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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Handwritten signature and date: 16/01/19

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Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar  
Sealdah

16 JAN 2019

Handwritten number: 328449/12

**DEED OF CONVEYANCE**

This "Deed of Conveyance" is made at Kolkata, this the 16th day of January Two Thousand Nineteen (2019), AD.

Between

NO. 5019, Value: 500.

24.04.2018

Date: M/S Kundu Associates  
Address: 13A/27 Aniff Road  
Kolkata 700067

Sealdah Civil Court  
ALOKE MUKHERJEE



Identified by me,  
Sukumar Sen  
Son of Late Meghnad Sen  
Hindu/Business/Indian  
T/7H/1, Kalimuddin Lane,  
P.O. Beadon Street,  
P.S. Manicuttala  
Kolkata-700006  
Dist: South 24-Parganas.

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**Allahabad Bank**, Kolkata Main Branch (PAN : AACCA 8464F), having its registered office at 14, India Exchange Place, P.O. GPO, P.S. Hare Street, Kolkata -700 001, represented by its **Chief Manager and Authorised Officer** of Asset. Recovery Management Branch, Working For Gain, **Mr. Mukesh Kumar Teckchandani** (PAN : AAAPT 0236B, Aadhaar No. 3689 2178 1049, and **Mobile No. 84200 18755**), Son of Mr. Gurmukh Dass Teckchandani, by Occupation- Service, by Nationality-Indian, by Faith-Hindu and resident at C-75, Double Storey, P.O. Ramesh Nagar, P.S. Kirtinagar (Near Ramesh Nagar Metro Station), West Delhi, Pin Code No. 110015, hereinafter called and referred to as "**First Party**" / "**Seller**" / "**Vendor**" / "**Secured Creditor**", according to **SARFAESI Act. '2002** (Which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-office, executors, legal representatives, administrators and assigns) of the **One Part**.

**And**

**M/s. Kundu Associates**, (PAN : AAHFK 3781B), a partnership firm having its registered office at 13A/27, Ariff Road, P.O. Ultadanga, P.S. Ultadanga, Kolkata-700 067, represented by three of its Partner : (1) **Sri Uttam Kumar Kundu** (PAN : AFYPK 1781M, Aadhaar No. 2735 1143 6624 and **Mobile No. 93310 52340**), son of Late Jadab Chandra Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu and residing at 13/8D, Ariff Road, P.O. Ultadanga, P.S. Ultadanga, Kolkata-700 067, (2) **Sri Gopal Ghosh** (PAN : ADYPG 6312N, Aadhaar No. 2603 3339 8366 and **Mobile No. 89022 22222**), son of Late Kartick Chandra Ghosh, by Occupation- Business, by Nationality - Indian, by Faith - Hindu and residing at Bangla Hayatpur, P.S. Maheshtala, P.O. Batanagar, Kolkata-700 140 and (3) **Sri Samiran Kundu** (PAN : BEWPK 1160G, Aadhaar No. 6026 2958 4918 and **Mobile No. 92300 21001**), son of Sri Uttam Kumar Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu and residing at 13/8D, Ariff Road, P.O. Ultadanga, P.S. Ultadanga, Kolkata-700 067, hereinafter called and referred to as "**Second Party**" / "**Purchaser**" (Which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-office, executors, legal representatives, administrators and assigns) of the **Other Part**.



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**Whereas** one **Smt. Taru Bala Paul**, wife of Late Hari Pada Paul, the then resident at 13A/47, Ariff Road, P.O. Ultadanga, P.S. Ultadanga, Kolkata-700 067, was the sole and absolute owner in respect of the two properties, (1) one of **All That** the plot of **Bastu Land** having an area 09Cottahs - 00Chattak - 00Sq.ft, more or less, with structures, togetherwith all other rights thereto, being Premises No. 1, Jaharlal Dutt (Dutta) Lane, P.O. Ultadanga, P.S. Ultadanga, Kolkata-700 067, under the then C.M.C. Ward No. 13 and (2) another of **All That** the plot of **Bastu Land** having an area 07Cottahs- 00Chattak- 00 Sq.ft, more or less, with structures, togetherwith all other rights thereto, being Premises No. 1/1A Jaharlal Dutt (Dutta) Lane, P.O. Ultadanga, P.S.Ultadanga, Kolkata-700 067, under the then C.M.C. Ward No. 13 and all other rights thereto, therefrom referred to as the "**Said both Premises**".

