

067/17

I 0811/17



1/30026

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to register. The signature sheet and the sheets attached with this part of this document

01-18-2017



Asst. Dir. Sec. Register
Cantonment, North 24 Parganas

16 FEB 2017



284
5.22 for

THIS DEED OF CONVEYANCE is made this 03rd day of February Two Thousand and Seventeen BETWEEN SHIVDAYAL SHARMA (Income Tax PAN AVIPS6841E) son of Late Rup Narayan Sharma by faith Hindu. by occupation Business and SHASHI SHARMA (Income Tax PAN ALTPS0944F) wife of Mr. Shivdayal Sharma

143293

SANJAY KUMAR BAID
Advocate
8, Old Post Office Street
Kolkata-700 001

NAME.....
ADD.....
Rs.....
17 JAN 2017
SURANJAN MURHERJEE
Licensed Stamp Vendor
2 & 3, K.C. Ghosh Road
2 & 3, K. S. Road, Kolkata-700 001

17 JAN 2017

17 JAN 2017

[Handwritten signature]



v-c-Ty
637

For Swastic Promoters Pvt. Ltd.

[Handwritten signature]
Director



v-c-Ty
638

[Handwritten signature]

Signature.....
03 FEB 2017
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.



v-c-Ty
639

Shal. Shome

[Handwritten signature]

Trilok Chand Naita
S/o Late Mahabir Prasad Naita
46, Sreedhar Roy Road
Kolkata - 700 039

by faith Hindu, by occupation Housewife both presently residing at No. 34, Ballygunge Circular Road, PO Ballygunge, Kolkata 700 019, PS Ballygunge, hereinafter jointly referred to as the **VENDOR** (which term or expression shall unless excluded by or therebe something repugnant to the subject or context hereof shall be deemed to mean and include both of their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART AND SWASTIC PROMOTERS PRIVATE LIMITED** (Income Tax PAN AAHCS4892G) a company within the meaning of the Companies Act, 1956 and presently having its registered office at No. 21/2, Ballygunge Place, Kolkata 700019 PS Gariahat, PO Ballygunge and is herein represented by one of its director **Mr. Satwic Vivek Ruia** (Income Tax PAN BIZPR8842M) son of Mr. Vivek Ruia by faith Hindu, by occupation Business, of No. 21/2, Ballygunge Place, Kolkata 700019 PS Gariahat, PO Ballygunge hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or therebe something repugnant to the subject or context hereof shall be deemed to mean and include its successors, successors - in - interest, and assigns) of the **OTHER PART:**

WHEREAS:

- A. By the Deed of Sale dated 12th August 1936 registered with the District Sub Registration office 24 Parganas Alipore in Book No. I, Volume No. 64 being No. 3892 of 1936 Amiya Nihar Basu Raisahib sold transferred and conveyed unto and in favour of Triptimoyee Roychowdhury **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 02 (two) cottahs 08 (eight) chittacks and 06 (six) sq. ft. be the same a little more or less lying situate at and/or being part or portion of the premises No. 2/3A, Panditiya Road, Calcutta together with right upon the 12 feet wide common passage on the northern side



of the land and leading to Panditiya Road (hereinafter referred to as the said **LAND**).

- B. The said Triptimoyee Roychowdhury erected structures on the said Land for the consideration and in the manner as contained and recorded therein.
- C. By the Deed of Sale dated 19th July 1985 and registered with the District Registration Office at Alipore in Book No. I, Volume No. 168 in pages 457 to 466 being No. 9984 of 1985 the said Triptimoyee Roychowdhury sold transferred and conveyed unto and in favour of Indira Mukhopadhyay **ALL THAT** the said Land with structures thereon for the consideration and in the manner as contained and recorded therein.
- D. The said Indira Mukhopadhyay caused to have her name mutated in the records of the Calcutta Municipal Corporation and the said Land with structures thereon was named and numbered as municipal premises No. 2/3D, Panditiya Road, Kolkata 700 029 PS Gariahat (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **SCHEDULE** hereunder written.
- E. By the Indenture dated 06th May 1988 and registered with the ADSR, Alipore South 24 Parganas in Book No. I, volume No. 29 in pages 189 to 205 being No. 1120 for the year 1988 the said Indira Mukhopadhyay sold transferred and conveyed unto and in favour of Shivadaya Sharma and Shashi Sharma **ALL THAT** the said Premises for the consideration and in the manner as contained and recorded therein.



