

7295/18

I-6200/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 1605-1000 22332/18

AA 375205



*[Signature]*  
 2 SEP 2018

*[Signature]*  
 2.25  
 5.9.18  
 nw-61,00,000/-

*[Signature]*  
 1-259  
 2086

THIS INDENTURE FOR SALE is made this 5<sup>th</sup> day of September 2018, A.D. B E T W E E N (1) SMT. ARCHANA BHATTACHARYYA , wife of Rajesh Bhattacharyya and daughter of Late Adhir Kumar Das, (PAN-AYAPB4902A), by faith – Hindu, by occupation - Housewife, residing at Premises No. 34(29), Jaffarpur Road, P.O.- Nonachandanpukur, Police Station- Titagarh, Barrackpur, Kolkata- 700122, (2) SRI PRABIR KUMAR DAS (PAN-ADRPD6969M) and (3) SRI PRANAB KUMAR DAS (PAN- CEFPD4247N), both sons of Late Adhir Kumar Das , both by faith – Hindu, both are residing at 56, Lotus Park, Police Station- Jadavpur, P.O.- Naktala, Kolkata - 700 047, hereinafter jointly and collectively called and referred to as the OWNERS / VENDORS ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representative nominees and assigns ) of the ONE PART .

6656

06 AUG 2018

Rs. 100/- Date

Name: B. C. LAHIRI  
Advocate

Address: ALIPUR JUDGE COURT

Vendor: KOL-27

Alipur Collectorate, 24 Pga. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Paresh chandra Sengupta



no. P  
5637

FOR SHANTI AWASH PVI. LID

Ramesh chandra Sengupta

Director



no. P  
5638

Prabir Kumar Das



no. P  
5639

Pranab Kumar Das



no. P  
5640

Archana Bhattacharyya

Pradeep Roy  
S/o. Lt. Parimal Roy  
Alipore Police Court.  
Kol-27





## A N D

M/S. SHANTI AWASH PVT. LTD. (PAN- AAKCS0451Q ), having its office at Premises No. 122, Harisava Math, Brahmapur, Post Office- Garia, Police Station- Bansdroni, Kolkata – 700 070, represented by its Director SRI RAMESH CHAND SINGHAL son of Late Bisheswar Lal Singhal, (PAN- AKTPS2579R), by faith – Hindu, by occupation – Business, residing at Premises No. 293, Harisava Math, Brahmapur , Post Office-Garia, Police Station - Bansdroni, Kolkata – 700 084, hereinafter called and referred to as the PURCHASER ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representative, successors –in – office, nominees and other assigns ) of the OTHER PART.

WHEREAS one Hem Chandra Seth and Adhar Chandra Seth seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of entire land comprised in Dag No. 133, Khatian No. 214, Mouza – Roynagar, Touji No. 6, formerly Police Station – Tollygunge subsequently Jadavpur, District 24 Parganas and in the last settlement record their joint names were recorded as ‘Rayata’ , each having undivided half share of the entire landed property.

AND WHEREAS the said Adhar Chandra Seth was a bachelor and after his demise the undivided half share of said Adhar Chandra Seth devolved upon his only brother Hem Chandra Seth who thus became the absolute owner of all that landed property comprised in Dag No. 133, Khatian No. 214, Mouza – Roynagar, Touji No. 6, formerly Police Station – Tollygunge subsequently Jadavpur, District 24 Parganas .

AND WHEREAS after the demise of said Hem Chandra Seth his four sons became the joint owners of all that landed property comprised in Dag No. 133, Khatian No. 214, Mouza – Roynagar and subsequently decided to Partition their paternal properties. By virtue of a Deed of Partition , registered on 6.3.1955, the said four sons amicably partitioned the entire property amongst themselves and Sri Durgapada Seth, son of Late Hem Chandra Seth, was allotted All That 0.27 acres of land in Dag No. 133, Khatian No.



Adul. Dist. Sub-Registrar  
Alibore  
- 5 SEP 2018  
South 24 Parganas  
Kolkata-700027

214, Mouza – Roynagar, Touji No. 6, formerly Police Station – Tollygunge, subsequently Jadavpur, District 24 Parganas .

AND WHEREAS that by an Indenture of Sale dated 26.3.1957 , registered before the Sub-Registrar at Alipore and recorded in Book No I, Volume No. 49, Pages 84 to 88, Being No. 2555, for the year 1957, the said Durgapada Seth mentioned therein as Vendor sold and transferred all that 0.27 acres of land in Dag No. 133, Khatian No. 214, Mouza – Roynagar, Touji No. 6, formerly Police Station – Tollygunge, subsequently Jadavpur, District 24 Parganas in favour of one Smt. Bishnupriya Pal , wife of Satyaranjan Pal, mentioned as Purchaser therein.