**And Whereas** said **Smt. Taru Bala Paul**, during her lifetime published her **Last Will**, dated 16/12/1984 and thereafter she died on 05/02/1985 and probate of said **Last Will** was granted by The 6th Addl. Dist. Judge, Alipore, Dist : South 24-Parganas, vide order dated 29/08/1988 and accordingly her four sons being legatees of the said **Last Will** namely (1) Sri Shanti Ranjan Paul @ Sri Santi Ranjan Paul, (2) Sri Chirajit Kumar Paul @ Sri Chirajit Paul, (3) Sri Ajit Kumar Paul and (4) Sri Ranjit Kumar Paul, became the undivided joint owners of the "**Said both Premises**" in equal share.

**And Whereas** the said Sri Shanti Ranjan Paul @ Sri Santi Ranjan Paul, Sri Chirajit Kumar Paul @ Sri Chirajit Paul, Sri Ajit Kumar Paul and Sri Ranjit Kumar Paul, all are sons of Late Haripada Paul (Father) / Late Taru Bala Paul (Mother), all are the then resident at 13A/47, Ariff Road, P.O. Ultadanga, P.S. Ultadanga, Kolkata-700 067, were the undivided joint owners in respect of the "**Said both Premises**" and their joint names duly got mutated on testamentary-succession ground instead of deceased Taru Bala Paul, in the Assessment-Collection (N) Deptt. of the then C.M.C. office.



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**And Whereas** subsequently one of the said co-owner namely Sri Ranjit Kumar Paul, he died intestate on 08/02/1994 leaving behind him surviving his widow namely **Smt. Ira Paul** and two sons namely **Sri Amitava Paul** and **Sri Somit Paul @ Sri Sumit Paul**, as his joint legal-heirs and successors and representative to inherit undivided 1/4th share in the "**Said both Premises**" left by said deceased Ranjit Kumar Paul and they become the joint owners of undivided 1/4th share in respect of the "**Said both Premises**", but their joint names has not been mutated as undivided joint owners instead of deceased Ranjit Kumar Paul in the Assessment-Collection (N) Deptt. of the K.M.C. Office, of the "**Said both Premises**".

**And Whereas** thereafter one of the said co-owner namely Sri Shanti Ranjan Paul @ Sri Santi Ranjan Paul, instituted a partition suit being T.S. No.70 of 1997, before the Learned Court of The Civil Judge (Sr. Div.), Sealdah, Dist : South 24-Parganas, against other co-owners namely (1) Sri Chirajit Kumar Paul @ Sri Chirajit Paul, (2) Sri Ajit Kumar Paul and (3) Smt. Ira Paul, (4) Sri Amitava Paul and (5) Sri Somit Paul @ Sri Sumit Paul (nos. 3 to 5 being joint legal-heirs and successors of deceased Ranjit Kumar Paul) for partition and separate possession in respect of the said the "**Said both Premises**".

**And Whereas** thereafter through the intervention of well wishers and relatives of all the parties, the disputes in the above partition suit have been settled on mutual consent and agreement between the all parties and/or all co-owners on the basis of the compromise petition with partition plan the terms and conditions mentioned in the said compromise petition with partition plan dated 18/09/1997.

**And Whereas** according to the said compromise petition dated 18/09/97, the said partition suit, being T.S. No. 70 of 1997, was decreed in final form interms of compromise petition with partition plan dated 18/09/1997, which was disposed off by The Learned Sri S.P. Chatterjee, Civil Judge (Sr. Div.) Sealdah, Dist : South 24-Parganas, on 24/09/1997 hereinafter referred to as the "**Said Decree**".



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**And Whereas** according to the terms and condition of the said compromise petition as well as the "**Said Decree**", being the "**Said both Premises**" were partitioned by and between the co-owners namely (1) Sri Shanti Ranjan Paul @ Sri Santi Ranjan Paul (2) Sri Chirajit Kumar Paul @ Sri Chirajit Paul (3) Sri Ajit Kumar Paul and jointly (4) Smt. Ira Paul, Sri Amitava Paul and Sri Somit Paul @ Sri Sumit Paul, by mets and bounds.