- F. Thus the Vendors herein became absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises free of all encumbrances whatsoever and/or howsoever.
- G. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** said Premises morefully and particularly mentioned and described in the **SCHEDULE** hereunder written at or for the consideration of Rs.1,32,00,000/= (Rupees One Crore and Thirty Two Lakhs) only free from all encumbrances, charges, liens, lispens, attachments, trusts, mortgages, tenancies, occupiers, trespass whatsoever and/or howsoever.
- H. The Purchaser has made payment of the consideration amount as aforementioned and has now requested the Vendor to sign and execute the deed of conveyance in its favour.

NOW THIS INDENTURE WITNESSETH

In pursuance of the said agreement and in consideration of the said sum of **Rs.1,32,00,000/= (Rupees One Crore and Thirty Two Lakhs) only** of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) the Vendor doth hereby acquit release and discharge the Purchaser and the said Premises hereby intended to be conveyed they the Vendor do hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the said **PREMISES** morefully and particularly described in the **SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said Premises now is or at any point of time



heretofore were or was situated butted and bounded called known numbered described or distinguished with the intent and object that the Vendor have ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said Premises or any or every part thereof **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever in respect of the said Premises or any part thereof belonging or in anyway appertaining to or usually held used occupied therewith or part or parcel thereof and reputed to belong or be appurtenant thereto **AND TOGETHER WITH** all legal incidents thereto and the reversions remainder or remainders rents issues and profits benefits and advantages thereof and all estate right title interest and/or claim into or upon the said Premises **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Premises hereby conveyed with or without horses horse carts cars vehicles whether mechanically propelled or otherwise to pass and/or repass over along and in the paths ways passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendor of in and into or upon the said Premises and/or any part or portion of the said Premises mentioned in the Schedule hereunder written and every part thereof including the said Premises being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendor **AND TO HAVE AND TO HOLD** the said Premises being hereby sold transferred granted conveyed assured and assigned and/or so otherwise



expressed and/or intended to be unto and in use of the Purchaser hereafter and forever in the manner as aforesaid free of all encumbrances, charges, liens, lispensens, attachments, trusts, mortgages, tenancies, occupiers, trespassers.

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

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendor to the contrary the Vendor is lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to ALL THAT the said Premises hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispensens attachments trusts mortgages whatsoever and/or howsoever.
- b) **THAT**, the interest which the Vendor doth hereby profess to transfer subsists and that the Vendor has good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Premises and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents.
- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said Premises and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by



the Vendor herein and/or any person or persons or any other person or persons claiming through under or in trust for any of them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Premises and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendor-and/or the predecessors in title of the Vendor and/or any of them.

- d) **THAT**, the said Premises and/or the said Premises and every part thereof is freed exonerated and discharged from and against all manner of encumbrances whatsoever on its ownership.
- e) **THAT**, the Vendor and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon the said Premises or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchaser make do acknowledge execute register and perform all such further and other lawful and reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more perfectly assuring the said Premises hereby sold transferred conveyed assigned assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as shall or may be required.
- f) **THAT**, the Vendor shall unless prevented by fire or some other inevitable accident from time to time and at all material times hereafter upon every



reasonable request and at the cost of the Purchaser make do produce or cause to be made done produced to the Purchaser or their Attorney and/or agents at any trial commission, examination tribunal court board authority firm for inspection or otherwise as occasion shall require all or any of the deeds documents and writings in respect of the said Premises if those in possession the Vendor AND ALSO shall at the like request deliver to the Purchaser such attested or other true copies of them as the Purchaser may requires and will in the mean time unless prevented as aforesaid keep the said deeds and writings safe unobliterated and un-canceled.

