Signing of Deed.

Sujan Kumar Maity) 11/01/2016 17:19:01
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 6th DAY OF JANUARY 2016

BETWEEN

SRIJAN REALTY LIMITED VENDOR
AND
M/S. OM UDYOG LIMITEDPURCHASER

DEED OF CONVEYANCE
(Dag No.648, Area 10 Decimal)

NISHANT KR. SARAF ADVOCATES
8, OLD POST OFFICE STREET,
2ND FLOOR, KOLKATA 700 001.
Phone: (033) 2262 3384
Email : nishantsaraf1976@gmail.com