**And Whereas** by virtue of the above mentioned the "**Said Decree**" of the partition suit being No 70 of 1997, **All That** Bastu Land having an area 03Cottahs -4.6Chattaks-00Sq.ft. more or less, with structures, in the "**Said both Premises**" out of or being demarcated part / portion of Premises No. 1, Jaharlal Dutt Lane, was allotted infavour of one of the co-owner namely Sri Shanti Ranjan Paul @ Sri Santi Ranjan Paul and after said compromise decree of partition, which were described there as Schedule - "A" and shown in annexed partitioned plan bordered by "Blue" and marked with plot-"D", and thus said Sri Shanti Ranjan Paul @ Sri Santi Ranjan Paul become the sole and absolute owner of the Schedule - "A" mentioned property, except other rest area of being the "**Said both Premises**".

**And Whereas** by virtue of the above mentioned the "**Said Decree**" of the partition suit being No. 70 of 1997, **All That** Bastu Land having an area of 04Cottahs -09Chattaks-00Sq.ft. more or less, with structures, in the "**Said both Premises**" out of which Bastu Land area 03Cottahs-13Chattaks-00Sq.ft. more or less, with structures, being demarcated part / portion of Premises No. 1, Jaharlal Dutt Lane and another Bastu Land having an area 00Cottah-12Chattaks-00Sq.ft. more or less, with structures, being demarcated part / portion of Premises No. 1/1A, Jaharlal Dutt Lane, was allotted infavour of one of the co-owner namely Sri Chirajit Kumar Paul @ Sri Chirajit Paul and after said compromise decree of partition, which were described there as Schedule - "B" and shown in annexed partition plan bordered by "Green" and marked with plot-"C", and thus said Sri Chirajit Kumar Paul @ Sri Chirajit Paul, become the



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sole and absolute owner of the Schedule- "B", mentioned property, except other rest area of the **"Said both Premises"**.

**And Whereas** by virtue of the above mentioned the **"Said Decree"** of the partition suit being No. 70 of 1997, **All That** Bastu Land having an area 04Cottahs -12Chattaks-00Sq.ft. more or less, with structures, in the **"Said both Premises"**, out of or being demarcated part / portion of Premises No. 1/1A, Jaharlal Dutt Lane, was allotted infavour of one of the co-owner namely Sri Ajit Kumar Paul and after said compromise decree of partition, which were described there as Schedule - "C" and shown in annexed partitioned plan bordered by "Red" and marked with plot-"A" and thus said Sri Ajit Kumar Paul become the sole and absolute owner of the Schedule - "C", mentioned property, except other rest area of the **"Said both Premises"** and the said Sri Ajit Kumar Paul duly got separately mutated his name as sole owner and the Assessment-Collection (N), Deptt. of the K.M.C. office allotted a separate new Premises No. 1/1A/1, Jaharlal Dutt Lane, being new Assessee No. 11-013-11-0074-7, from the part / portion of former Premises No. 1/1A, Jaharlal Dutt Lane, being Assessee No. 11-013-11-0035-8, w.e.f. 2/10-11, i.e. 01/07/2010.

**And Whereas** by virtue of the above mentioned the **"Said Decree"** of the partition suit being No. 70 of 1997, **All That** Bastu Land having an area 05Cottahs-04Chattaks-00 Sq.ft. more or less, with structures, in the **"Said both Premises"** out of which Bastu Land area 03Cottahs-12Chattaks-00Sq.ft., more or less with structures being demarcated part / portion of Premises No. 1, Jaharlal Dutt Lane and another Bastu Land having an area 01Cottah-08Chattaks-00sq.ft. more or less, with structures, being demarcated part / portion of Premises No. 1/1A, Jaharlal Dutt Lane, was allotted in favour of the joint names i.e. Smt. Ira Paul, Sri Amitava Paul & Sri Somit Paul @ Sri Sumit Paul (all are joint legal-heirs and successors of deceased Ranjit Kumar Paul, who were one of the co-owner in the **"Said both Premises"**) and after said compromise decree of partition and the said allotted property were described there as





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Schedule - "D" and shown in annexed partitioned plan bordered by "Yellow" and marked with plot-"B" and thus said (1) Smt. Ira Paul, (2) Sri Amitava Paul and (3) Sri Somit Paul @ Sri Sumit Paul, become the joint owners of the Schedule - "D", mentioned property, except other rest area of the **"Said both Premises"**.