AND WHEREAS that by an Indenture of Sale dated 29.1.1958 registered before the Sub Registrar at Alipore and recorded in Book No. I, Volume No. 35, Pages 55 to 58, Being No. 720, for the year 1958 the said Smt. Bishnupriya Pal, mentioned therein as Vendor, sold and transferred all that piece and parcel of 5 Cottahs land out of 0.27 acres of land being a demarcated portion of Dag No. 133, Khatian No. 214, R.S. No. 201, J.L. No. 47, Mouza – Roynagar, Touji No. 6, Police Station – Tollygunge, subsequently Jadavpur, District 24 Parganas, the particular of such property is morefully described in the Schedule thereto, in favour of one Smt. Amita Das mentioned as Purchaser therein.

AND WHEREAS after such purchase the said Amita Das duly mutated her name in the records of The Kolkata Municipal Corporation in respect of All That 5 Cottahs of land in Mouza – Roynagar and the said property now within Ward No. 112 is known and numbered as Municipal Premises No. 481, Harisava Math, at present Police Station - formerly Regent Park now Bansdroni, Kolkata, - 700 047, District South 24 Parganas , the particular of such property is morefully described in the Schedule thereto and has been paying municipal taxes regularly and thereby enjoying the same free from all encumbrances.

AND WHEREAS that the said Amita Das, wife of Late Adhar Kumar Das , who was a Hindu, governed by the Dayabhaga or Bengal School of Hindu Law died intestate on 21.7.2005 leaving behind her only married daughter namely (1) SMT. ARCHANA BHATTACHARYYA, wife of Rajesh Bhattacharyya and two sons namely (2) SRI

PRABIR KUMAR DAS and (3) SRI PRANAB KUMAR DAS , both sons of Late Adhir Kumar Das and no other person or persons as her legal heirs, heiress and successors. Her husband Adhar Kumar Das predeceased her on 5.4.2000 .

AND WHEREAS as per law of inheritance and Hindu Succession Act., the Vendors herein namely (1) SMT. ARCHANA BHATTACHARYYA, (2) SRI PRABIR KUMAR DAS and (3) SRI PRANAB KUMAR DAS, thus became the joint Owners of the aforesaid Premises now known and numbered as Municipal Premises No. 481, Harisava Math, at present Police Station - formerly Regent Park now Bansdroni, District South 24 Parganas, at present within the Kolkata Municipal Corporation, Ward No. 112, Kolkata – 700 047 and by mutating their names in the records of the Kolkata Municipal Corporation are enjoying the said property free from all encumbrances paying taxes regularly.

AND WHEREAS the said Owners / Vendors herein for the purpose of better living and enjoyment of the said landed property as morefully stated in the Schedule hereunder , decided to develop the said property and accordingly negotiated with one Sri Arup Kumar Ghosh , Proprietor of M/s. Ghosh Con and entered into a Development Agreement with him dated 14<sup>th</sup> March, 2014 and the said Development Agreement was registered before the Additional District Sub-Registrar at Alipoe and recorded in Book No. I , CD Volume No. 9 , Pages 1394 to 1423 , Being No. 02116 , for the year 2014.

AND WHEREAS that the said OWNERS/VENDORS herein also executed a registered General Power of Attorney dated 14<sup>th</sup> March, 2014, registered before the A.D.S.R. Alipore, Being No. 02119 for the year 2014 in favour of the said Developer to prepare the proposed building plan and to obtain sanction of the same from the Kolkata Municipal Corporation and subsequently thereafter to construct the new proposed building as per the said plan and handover the Owner's allocated portion to the Owners/Vendors herein with such other terms, conditions and covenants stated thereunder.

AND WHEREAS because of some unforeseen and unavoidable circumstances the said Developer was not in a position to carry out such development work as per terms of the said Development Agreement during the stipulated period and being aggrieved with the



Developer the said Owners being the Owners/Vendors herein have had decided not to carry on any further development work with the said Developer and to cancel the Development Agreement with him along with the General Power of Attorney in his favour.

AND WHEREAS under such circumstances and situation the said Owners being the Owners/Vendors herein have had expressed their intention of not going for any further development of the said property but to sell out the said property morefully described in the Schedule hereunder written to any intending Purchaser who is capable enough to purchase the same and subsequently develop the said property as per his/their choice and desire .

AND WHEREAS subsequently the said Owners being the Owners/Vendors herein and the said Developer has jointly executed and registered a Deed for Cancellation of the said Development Agreement on 05/09/2018 registered before the Additional District Sub-Registrar at Alipore and recorded in Book No. I, Being No. 6031 —, for the year 2018 whereby and where under for the consideration mentioned thereunder the said Developer relinquished all his right and interest whatsoever he has accrued in respect of the scheduled property for ever making the said property free from all encumbrances .

AND WHEREAS the said Owners being the Owners/Vendors herein also have revoked the said Power of Attorney by executing and registering Revocation of Power of Attorney on 05/09/2018 registered before the Additional District, Sub-Registrar at Alipore and recorded in Book No. IV, Being No. 930 — for the year 2018 which has been consented by the said Developer and the said Developer has got no objection in that respect .

