

4074/16 Case no 208/16

5012/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

PN0011)2057/16
5.20 P.M.
24.08.16

X 147251
SP. 100/-

24/08/16.
Q-0-1172057/16.
5.20 P.M.

Signature Sheet and
encoursement Sheet are
the part & parcel
of the Documents

Adl. Distt. Sub-Registrar
Chinsura, W. Hooghly.
29 AUG 2016

THIS INDENTURE OF CONVEYANCE made this 23rd day of AUGUST
Two Thousand and Sixteen BETWEEN RAM CHANDRA RAY (also known as RAM
RAY)son of Gopal Chandra Ray residing at Shakim Shrirampur Hooghly - 7121149



LTI of Ram chandra Roy
by the pen of Tapas Roy

62495

DSP LAW ASSOCIATES
Advocates
4D Nicco House
1B & 2 Hare Street,
Kolkata - 700001

NAME.....
ADD.....
Rs.....
28 JUL 2016
SUDANMIKHHERJEE
Licensed Stamp Vender
C Court
28.3.5. Road, Kol-1

LTI of Ramchandra Roy @ Ram Roy
by the pen of Topas Roy

28 JUL 2016

28 JUL 2016



V.C.T. 1791

LTI of Ramchandra Roy @ Ram Roy
by the pen of Topas Roy



1792

ABHIYAN COMMERCIAL PVT. LTD.

Shih Rajgan?

AUTHORISED SIGNATORY



Identified by
Rabi Sankar Ghosh
et al - Mahadev Ghosh

Additional District Sub-Registrar
Chinsura, Dist. Hooghly

Handwritten signature

Vill - Ayra

Post - Hansal

P.S - Dadpur

Dist - Hooghly

-712149

Handwritten note

Police Station- Dadpur and Post Office- Hanral, hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his respective heirs executors administrators and legal representatives) of the **ONE PART AND ABHIYAN COMMERCIAL PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having its Registered Office at 49A Tollygunge Circular Road Kolkata 700053 Police Station Charu Market Post Office Tollygunge H.O. (having PAN AAGCA2977D) represented by its Director and Authorized Signatory Ashish Rajgaria son of late Pawan Kumar Rajgaria of 14 N.S. Road, Police Station Hare Street, Post Office Hare Street, Kolkata 700001, (having PAN ANVPR8557M) hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns) of the **OTHER PART**:

- A. **WHEREAS** one Ghosto Behari Ghosh (since deceased) was the sole and absolute owner of **ALL THAT** piece and parcel of land containing an area of 0.59 acre or 59 sataks more or less comprised in the entire R.S. Dag No. 513 in Mouza – Sreerampur (also known as Srirampur and Shrirampur), J.L. No. 34, within Dadpur Gram Panchayat, Police Station Dadpur, in the District of Hooghly hereunder written and hereinafter referred to as "the **said Property**".
- B. **AND WHEREAS** the said Ghosto Behari Ghosh, a Hindu, died intestate on or about 1975 leaving him surviving his wife namely Achala Bala Dasi Ghosh (since deceased) and two daughters namely Annapurna Ghosh and Durga Rani Ghosh who all upon his death inherited and became entitled to the said Property and thus each of them became entitled to one-third part or share of and in the said Property.
- C. **AND WHEREAS** the said R.S. Dag No.513 was renumbered as L.R. Dag No. 365 in the Records of Rights published under the West Bengal Land Reforms Act, 1955 and the names of the said Achala Bala Dasi Ghosh, Annapurna Ghosh and Durga Rani Ghosh were recorded as Raiyat therein under L. R. Khatian Nos. 2, 11 and 68 respectively.
- D. **AND WHEREAS** subsequently the said Achala Bala Dasi Ghosh, a Hindu, died intestate on or about 1980 leaving her surviving her said two daughters namely the said Annapurna Ghosh and Durga Rani Ghosh who both upon her death inherited and became entitled to her entire one-third part or share in the said Property and thus each of them became entitled to 1/2 (one-half) part or share of and in the said Property.