**And Whereas** subsequently one of the co-owner namely Sri Shanti Ranjan Paul @ Sri Santi Ranjan Paul, was in peaceful possession and enjoyment of his said allotted demarcated property / premises being "Lot-D" were described their as Schedule-"A" of said compromised decree, he died intestate on 11/05/1999 leaving behind him surviving his widow Smt. Anima Paul, two sons Sri Shyamal Paul @ Sri Shymal Paul, Sri Amal Paul and one married daughter Smt. Mala Saha, wife of Sri Sujit Saha.

**And Whereas** the said Smt. Anima Paul, Sri Shyamal Paul @ Sri Shymal Paul, Sri Amal Paul and Smt. Mala Saha, by virtue of Intestate-Succession ground, accordingly to the Hindu Succession Act.' 1956, they have jointly aquired, right, tittle, interest over the said demarcated property / premises, which was left by deceased Shanti Ranjan Paul @ deceased Santi Ranjan Paul and thus they became the Lawfull undivided joint owners of their allotted portion being Plot "D" of being **All That Bastu Land** having an area 03Cottahs -4.6Chattaks-00Sq.ft. more or less, with structures from the demarcated part / portion of Premises No 1, Jaharlal Dutt Lane, P.O. Ultadanga, P.S. Ultadanga, Kolkata-700 067, under the K.M.C. Ward No.13, through and by way of said compromise partition decree, dated 24/09/1997 and they was in peaceful possession and enjoyment of the said property / premises, they jointly by virtue of separate two registered "Deed of Conveyance", one dated 26/10/1999, registered in the A.D.S.R. Sealdah, Dist : South 24-Parganas and recorded in the Book No- I, Volume No. 62, Pages Nos. 205 to 216, Being Deed No. 2138, For the year 2000 and another registered "Deed of Conveyance", dated 19/04/2005, registered in the A.R.A.-I, Kolkata and recorded in the Book No- I, Volume No. I, Pages Nos. 1 to 24, Being Deed No. 4737, For the



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year 2006 sold and conveyed **All That** Bastu Land having an entire area 03Cottahs -4.6Chattaks-00Sq.ft. more or less, with structures, being Plot "D" from the South-East part / portion of Premises No 1, Jaharlal Dutt Lane P.O. Ultadanga, P.S. Ultadanga, Kolkata-700 067, under the K.M.C. Ward No.13, in favour of **Messrs Packart India**, a Partnership Firm, having its registered office at 1, Jaharlal Dutt Lane P.O. Ultadanga, P.S. Ultadanga, Kolkata-700 067, represented by its partners **(1) Smt. Ava Chowdhury**, wife of Sri Barun Chowdhury, residing at 44/1, Grey Street, Kolkata-6, **(2) Smt. Swati Chowdhury**, wife of Sri Debabrata Chowdhury, residing at Block-HB, Plot No. 95, Saltlake, Kolkata-91, **(3) Smt. Tandra Chowdhury**, wife of Sri Satyabrata Chowdhury, residing at 1730/2, Gurudwara Road, Kolla Mubarabpur, New Delhi-110003, **(4) Sri Partha Bhowmick**, son of Sri Binoy Krishna Bhowmick, residing at Kamalgarh, Ichapore, Nawabgunj, Dist : North 24-Parganas, **(5) Sri Tritha Bhowmick**, son of Sri Binoy Krishna Bhowmick, residing at Kamalgarh, Ichapore, Nawabgunj, Dist : North 24-Parganas and **(6) Smt. Moli Das**, wife of Sri Debashis Das, residing at 2/31, Mall Road, Kolkata-80, for valuable consideration mentioned therein, morefully described in the **Schedule** mentioned property hereunder written and bordered by Colour "**Red**" in the annexed "**Site Plan**"