AND WHEREAS the said Owners being Owners/Vendors herein now have finally decided to sell out the said land with structure thereon to a Purchaser who is capable to construct a new building as per the sanction of the Kolkata Municipal Corporation at his own cost and expenses in the said premises morefully described in the Schedule below on certain terms and conditions.

Ravi Kumar Das

Ravi Kumar Das

AND WHEREAS the present Purchaser herein being interested to purchase the said land measuring 05 Cottahs more or less as per deed but as per physical measurement it comes to 4 Cottahs 14 Chittaks and 03 Sq.ft. more or less with structure standing thereon in Municipal Premises No. 481, Harisava Math, at present Police Station - formerly Regent Park now Bansdroni, Kolkata - 700 047, as morefully described in the Schedule herein below, approached the present Owners / Vendors herein for selling the Schedule below property at Rs. 61,00,000.00 (Rupees Sixty one Lac) only to them and the Owners / Vendors herein has agreed with the proposal of the Purchaser herein to sell and /or transfer the said property free from all encumbrances, charges, liens, lispends, attachments, whatsoever and hereinafter for the sake of brevity referred to as " the said Property ".

AND WHEREAS at or before the execution of these presents the Vendors have assured and represented to the Purchaser as follows which has been relied and searched and satisfied fully by the Purchaser :-

- a) The Vendors now seized and possessed of or otherwise well and sufficiently entitled to the said premises as the absolute joint Owners with a good marketable title in respect thereof.
- b) The said premises is free from all encumbrances, charges, liens, lispends, attachments, trusts, mortgages whatsoever and/or howsoever.
- c) No suits and/or legal proceedings and/or prohibitory orders are pending or subsisting in respect of the said premises or any part thereof.
- d) The said Premises is not subject to any notice of attachment, under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statutes or Rules and Regulations.
- e) Any Notice of Acquisition or requisition does not affect the said Premises nor there is any bar legal or otherwise in the Vendors selling the said premises to the Purchaser.



- f) The freehold interest and/or ownership interest of the Vendors in the said premises does not stand mortgaged and/or encumbered and/or agreed to be mortgaged by the Vendors by way of security or additional security and/or collateral security and/or otherwise in favour of any Bank and/or any Financial Institution or any person, firm, company or Government undertaking or anybody else whomsoever to secure repayment of any other loan taken or to be taken by the Vendors for any purpose whatsoever and/or howsoever.
- g) The Vendors have not entered into any Agreement for Sale and/or transfer nor have entered into any other agreement and/or understanding whatsoever and/or however with any person whatsoever and/or howsoever in respect of the said premises or any part thereof save and except as aforesaid.
- h) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Vendors and in respect of any outstanding rates taxes and outgoing the Vendors shall keep the Purchaser indemnified against all actions, suits, proceedings and costs, charges and expenses in respect of the said Premises upto the date of execution of these presents.
- i) The Vendors do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- j) The recitals hereinbefore mentioned herein are true correct and factual and the Vendors have not suppressed any facts and/or incidents relating to and/or in respect of the said respect or any part thereof which is also within the knowledge of the Purchaser.

AND WHEREAS the Purchaser now has called upon the Vendors to sign, execute and register the Deed of Conveyance in respect of the said premises with the intent and object that pursuant to the execution of these presents the Vendors shall cease to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said premises and/or, any part or portion thereof and the same shall absolutely and forever belong to the Purchaser.

NOW THIS INDENTURE WITNESSETH

- I. In pursuance of the same and In consideration of the said sum of Rs. 61,00,000.00 ( Rupees Sixty One Lac ) only which is truly, sufficiently and effectively paid by the PURCHASER to the OWNERS/VENDORS as total consideration of the said land with structure thereon as described in the SCHEDULE herein below ( the receipt whereof the Owners/Vendors do hereby as also by the memo hereunder written admit and acknowledge to have received ) the Owners/Vendors do hereby acquit, release and discharge the said Premises in favour of the Purchaser and do hereby grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser herein All THAT the piece or parcel of land measuring about 05 Cottahs more or less as per deed but as per physical measurement it comes to 4 Cottahs 14 Chittaks and 03 Sq.ft. more or less along with old dilapidated structure standing thereon comprised in Dag No. 133, Khatian No. 214, R.S. No. 201, J. L. No. 47, Mouza – Roynagar, Touji No. 6 and lying situate at and/or being Municipal Premises No. 481, Harisava Math, at present Police Station - formerly Regent Park now Bansdroni, Kolkata – 700 047, District South 24 Parganas, within Ward No. 112 of the Kolkata Municipal Corporation (hereinafter referred to as the said PREMISES) and is morefully and particularly described in the SCHEDULE hereunder written, with the intent and object that the Owners/Vendors herein 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 part thereof OR HOWSOEVER OTHERWISE the premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered described or distinguished TOGETHER WITH all structures and/or erection as standing thereon with ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever to the extent 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 of the owners or occupiers for the time being of the said premises hereby conveyed with or without 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 Vendors of in and into or upon the said Premises and/or any part or portion thereof mentioned in the Schedule hereunder written and every part thereof including all easement, rights and privilages enjoyed by the Owners/Vendors the said Premises being hereby sold, transferred conveyed assured and assigned and/or intended so to be TOGETHER WITH all pattas monuments of title writings plans maps deeds document 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 Vendors 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 from all encumbrances, charges, liens, lispdens, attachments, trusts, mortgages, trespassers, tenancies etc.