LTI of Romu chandra Roy
by the pen of Tapas Roy

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Additional District Sub-Registrar
Chinsura, Dist. Hooghly

24/8/16

- E. **AND WHEREAS** by an Indenture of Conveyance dated 23rd March 1982 and registered with District Sub-Registrar, Hooghly in Book No. I, Volume No. 39 Pages 46 to 54, Being No. 2390 for the year 1982, the said Annapurna Ghosh for the consideration therein mentioned sold conveyed and transferred unto and to one Indu Bhusan Ghosh her entire 1/2 (one-half) part or share of and in the said Property absolutely and forever.
- F. **AND WHEREAS** by an Indenture of Conveyance dated 29th June 1988 and registered with District Sub-Registrar, Hooghly in Book No. I, Volume No. 70 Pages 75 to 78, Being No. 5502 for the year 1988, the said Durga Rani Ghosh and Indu Bhusan Ghosh for the consideration therein mentioned sold conveyed and transferred unto and to one Rabin Chandra Ray the said Property, absolutely and forever.
- G. **AND WHEREAS** by ^{a Deed of Gift} ~~an Indenture of Conveyance~~ dated 14th December 2015 and registered with District Sub-Registrar, Hooghly in Book No. I, Volume No. 0601-2015 Pages 103386 to 103396, Being No.060110851 for the year 2015, the said Rabin Chandra Ray for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein the said Property, absolutely and forever.
- H. **AND WHEREAS** the Vendor is the sole and absolute owner of the said Property and are in 'khas' vacant and peaceful possession of the same and is paying khajana to the Government of West Bengal in respect of the said property..
- I. **AND WHEREAS** the Vendor has approached the Purchaser to purchase All That the said Property free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever of howsoever and with complete vacant peaceful possession and the Vendor has agreed to sell and the Purchaser has agreed to purchase the same at and for a total consideration of Rs. Rs.13,30,000/- (Rupees Thirteen lacs thirty thousand) only.
- J. **AND WHEREAS** in connection with the sale of the said Property, the Vendor has made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchaser in good faith:-
- (i) That the Vendor is the sole and absolute owner of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispensens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies,



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by the pen of Tapas Roy

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Additional District Sub-Registrar
Chinsura, Dist. - Hooghly

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occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and in "khas" vacant peaceful possession thereof;

- (ii) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or property and no material suppression has been made by the Vendor to the Purchaser;
- (iii) That there shall be no difficulty in mutation of the name of the Purchaser as owner in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchaser;
- (iv) That save and except the Vendor no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;
- (v) That neither the Vendor nor any of the predecessors-in-title of the Vendor has at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
- (vi) That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the said Property;
- (vii) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- (viii) That no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and that save and except the Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof.
- (ix) That save those relating to sale of the said Property to the Purchaser hereto, the Vendor has not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.



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Additional District Sub-Registrar
Chinsura, District, Hooghly

24/8/16

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. Rs.13,30,000/- (Rupees Thirteen lacs thirty thousand) only of the lawful money of the Union of India in hand and well and truly paid by the Purchaser to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchaser herein **ALL THAT** piece or parcel of land containing an area of 59 Satak or 0.59 acre more or less situate lying at and being entire L.R. Dag No. 365 recorded in L.R. Khatian No. 2, 11 and 68 (formerly R.S. Dag No.513) in Mouza Sreerampur (also known as Srirampur and Shrirampur), J.L. No.34, Police Station Dadpur, District Hooghly morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **Said Property**" **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor out of or upon the entirety of the said L. R. Dag No. 365 and properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor of and in any passages/roadways abutting the said Property and leading to public road and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** the same and all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of



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Chinsura, Dist. Hooghly

24/8/14

condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

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

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor or her predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in himself good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor and her predecessors-in-title.



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by the pen of Tapas Roy

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Additional District Sub-Registrar
Chinsura, Dis. - Hooghly

24/8/26

- (v) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprise the Vendor entire one hundred percent share in the Dag comprised in the said Property without any remainder or residue and the Purchaser shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendor if found in such Dag.
- (vi) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.
- (vii) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or her predecessors-in-title 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 and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

III. AND THE VENDOR DOTH HEREBY DECLARE AND ASSURE THE PURCHASER as follows:-

- a) **THAT** the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at



LT1 of Rom chandra Roy
By the pen of Tapas Roy

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Additional District Sub-Registrar
Chinsura, Dist. - Hooghly

24/8/16

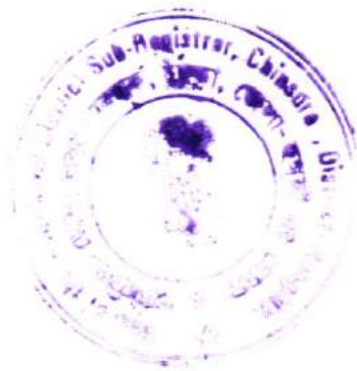
the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendor for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.