- g) **THAT**, the Vendor and each one of them have ceased to have any right title interest claim and/or demand into or upon the said Premises or any part thereof and any right of any nature accruing shall now belong to the Purchaser exclusively.

THE SCHEDULE ABOVE REFERRED TO
(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about 02 (two) cottahs 08 (eight) chittacks and 06 (six) sq. ft. be the same a little more or less together with structures thereon all lying situate at and/or being municipal premises No. 2/3D, Panditiya Road, Kolkata 700 029 PS Gariahat in ward No. 85 of the Kolkata Municipal Corporation and is butted and bounded in the following manner: -

NORTH:	By 12 feet wide common passage leading to Panditiya Road;
EAST:	By municipal premises No. 2/3C, Panditiya Road;
WEST:	By municipal premises No. 2/3B, Panditiya Road;
SOUTH:	By municipal premises No. 2/3H, Panditiya Road;



AND TOGETHER WITH right to use the 12 feet wide common passage on the northern side of the said Premises and leading to the municipal road named as Panditiya Road with all rights of easement and beneath including the right of laying and passage of sewer, drain, water, electricity, telecommunication, gas etc. and/or any other utility whatsoever.

OR HOWSOEVER OTHERWISE the same are is was or were heretofore-butted bounded called known numbered described or distinguished.

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

SIGNED SEALED AND DELIVERED

by the VENDOR at Kolkata

in the presence of:

ALOK SHARMA
34, Ballygye Circle, Kd
Kd-19
Ask P
03/02/17

(SHIV DAYAL SHARMA)

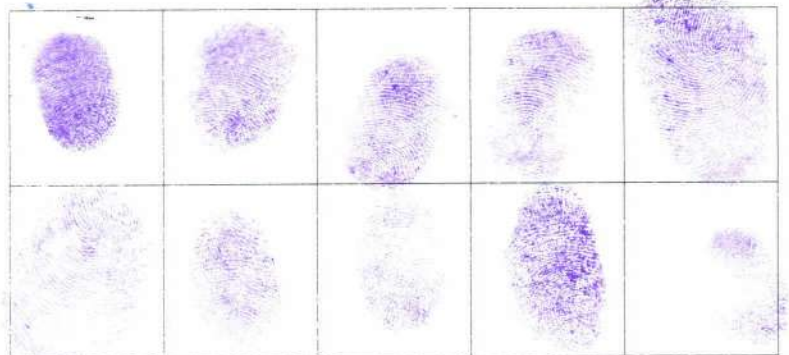
Trilok Chand Naita

Trilok Chand Naita
S/o Late Mahabir Prasad Naita
46, Sreedhar Roy Road
Kolkata - 700 039

Shiv Dayal Sharma

Left

Right

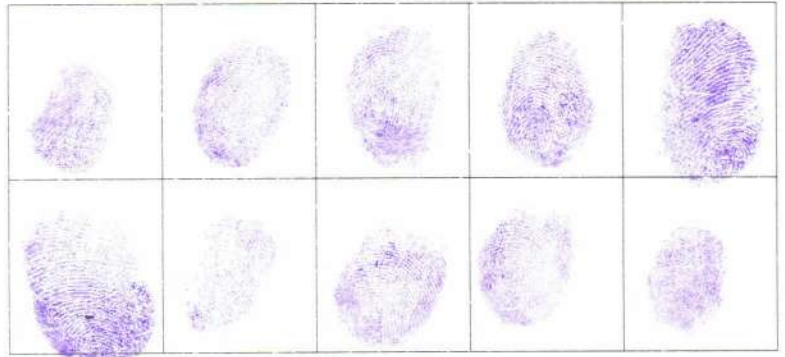


Shakti Shome

Shakti Shome

Left

Right



SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of:

For Swastic Promoters Pvt. Ltd.