- II. THE VENDORS 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 Vendors to the contrary the Owners/Vendors are 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 lispdens attachments trusts mortgages tenancies whatsoever and/or howsoever.



- b) THAT the interest which the Vendors so hereby profess to transfer subsists and that the Vendors have 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 Vendors herein and/or any person or persons or any other person or persons claiming through under or in trust for 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 Vendors 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 Vendors and/or the predecessors in title of the Vendors and/or any of them.
- d) THAT the said premises and every part thereof is freed exonerated and discharged from and against all manner of encumbrances, liens and attachment whatsoever on its ownership.
- e) THAT the Vendors 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 materials times hereafter upon every request and cost of the Purchaser made 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 well or which may be required.

- f) THAT the Vendors simultaneously with the execution of this Indenture hereby handover peaceful vacant khas possession of the said Premises to the Purchaser herein and do hereby handover all originals of relevant deeds and documents as are now in possession of the Vendors and the Purchaser hereby acknowledge the receipt of the same.
- g) THAT the Vendors henceforth have ceased to have any right title interest claim and/of 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 piece or parcel of land measuring 5 (five) Cottahs more or less as per deed but as per physical measurement it comes to 4 Cottahs 14 Chittaks and 03 Sq.ft. more or less with R. T. Shed Structure as standing thereon measuring 1000 Sq. Ft. more or less comprised in Dag No. 133, Khatian No. 214, R.S. No. 201, J. L. No. 47, Mouza - Roynagar, Touji No. 6, now within The Kolkata Municipal Corporation, now known and numbered as Municipal Premises No. 481, Harisava Math, Ward No. 112, Police Station - formerly Regent Park now Bansdróni, Kolkata - 700 047, Sub Registry Office - Alipore, District - 24 Parganas which is butted and bounded as follows :-

ON THE NORTH : By C.S. Dag No. 132.

ON THE SOUTH : By Common passage and thereafter the land under Dag No. 134.

ON THE EAST : By land of Smt. Prafulla Nalini Ghosh

ON THE WEST : By Land of the Owners.

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

SIGNED SEALED AND DELIVERED By the VENDORS at Kolkata in the presence of:

1. Jyoti Kanjilal  
P-42, Bank Garden  
Bansdroni, Kolkata-70.

Archara Bhattacharyya

Prabin Kumar Das

2. Pradeep Roy  
Alipore Police Court.  
Kot. 27.

Pranab Kumar Das.  
SIGNATURE OF THE VENDORS

SIGNED SEALED AND DELIVERED By the PURCHASER at Kolkata in the presence of:

1. Jyoti Kanjilal  
P-42, Bank Garden  
Bansdroni, Kolkata-70

FOR SHANTI AWASH PVT. LTD.

(Ranch ch) Singhal R. S. Singhal  
Director

SIGNATURE OF THE PURCHASER

2. Pradeep Roy  
Alipore Police Court.  
Kot. 27



## MEMO OF CONSIDERATION

| Date       | Cheque No. | Bank / Branch  | Amount (Rs.) |
|------------|------------|--|--------------|
| 28.11.2017 | 000857     | Bank of Baroda, Brahmapur Br.                            | 1,50,000.00  |
| 19.05.2018 | 000899     | Bank of Baroda, Brahmapur Br.                            | 1,00,000.00  |
| 04.06.2018 | 283957     | IDBI, Bansdroni Br.                                      | 1,50,000.00  |
| 06.08.2018 | 000924     | Bank of Baroda, Brahmapur Br.                            | 2,00,000.00  |
| 05.09.2018 | 297598     | IDBI, Bansdroni Br.                                      | 4,50,000.00  |
| 07.09.2018 | 297606     | IDBI, Bansdroni Br.                                      | 4,50,000.00  |
| 28.11.2017 | 000858     | Bank of Baroda, Brahmapur Br.                            | 1,50,000.00  |
| 06.03.2018 | 000890     | Bank of Baroda, Brahmapur Br.                            | 2,00,000.00  |
| 24.04.2018 | 283945     | IDBI, Bansdroni Br.                                      | 2,00,000.00  |
| 04.05.2018 | 000895     | Bank of Baroda, Brahmapur Br.<br>UTR No.BARBX18124930738 | 1,50,000.00  |
| 04.06.2018 | 283958     | IDBI, Bansdroni Br.                                      | 1,50,000.00  |
| 06.08.2018 | 000925     | Bank of Baroda, Brahmapur Br.                            | 1,50,000.00  |
| 05.09.2018 | 297599     | IDBI, Bansdroni Br.                                      | 4,00,000.00  |
| 28.11.2017 | 000859     | Bank of Baroda, Brahmapur Br.                            | 1,50,000.00  |
| 04.06.2018 | 283960     | IDBI Bank, Bansdroni Br.                                 | 1,50,000.00  |
| 06.08.2018 | 000926     | Bank of Baroda, Brahmapur Br.                            | 2,00,000.00  |
| 05.09.2018 | 297600     | IDBI, Bansdroni Br.                                      | 4,50,000.00  |
| 08.09.2018 | 297601     | IDBI, Bansdroni Br.                                      | 4,50,000.00  |
| 07.09.2018 | 297607     | IDBI, Bansdroni Br.                                      | 1,00,000.00  |
| 28.11.2017 | 000860     | Bank of Baroda, Brahmapur Br.                            | 1,00,000.00  |
| 04.06.2018 | 283961     | IDBI, Bansdroni Br.                                      | 10,00,000.00 |
| 05.09.2018 | 297603     | IDBI, Bansdroni Br.                                      | 3,00,000.00  |
| 07.09.2018 | 297608     | IDBI, Bansdroni Br.                                      | 3,00,000.00  |