- b) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public body or authorities.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendor to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchaser in the manner aforesaid.
- e) **AND THAT** the Vendor has represented and assured to the Purchaser that there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending or filed at any time heretofore and that the said Property has been in uninterrupted exclusive ownership and possession and enjoyment of the Vendor since becoming the owner thereof without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof And That save and except the Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof and without prejudice to or affecting the covenant for protection and indemnity given by the Vendor hereinabove, the Vendor agrees to pay the entire market value of the said Property at the material time and to indemnify and keep the Purchaser fully saved harmless and indemnified from and against all losses damages costs claims demands action



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by the pen of Tapas Roy

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Additional District Sub-Registrar
Chinsura, Dist. Hooghly.

24/8/16

or proceeding that the Purchaser may suffer or incur owing to any defect or deficiency being found in the title or possession of the Vendor or in case any of the representation or assurances made and/or contained on the part of the Vendor being found to be false.

- f) **AND THAT** all rates, taxes, Khajana/land revenue and other outgoings and impositions payable in respect of the said Property has duly been paid and there is no amount in arrears or outstanding in connection therewith.

THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THAT pieces or parcel of "Sali" land containing an area 59 Satak or 0.59 acre more or less situate lying at and being entire L.R. Dag No. 365 (as described below) and comprised in Mouza Sreerampur (also known as Srirampur and Shrirampur), J.L. No.34, ,, within Dadpur Gram Panchayat, Police Station Dadpur, in the District of Hooghly:-

R.S. Dag Number	L.R. Dag and Khatian Number	Total Area in Dag	Area of Dag being subject matter of sale
Dag No. 513	Dag No. 365 recorded in Khatian No. 2, 11 and 68	0.59 acre	0.59 acre

The entire R.S. Dag No. 513 is delineated in the plan annexed hereto duly bordered thereon in RED and the same is butted and bounded as follows

- On the **North** : Partly by portion of R.S. Dag No.512 and partly by R.S, Dag No. 514;
- On the **South** : Partly by portion of R.S. Dag Nos.504 and 507and partly by R.S. Dag No. 505;
- On the **East** : By portion of R.S. Dag No.612;
- On the **West** : By portion of R.S. Dag Nos.507 and 508.

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



LTI of Ramchandra Roy
By the pen of Tapas Roy



Additional District Sub-Registrar
Chinsura, Dist. Hooghly.

24/8/22

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

SIGNED SEALED AND DELIVERED

by the abovenamed **VENDOR** at Kolkata
in the presence of:



LTI of Ram chandra Roy
by the pen of Tapas Roy

Bareen K. Ghosh

vill - Birampur

P.O. - Hamra

P.S. - Dabur

w.B. Hooghly 712149

Tapas Roy

SIGNED SEALED AND DELIVERED

by the withinnamed **PURCHASER** at
Kolkata in the presence of:

ABHIYAN COMMERCIAL PVT. LTD.

Anish Rajgopal

AUTHORISED SIGNATORY

Bareen K. Ghosh

Tapas Roy

vill - Birampur

P.O. - Hamra

P.S. - Dabur

Dist - Hooghly

pin - 712149

Readover and explained the
Contents of this document in
Bengali language to
Ram chandra Roy
who understood the same
Tapas Roy



Additional District Sub-Registrar
Chinsura, Dist.- Hooghly

24/8/11

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED by the abovenamed Vendor of and from the within named Purchaser the within mentioned sum of Rs.13,30,000/- (Rupees Thirteen lacs thirty thousand) only being the consideration in full payable under these presents as per memo written hereinbelow:


MEMO OF CONSIDERATION

Sl. No.	By or out of Cash/Cheque Number/Demand Draft/RTGS/BRN-RTGS	Date	Bank	Amount (in Rs. P.)
1.	UTIBR 52016082200350617	22.08.2016	Axis Bank	3,30,000.00
2.	065280	23.08.2016	-do-	10,00,000.00
Total:				<u>13,30,000.00</u>

(Rupees Thirteen Lacs Thirty Thousand only)

WITNESSES:

Bevern Kavi Ghosh
Tapas Roy


LTI of Ram Chandra Roy
by the pen of Tapas Roy

Drafted by me:

Shomya Samanta Advocate
C/o DSP Law Associates, Advocates
4D, Nicco House,
1B Hare Street, Kolkata-700001
F - 1064 / 2012



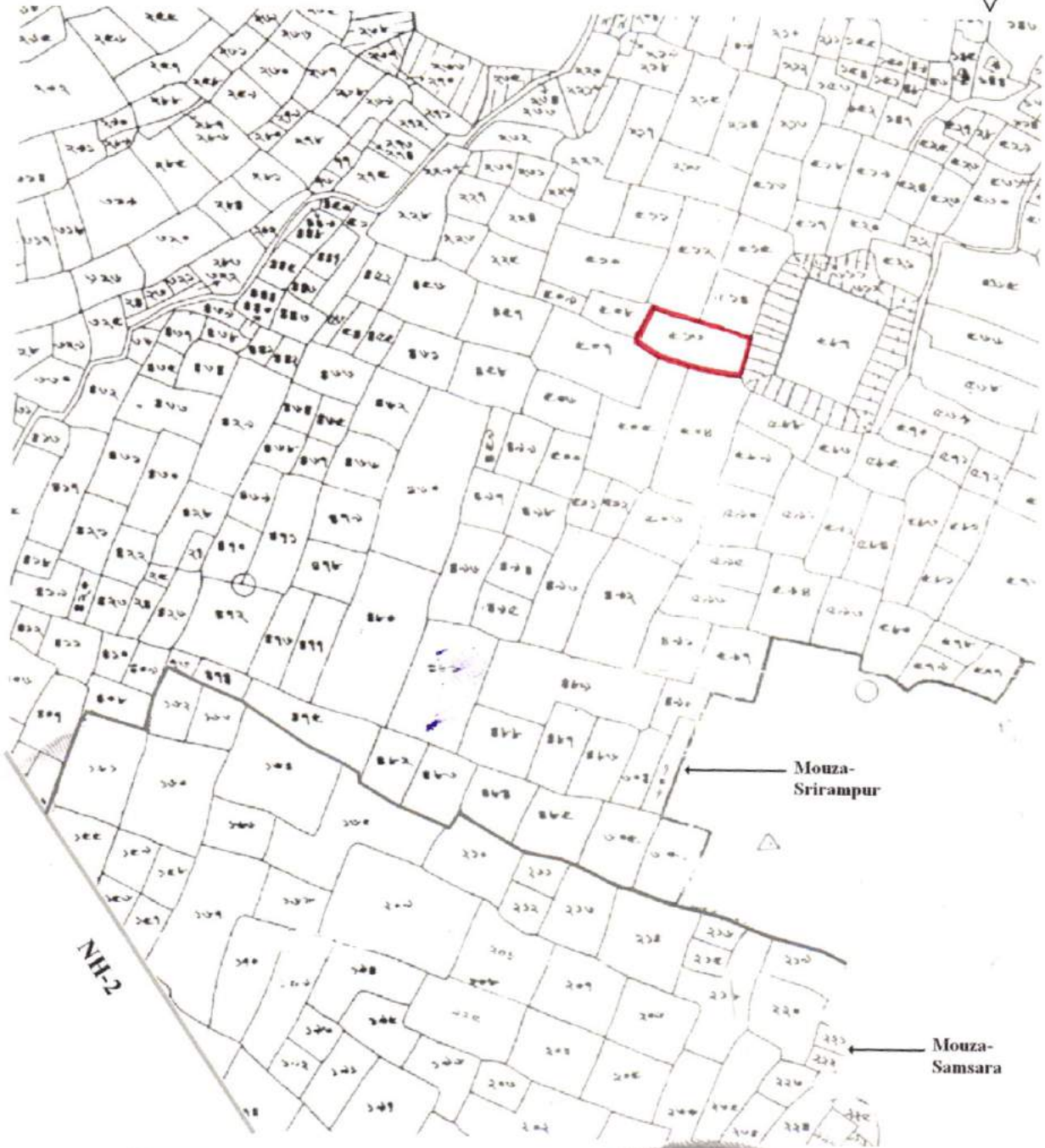
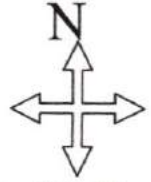
Additional District Sub-Registrar
Chinsura, Dist.- Hooghly