 Director

Sujay Kumar
 291, B. N. Lane
 Kol-85

Left

Right



Watched by me.

Ashwin Kumar Ghosh
 Advocate
 Alipore Police Court
 Cal-27
 N B-1674/83





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 16051000030026/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SHIVDAYAL SHARMA 34 BULLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Seller			
2	Mrs SHASHI SHARMA 34 BULLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Seller			
3	Mr SATWIC VIVEK RUIA 21/2 BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Representative of Buyer [SWASTI C PROMOTERS PRIVATE LIMITED]			

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr TRILOK CHAND NAITA Son of Late MAHABIR PRASAD NAITA 46 SREEDHAR ROY ROAD, P.O:- G P O, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700001	Mr SHIVDAYAL SHARMA, Mrs SHASHI SHARMA, Mr SATWIC VIVEK RUIA	

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

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

GRN: 19-201617-004292635-2 Payment Mode Counter Payment
GRN Date: 31/01/2017 18:10:30 Bank : AXIS Bank

DEPOSITOR'S DETAILS

Id No. : 16051000030026/4/2017

[Query No./Query Year]

Name : Swastic Promoters Private Limited
Contact No. : 09831312312 Mobile No. : +91 9831312312
E-mail :
Address : 21/2 Ballygunge Place
Kolkata 700019
Applicant Name : Mr SHIVDAYAL SHARMA
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	16051000030026/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	145203
2	16051000030026/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	924020
Total				1069223

In Words : Rupees Ten Lakh Sixty Nine Thousand Two Hundred Twenty Three only



21/2/17

Note: Produce this challan to any branch of AXIS Bank. Please ensure, to make your payment within 07/02/2017 (banking hours). This challan form shall be invalid 07/02/2017

Major Information of the Deed

Deed No :	I-1605-00811/2017	Date of Registration	16/02/2017
Query No / Year	1605-1000030026/2017	Office where deed is registered	
Query Date	31/01/2017 2:12:59 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SHIVDAYAL SHARMA 34 BALLYGUNGE CIRCULAR ROAD, Thana : Bullygunge, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831312355, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,32,00,000/-	Rs. 1,32,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,24,030/- (Article:23)	Rs. 1,45,203/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Panditita Road, , Premises No. 2/3D, Ward No: 85

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		2 Katha 8 Chatak 6 Sq Ft	1,29,00,000/-	1,29,00,000/-	Width of Approach Road: 12 Ft.,
Grand Total :					4.1388Dec	129,00,000 /-	129,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	3,00,000/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	3,00,000 /-	3,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SHIVDAYAL SHARMA Son of Late RUP NARAYAN SHARMA 34 BULLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AVIPS6841E, Status :Individual, Executed by: Self, Date of Execution: 03/02/2017 , Admitted by: Self, Date of Admission: 03/02/2017 ,Place : Pvt. Residence
2	Mrs SHASHI SHARMA Wife of Mr SHIVDAYAL SHARMA 34 BULLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ALTPS0944F, Status :Individual, Executed by: Self, Date of Execution: 03/02/2017 , Admitted by: Self, Date of Admission: 03/02/2017 ,Place : Pvt. Residence

Details :

No	Name,Address,Photo,Finger print and Signature
1	SWASTIC PROMOTERS PRIVATE LIMITED 21/2 BALLYGUNGE PLACE, P.O:- BULLYGUNGE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 PAN No. HCS4892G, Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SATWIC VIVEK RUIA Son of Mr VIVEK RUIA Date of Execution - 03/02/2017, , Admitted by: Self, Date of Admission: 03/02/2017, Place of Admission of Execution: Pvt. Residence			
	21/2 BALLYGUNGE PLACE, 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. BIZPR8842M, Status : Representative, Representative of : SWASTIC PROMOTERS PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name & address	
Mr TRILOK CHAND NAITA Son of Late MAHABIR PRASAD NAITA 46 SREEDHAR ROY ROAD, P.O:- G P O, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr SHIVDAYAL SHARMA, Mrs SHASHI SHARMA, Mr SATWIC VIVEK RUIA	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SHIVDAYAL SHARMA	SWASTIC PROMOTERS PRIVATE LIMITED-2.06938 Dec
2	Mrs SHASHI SHARMA	SWASTIC PROMOTERS PRIVATE LIMITED-2.06938 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr SHIVDAYAL SHARMA	SWASTIC PROMOTERS PRIVATE LIMITED-200 Sq Ft
2	Mrs SHASHI SHARMA	SWASTIC PROMOTERS PRIVATE LIMITED-200 Sq Ft