TOTAL Rs. 61,00,000.00

(Rupees Sixty one lacs) only

IN PRESENCE OF  
1) *Pradip Roy*  
Alipore Police Court.  
Kd. 27

2. *Ranjana Das.*  
Alipore Police Court  
Cd. 27.

*Prabir Kumar Das*  
*Pranab Kumar Das.*  
*Archana Bhattacharyya*

DRAFTED BY:-  
*Subir Kumar Dutta*  
SUBIR KUMAR DUTTA

Advocate *WB-2165/99.*  
Alipore Civil & Criminal Court, Kolkata - 700 027 .

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name : ARCHANA BHATTACHAR

Signature : - *Archana Bhattacharya*

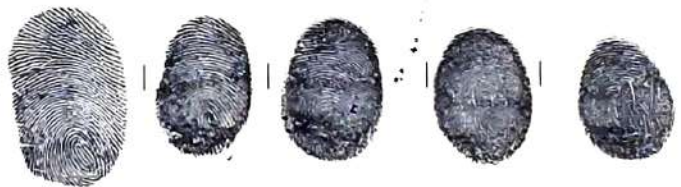
Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name : - PRABIR KUMAR DAS .

Signature : - *Prabir Kumar Das*

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name :- PRANAB KUMAR DAS.   Signature :- Pranab Kumar Das.