24/8/20

**PLAN SHOWING R.S.DAG NO. 513 (CORRESPONDING L.R.DAG NO. 365) IN
MOUZA SREERAMPUR, J.L.NO. 34, POLICE STATION DADPUR, DISTRICT
HOOGLY.**

TOTAL AREA IN DAG: 0.59 acres

SUBJECT MATTER OF SALE: 0.59 acres



ABHIYAN COMMERCIAL PVT. LTD.

Ashish Rajgaria

AUTHORISED SIGNATORY












*LTI of Ramchandra Roy
by the pen of Tapas Roy*












NOT TO SCALE



Additional District Sub-Registrar
Chinsura, Dist. - Hooghly.

24/8/20

<i>Finger prints of the executant</i>					
 <p><i>LTI of Ramchandra Roy by the pen of Tapas Roy</i></p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <p><i>Anand Raj</i> AUTHORISED SIGNATORY</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



Additional District Sub-Registrar
Chinsura, Dist.-Hooghly.

24/8/16







Government of West Bengal

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

OFFICE OF THE A.D.S.R. CHINSURA, District Name :Hooghly

Signature / LTI Sheet of Query No/Year 06030001172057/2016

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 Ashish Rajgaria 14, N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Representative of Buyer [Abhiyan Commercial Private Limited]			<i>Ashish Rajgaria</i> 24/8/16 AUTOMATED SIGNATURE ABHIYAN COMMERCIAL PRIVATE LTD.
2	Mr Ram Chandra Ray Alias Mr Ram Ray Shakim Shirampur, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149	Seller			<i>LTI of Ramchandra Ray</i> by the pen of <i>Topan Roy</i> 24.8.16
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Rabi Sankar Ghosh Son of Mr Mahadev Ghosh Ayma, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149	Mr Ashish Rajgaria, Mr Ram Chandra Ray		<i>Rabi Sankar Ghosh</i> 24/08/2016	

(Anupam Halder)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

Hooghly, West Bengal

<p>Handwritten notes in the top-left cell of the table.</p>	<p>Handwritten notes in the top-middle cell of the table.</p>	<p>Handwritten notes in the top-right cell of the table.</p>	<p>Handwritten notes in the middle-left cell of the table.</p>	<p>Handwritten notes in the middle-middle cell of the table.</p>	<p>Handwritten notes in the middle-right cell of the table.</p>
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<p>Handwritten notes in the bottom-left cell of the table.</p>	<p>Handwritten notes in the bottom-middle cell of the table.</p>	<p>Handwritten notes in the bottom-right cell of the table.</p>	<p>Handwritten notes in the top-left cell of the table.</p>	<p>Handwritten notes in the top-middle cell of the table.</p>	<p>Handwritten notes in the top-right cell of the table.</p>



Additional District Sub-Registrar,
Chinsura, Dist - Hooghly.
[Handwritten Signature]

Major Information of the Deed

Deed No :	I-0603-05012/2016	Date of Registration	8/29/2016 12:47:11 PM
Query No / Year	0603-0001172057/2016	Office where deed is registered	
Query Date	18/08/2016 4:37:08 PM	A.D.S.R. CHINSURA, District: Hooghly	
Applicant Name, Address & Other Details	Ashish Rajgaria 14, N. S. Road, 4th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830843068, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 13,30,000/-	Rs. 13,48,334/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 67,437/- (Article:23)	Rs. 14,842/- (Article:A(1), E)		
Remarks			

Land Details :