Endorsement For Deed Number : I - 160500811 / 2017

On 31-01-2017

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 1,32,00,000/-



Amitava Chanda

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

On 03-02-2017

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

Presented for registration at 14:22 hrs on 03-02-2017, at the Private residence by Mr SATWIC VIVEK RUIA ,

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

Execution is admitted on 03/02/2017 by 1. Mr SHIVDAYAL SHARMA, Son of Late RUP NARAYAN SHARMA, 34 BULLYGUNGE CIRCULAR ROAD, P.O: BULLYGUNGE, Thana: Bullygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Mrs SHASHI SHARMA, Wife of Mr SHIVDAYAL SHARMA, 34 BULLYGUNGE CIRCULAR ROAD, P.O: BULLYGUNGE, Thana: Bullygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife

Indetified by Mr TRILOK CHAND NAITA, , , Son of Late MAHABIR PRASAD NAITA, 46 SREEDHAR ROY ROAD, P.O G P O, Thana: Tiljala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

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

Execution is admitted on 03-02-2017 by Mr SATWIC VIVEK RUIA, DIRECTOR, SWASTIC PROMOTERS PRIVATE LIMITED, 21/2 BULLYGUNGE PLACE, P.O:- BULLYGUNGE, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr TRILOK CHAND NAITA, , , Son of Late MAHABIR PRASAD NAITA, 46 SREEDHAR ROY ROAD, P.O G P O, Thana: Tiljala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others



Amitava Chanda

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

On 16-02-2017

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 : 2 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,45,203/- (A(1) = Rs 1,45,189/- ,E = Rs 14) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,45,203/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/02/2017 12:00AM with Govt. Ref. No: 192016170042926352 on 31-01-2017, Amount Rs: 1,45,203/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 25503022017SST207042647 on 04-02-2017, Head of Account 0030-03-104-001-16

nt of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 9,24,020/- and Stamp Duty paid by Stamp Rs 10/-
online = Rs 9,24,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 143243, Amount: Rs.10/-, Date of Purchase: 17/01/2017, Vendor name: S
Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/02/2017 12:00AM with Govt. Ref. No: 192016170042926352 on 31-01-2017, Amount Rs: 9,24,020/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 25503022017SST207042647 on 04-02-2017, 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**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2017, Page from 21315 to 21334

being No 160500811 for the year 2017.



Digitally signed by AMITAVA CHANDA
Date: 2017.02.17 13:39:27 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 17-02-2017 13:39:26
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

RECEIVED of and from the withinnamed

PURCHASER the withinmentioned sum of

RUPEES ONE CRORE AND THIRTY TWO LAKHS ONLY RS.1,32,00,000/=

being the total Consideration in terms

hereof and paid in the manner as follows:

MEMO OF CONSIDERATION

Date	Pay Order No.	Drawn on	Amount Rs.	In favour of
02.02.2017	314842	Kotak Mahindra Bank	65,34,000/=	Shivdayal Sharma
		TDS	66,000/=	
02.02.2017	314841	Kotak Mahindra Bank	65,34,000/=	Shashi Sharma
		TDS	66,000/=	
(Rupees One Crore and Thirty Two Lakhs) only			Rs. <u>1,32,00,000/=</u>	

WITNESSES:

Abh. Sin
03/02/17

Abh. Sin

Shashi Sharma

Shashi Sharma

VENDOR