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints

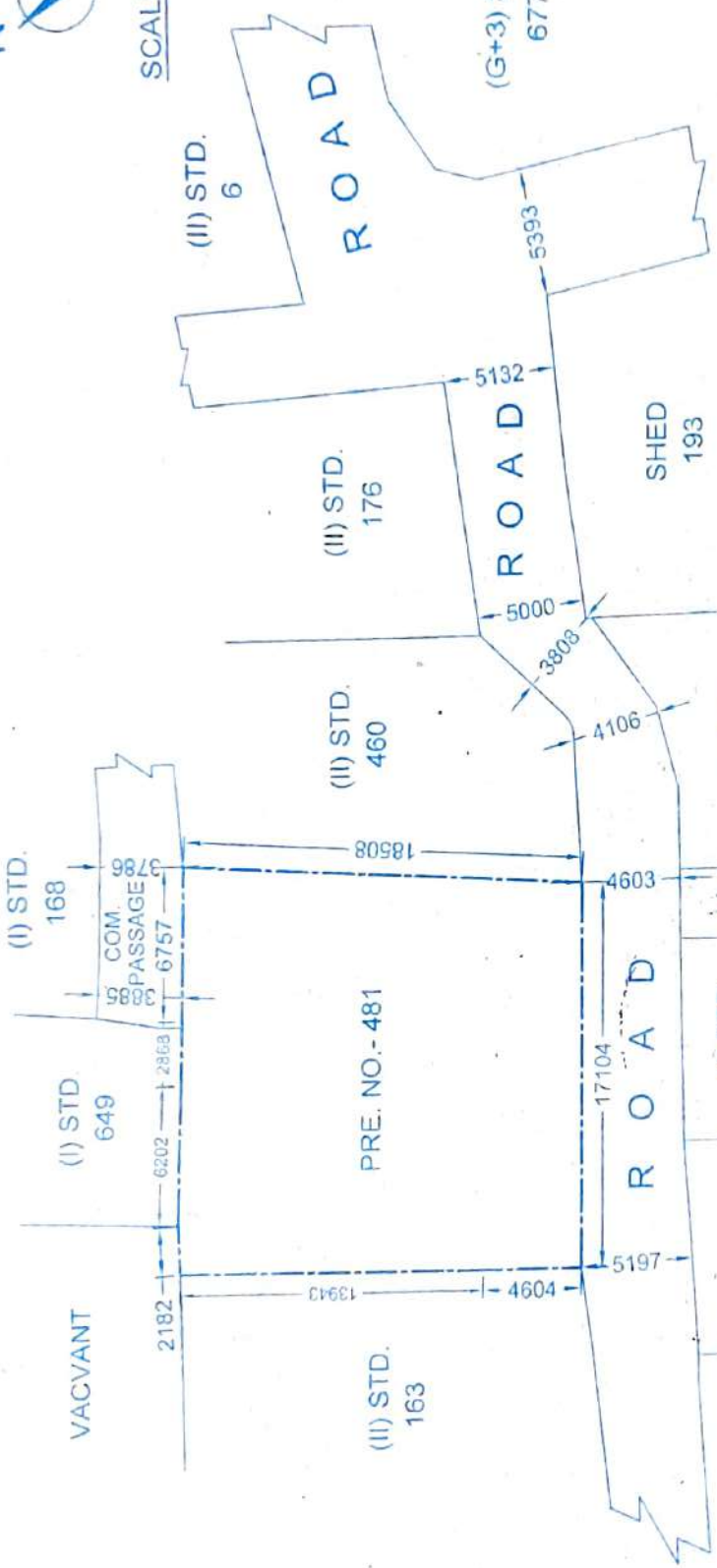


Name :- RAMESH CHAND SINGHAL   Signature :- Ramesh Chand Singhal





SCALE - 1:300



VACVANT

(I) STD. 649

(I) STD. 168

COM. PASSAGE 6757

PRE. NO.- 481

(II) STD. 163

(II) STD. 460

(II) STD. 176

(II) STD. 6

(G+3) STD. 677

(II) STD. 146

(I) STD. 182/2

(III) STD. 182/1

(II) STD.

SHED 193

SHED 146

Prabin Kumar Das  
Pranab Kumar Das  
Archana Bhattacharya

FOR SHANTI AWASH PVT. LID  
Ranjit Das Sengupta  
Director

SITE PLAN

Aniruddha Ghosh.  
ANIRUDDHA GHOSH  
PROP.- A. G. SURVEY  
M.R./C.E. NO.- 512544  
RAJPUR-SONARPUR MUNICIPALITY  
123, G. P. MAITRA LANE, MALANCHANG  
KOLKATA - 700 145

DONE BY -

SITE PLAN OF PRE. NO.- 481, HARI SABHA MATH,  
KOLKATA- 700 084, WARD NO.- 112, UNDER K.M.C.

LAND AREA- 326.36 SQ.M. /  
04 KH.- 14 CH.- 03 SQ.FT.









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 16051000223321/2018

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      | Mrs Archana<br>Bhattacharya 34<br>Jaffarpur Road, P.O:-<br>Nonachandanpukur,<br>P.S:- Barrackpore,<br>Kolkata, District:-North<br>24-Parganas, West<br>Bengal, India, PIN -<br>700122 | Seller   |    |    | Archana Bhattacharya<br>05.09.18 |
| 2      | Mr Prabir Kumar Das 56<br>Lotus Park, P.O:-<br>Naktala, P.S:- Jadavpur,<br>Kolkata, District:-South<br>24-Parganas, West<br>Bengal, India, PIN -<br>700047                            | Seller   |   |   | Prabir Kumar Das<br>05.09.18     |
| 3      | Mr Pranab Kumar Das<br>56 Lotus Park, P.O:-<br>Naktala, P.S:- Jadavpur,<br>Kolkata, District:-South<br>24-Parganas, West<br>Bengal, India, PIN -<br>700047                            | Seller   |  |  | Pranab Kumar Das<br>05.09.18     |

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                      |
|--------|--|---|---|---|--|
| 4      | Mr Ramesh Chand Singhal 293 Harisabha Math, Brahmapur, P.O:- Garia, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084              | Representative of Buyer [Shanti Awash Private Limited]                                      |  |  | <i>Ramesh Chand Singhal</i><br>05.09.18. |
| SI No. | Name and Address of identifier   | Identifier of   |   |   | Signature with date                      |
| 1      | Mr Pradeep Roy<br>Son of Late Parimal Roy<br>Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027 | Mrs Archana Bhattacharya, Mr Prabir Kumar Das, Mr Pranab Kumar Das, Mr Ramesh Chand Singhal |   |   | <i>Pradeep Roy</i><br>05.09.18.          |

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



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADRPD6969M



नाम /NAME  
PRABIR KUMAR DAS

पिता का नाम /FATHER'S NAME  
ADHIR KUMAR DAS

जन्म तिथि /DATE OF BIRTH  
15-05-1960

हस्ताक्षर /SIGNATURE

*Prabirkumar Das*

*Prabir Das*

आयकर आयुक्त, प.ब.-XI

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

*Prabir Kumar Das*



*Pranab Kumar Das.*

आयकर विभाग  
INCOME TAX DEPARTMENT  
ARCHANA BHATTACHARYA  
ADHIR KUMAR DAS

भारत सरकार  
GOVT. OF INDIA

04/10/1973

Permanent Account Number  
AYAPB4902A

Archana Bhattacharya  
Signature



Archana Bhattacharya

*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, पुणे कार्पोरेशन  
प्लॉट नं. ३, सेक्टर ११, सीबीडी बेलपुर  
नवी मुंबई-४०० ६१४