District: Hooghly, P.S:- Dadpur, Gram Panchayat: DADPUR, Mouza: Shirampur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-365	LR-2	Industrial Use	Shali	19 Dec	4,40,000/-	4,40,000/-	Width of Approach Road: 2 Ft.,
L2	LR-365	LR-11	Industrial Use	Shali	20 Dec	4,45,000/-	4,54,167/-	Width of Approach Road: 2 Ft.,
L3	LR-365	LR-68	Industrial Use	Shali	20 Dec	4,45,000/-	4,54,167/-	Width of Approach Road: 2 Ft.,
		TOTAL :			59Dec	13,30,000 /-	13,48,334 /-	
	Grand Total :				59Dec	13,30,000 /-	13,48,334 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Ram Chandra Ray, (Alias: Mr Ram Ray) Son of Mr Gopal Ray Shakim Shirampur, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Self, Date of Execution: 23/08/2016 , Admitted by: Self, Date of Admission: 24/08/2016 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Abhayan Commercial Private Limited 49A, Tollygunge Circular Road, P.O:- Tollygunge Head Office, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700053 PAN No. AAGCA2977D, Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Ashish Rajgaria Son of Late Pawan Kumar Rajgaria 14, N. S. Road, 4th Floor, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ANVPR8557M, Status : Representative, Representative of : Abhiyan Commercial Private Limited (as Authorized Signatory)

Identifier Details :

Name & address
Mr Rabi Sankar Ghosh Son of Mr Mahadev Ghosh Ayma, P.O:- Hanral, P.S:- Dadpur, District:-Hooghly, West Bengal, India, PIN - 712149, Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Identifier Of Mr Ashish Rajgaria, Mr Ram Chandra Ray

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Ram Chandra Ray	Abhiyan Commercial Private Limited-19 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Ram Chandra Ray	Abhiyan Commercial Private Limited-20 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr Ram Chandra Ray	Abhiyan Commercial Private Limited-20 Dec

Endorsement For Deed Number : I - 060305012 / 2016**On 24-08-2016****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:20 hrs on 24-08-2016, at the Private residence by Mr Ram Chandra Ray Alias Mr Ram Ray,Executant.

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 13,48,334/-

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

Execution is admitted on 24/08/2016 by Mr Ram Chandra Ray, Alias Mr Ram Ray, Son of Mr Gopal Ray, Shakim Shirampur, P.O: Hanral, Thana: Dadpur, , Hooghly, WEST BENGAL, India, PIN - 712149, by caste Hindu, by Profession Others

Indetified by Mr Rabi Sankar Ghosh, Son of Mr Mahadev Ghosh, Ayma, P.O: Hanral, Thana: Dadpur, , Hooghly, WEST BENGAL, India, PIN - 712149, By caste Hindu, By Profession Cultivation

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

Execution is admitted on 24/08/2016 by Mr Ashish Rajgaria Authorized Signatory, Abhiyan Commercial Private Limited, 49A, Tollygunge Circular Road, P.O:- Tollygunge Head Office, P.S:- Charu Market, District:-South 24-Parganas West Bengal, India, PIN - 700053

Indetified by Mr Rabi Sankar Ghosh, Son of Mr Mahadev Ghosh, Ayma, P.O: Hanral, Thana: Dadpur, , Hooghly, WEST BENGAL, India, PIN - 712149, By caste Hindu, By Profession Cultivation

(Signature)

Anupam Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
Hooghly, West Bengal

On 29-08-2016

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,842/- (A(1) = Rs 14,828/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,842/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/08/2016 9:13AM with Govt. Ref. No: 192016170020074891 on 23-08-2016, Amount Rs: 14,842/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 19034517 on 23-08-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 67,437/- and Stamp Duty paid by by online = Rs 67,437/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/08/2016 9:13AM with Govt. Ref. No: 192016170020074891 on 23-08-2016, Amount Rs: 67,437/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 19034517 on 23-08-2016, Head of Account 0030-02-103-003-02

(Signature)

Anupam Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0603-2016, Page from 87502 to 87522

being No 060305012 for the year 2016.



Digitally signed by ANUPAM HALDER
Date: 2016.09.06 16:44:41 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

**(Anupam Halder) 06-09-2016 16:44:40
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
West Bengal.**

(This document is digitally signed.)