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHANTI AWASH PRIVATE LIMITED

16/11/2005  
Permanent Account Number

AAKCS0451Q

3006-2013



R.C. Signal

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAMESH CHAND SINGHAL

BISESWAR LAL SINGHAL

29/04/1964  
Permanent Account Number

AKTPS2579R

R.C. Singhal  
Signature



23092006

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने  
आयकर देन सेवा यूनिट, एन एस डी एल  
कोषी नॉजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कंपाउंड,  
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,  
please inform / return to:

Income Tax PAN Services Unit, NSDL  
4th Floor, 'A' Wing, Trade World,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4000, Fax: 91-22-2495 0654,  
e-mail: [tininfo@nild.co.in](mailto:tininfo@nild.co.in)

R.C. Singhal

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

GRN: 19-201819-028173086-2 Payment Mode Counter Payment  
GRN Date: 03/09/2018 19:13:05 Bank : State Bank of India  
BRN : 90024795 BRN Date: 04/09/2018 00:00:00

DEPOSITOR'S DETAILS

Name : Subir Kumar Dutta  
Contact No. : Mobile No. : +91 9830034264  
E-mail :  
Address : 18 Moore Avenue Kol 40  
Applicant Name : Mr Subir Kumar Dutta  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Sale Document Payment No 7  
Id No. : 16051000223321/7/2018  
(Query No./Query Year)

PAYMENT DETAILS

| Sl. No.      | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹]    |
|--------------|-----------------------|--|--------------------|---------------|
| 1            | 16051000223321/7/2018 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 366020        |
| 2            | 16051000223321/7/2018 | Property Registration- Registration Fees | 0030-03-104-001-16 | 61014         |
| <b>Total</b> |                       |  |                    | <b>427034</b> |

In Words : Rupees Four Lakh Twenty Seven Thousand Thirty Four only



## Major Information of the Deed

|   |   |   |            |
|---|---|---|------------|
| Deed No :                               | I-1605-06200/2018   | Date of Registration                          | 12/09/2018 |
| Query No / Year                         | 1605-1000223321/2018  | Office where deed is registered               |            |
| Query Date                              | 06/08/2018 4:27:57 PM   | A.D.S.R. ALIPORE, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details | Subir Kumar Dutta<br>Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027,<br>Mobile No. : 9836974709, Status : Advocate |   |            |
| Transaction                             | Additional Transaction  |   |            |
| [0101] Sale, Sale Document              | [4308] Other than Immovable Property, Agreement [No of Agreement : 2]   |   |            |
| Set Forth value                         | Market Value  |   |            |
| Rs. 61,00,000/-                         | Rs. 61,00,000/-   |   |            |
| Stampduty Paid(SD)                      | Registration Fee Paid   |   |            |
| Rs. 3,66,120/- (Article:23)             | Rs. 61,014/- (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:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harisabha Math, , Premises No. 481, Ward No: 112

| 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    |     | 5 Katha        | 58,00,000/-             | 58,00,000/-           | Property is on Road |
| <b>Grand Total :</b> |             |                |          |     | <b>8.25Dec</b> | <b>58,00,000 /-</b>     | <b>58,00,000 /-</b>   |                     |

### Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1     | On Land L1        | 1000 Sq Ft.       | 3,00,000/-              | 3,00,000/-            | Structure Type: Structure |

Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

|  |                |                   |                    |                    |  |
|--|----------------|-------------------|--------------------|--------------------|--|
|  | <b>Total :</b> | <b>1000 sq ft</b> | <b>3,00,000 /-</b> | <b>3,00,000 /-</b> |  |
|--|----------------|-------------------|--------------------|--------------------|--|

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <p><b>Mrs Archana Bhattacharya</b><br/>                     Wife of Mr Rajesh Bhattacharyya 34 Jaffarpur Road, P.O:- Nonachandanpukur, P.S:- Barrackpore, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700122 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYAPB4902A, Status :Individual, Executed by: Self, Date of Execution: 05/09/2018<br/>                     , Admitted by: Self, Date of Admission: 05/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/09/2018<br/>                     , Admitted by: Self, Date of Admission: 05/09/2018 ,Place : Pvt. Residence</p> |

Major Information of the Deed :- I-1605-06200/2018-12/09/2018

**Mr Prabir Kumar Das**

Son of Late Adhir Kumar Das 56 Lotus Park, P.O:- Naktala, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADRPD6969M, Status :Individual, Executed by: Self, Date of Execution: 05/09/2018  
 , Admitted by: Self, Date of Admission: 05/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/09/2018  
 , Admitted by: Self, Date of Admission: 05/09/2018 ,Place : Pvt. Residence

**3 Mr Pranab Kumar Das**

Son of Late Adhir Kumar Das 56 Lotus Park, P.O:- Naktala, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: CEFPD4247N, Status :Individual, Executed by: Self, Date of Execution: 05/09/2018  
 , Admitted by: Self, Date of Admission: 05/09/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/09/2018  
 , Admitted by: Self, Date of Admission: 05/09/2018 ,Place : Pvt. Residence

**Buyer Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Shanti Awash Private Limited</b><br>122 Harisabha Math Brahmapur, P.O:- Gaira, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070 , PAN No.:: AAKCS0451Q, Status :Organization, Executed by: Representative |

**Representative Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mr Ramesh Chand Singhal (Presentant )</b><br>Son of Late Bisheswar Lal Singhal 293 Harisabha Math, Brahmapur, P.O:- Garia, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAKCS0151Q Status : Representative, Representative of : Shanti Awash Private Limited (as director) |

**Identifier Details :**

| Name & address  |  |
|---|--|
| Mr Pradeep Roy<br>Son of Late Parimal Roy<br>Alipore Police Court, 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, , Identifier Of Mrs Archana Bhattacharya, Mr Prabir Kumar Das, Mr Pranab Kumar Das, Mr Ramesh Chand Singhal |  |
|   |  |

Major Information of the Deed :- I-1605-06200/2018-12/09/2018



| Transfer of property for L1 |                          |                                       |
|-----------------------------|--------------------------|---------------------------------------|
| Sl.No                       | From                     | To. with area (Name-Area)             |
| 1                           | Mrs Archana Bhattacharya | Shanti Awash Private Limited-2.75 Dec |
| 2                           | Mr Prabir Kumar Das      | Shanti Awash Private Limited-2.75 Dec |
| 3                           | Mr Pranab Kumar Das      | Shanti Awash Private Limited-2.75 Dec |

| Transfer of property for S1 |                          |   |
|-----------------------------|--------------------------|---|
| Sl.No                       | From                     | To. with area (Name-Area)                       |
| 1                           | Mrs Archana Bhattacharya | Shanti Awash Private Limited-333.33333333 Sq Ft |
| 2                           | Mr Prabir Kumar Das      | Shanti Awash Private Limited-333.33333333 Sq Ft |
| 3                           | Mr Pranab Kumar Das      | Shanti Awash Private Limited-333.33333333 Sq Ft |

Endorsement For Deed Number : I - 160506200 / 2018

On 07-08-2018

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 61,00,000/-



Md Shadman

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 05-09-2018

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

Presented for registration at 14:25 hrs on 05-09-2018, at the Private residence by Mr Ramesh Chand Singhal ,

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

Execution is admitted on 05/09/2018 by 1. Mrs Archana Bhattacharya, Wife of Mr Rajesh Bhattacharyya, 34 Jaffarpur Road, P.O: Nonachandanpukur, Thana: Barrackpore, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by Profession House wife, 2. Mr Prabir Kumar Das, Son of Late Adhir Kumar Das, 56 Lotus Park, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others, 3. Mr Pranab Kumar Das, Son of Late Adhir Kumar Das, 56 Lotus Park, P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others

Indetified by Mr Pradeep Roy, , Son of Late Parimal Roy, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Major Information of the Deed :- I-1605-06200/2018-12/09/2018



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

Execution is admitted on 05-09-2018 by Mr Ramesh Chand Singhal, director, Shanti Awash Private Limited (Private Limited Company), 122 Harisabha Math Brahmapur, P.O:- Gaira, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070

Identified by Mr Pradeep Roy, , Son of Late Parimal Roy, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

*Md Shadman*

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

**On 12-09-2018**

**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 Fees**

Certified that required Registration Fees payable for this document is Rs 61,014/- ( A(1) = Rs 61,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 61,014/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/09/2018 12:00AM with Govt. Ref. No: 192018190281730862 on 03-09-2018, Amount Rs: 61,014/-  
Bank: State Bank of India ( SBIN0000001), Ref. No. 90024795 on 04-09-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,66,020/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 3,66,020/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 6656, Amount: Rs. 100/-, Date of Purchase: 06/08/2018, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/09/2018 12:00AM with Govt. Ref. No: 192018190281730862 on 03-09-2018, Amount Rs: 3,66,020/-  
Bank: State Bank of India ( SBIN0000001), Ref. No. 90024795 on 04-09-2018, Head of Account 0030-02-103-003-02

*Md Shadman*

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

Major Information of the Deed :- I-1605-06200/2018-12/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2018, Page from 198331 to 198360  
being No 160506200 for the year 2018.



Digitally signed by MD SHADMAN  
Date: 2018.09.19 15:31:17 +05:30  
Reason: Digital Signing of Deed.

(Md Shadman) 19/09/2018 15:30:47  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)