**While** subsequently one of the said co-owner namely Sri Chirajit Paul @ Sri Chirajit Kumar Paul, is the Lawfull absoute sole owners of his allotted Portion being Plot "C" **All That** Bastu Land having an area 03Cottahs-13Chattaks-00Sq.ft. more or less, with structures, being demarcated part / portion of Premises No. 1, Jaharlal Dutt Lane, P.O. Ultadanga, P.S. Ultadanga, Kolkata-67, under the KMC Ward No. 13 and another Bastu Land having an area 00Cottah-12Chattaks-00Sq.ft. more or less, with structures, being demarcated part / portion of Premises No. 1/1A, Jaharlal Dutt Lane, P.O. Ultadanga, P.S. Ultadanga, Kolkata-67 under the KMC Ward No. 13 and thus total Bastu Land is 04Cottahs-09Chattaks-00Sq.ft. more less, with structures, through and



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by way of said compromise partition decree, dated 24/09/1997 and he was in peaceful possession and enjoyment of the said property / premises and in his life time he by virtue of a registered "Deed of Conveyance", dated 29/09/2000, registered in the A.D.S.R. Sealdah, Dist : South 24-Parganas and recorded in the Book No. I, Volume No. 62, Pages Nos. 217 to 224, Being Deed No. 2139, For the year 2000, sold and conveyed **All That Bastu Land** having an area 01Cottah-10Chattaks-00Sq.ft. more or less, with partly two storied structures out of his said allotted Plot "C" from the demarcated middle part / portion of Premises No. 1, Jaharlal Dutt Lane, P.O. Ultadanga, P.S. Ultadanga, Kolkata-67 under the KMC Ward No. 13, in favour of **Messrs Packart India**, a Partnership Firm, having its registered office at 1, Jaharlal Dutt Lane P.O. Ultadanga, P.S. Ultadanga, Kolkata-700 067, represented by its partners **(1) Smt. Ava Chowdhury**, wife of Sri Barun Chowdhury, residing at 44/1, Grey Street, Kolkata-6, **(2) Smt. Swati Chowdhury**, wife of Sri Debabrata Chowdhury, residing at Block-HB, Plot No. 95, Saltlake, Kolkata-91, **(3) Smt. Tandra Chowdhury**, wife of Sri Satyabrata Chowdhury, residing at 1730/2, Gurudwara Road, Kolla Mubarabpur, New Delhi-110003, **(4) Sri Partha Bhowmick**, son of Sri Binoy Krishna Bhowmick, residing at Kamalgarh, Ichapore, Nawabgunj, Dist : North 24-Parganas, **(5) Sri Tritha Bhowmick**, son of Sri Binoy Krishna Bhowmick, residing at Kamalgarh, Ichapore, Nawabgunj, Dist : North 24-Parganas and **(6) Smt. Moly Das**, wife of Sri Debashis Das, residing at 2/31, Mall Road, Kolkata-80, for valuable consideration mentioned therein, morefully described in the **Schedule** mentioned property hereunder written and bordered by Colour "**Yellow**" in the annexed "**Site Plan**".

**And Whereas** by virtue of the aforesaid three separate Deed of Conveyances (**Being Deed No. 2138, For the year 2000, Being Deed No. 2139, For the year 2000 and Being Deed No. 4737, For the year 2006**) the "**Messrs Packart India**", became absolute owner of **All That** piece and parcel of **Bastu Land** having total area of 04 Cottahs - 14.6 Chattaks - 00 sq.ft.





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more or less **(03 Cottahs - 4.6 Chattaks - 00 sq.ft. + 01 Cottah - 10 Chattaks - 00 sq.ft)**, together with structures being demarcated part / portion of Premises No. 1, Jaharlal Dutt Lane, P.O. Ultadanga, P.S. Ultadanga, Kolkata-700 067, Under the K.M.C. ward No. 013, morefully described in the **Schedule** mentioned property hereunder written and bordered by Colour "**Green**" in the annexed "**Site Plan**"

**And Whereas** the **M/s. B. Chowdhury Print & Art Services Pvt. Ltd.** having its registered office at Gopalpur house, Rajarhat-Gopalpur, Dist. : 24-Parganas (N), Kolkata-700 136, represented by its Directors : **(1) Smt. Ava Chowdhury**, wife of Sri Barun Chowdhury, residing at 44/1, Grey Street, Kolkata-6, **(2) Smt. Swati Chowdhury**, wife of Sri Debabrata Chowdhury, residing at Block-HB, Plot No. 95, Saltlake, Kolkata-91, **(3) Smt. Tandra Chowdhury**, wife of Sri Satyabrata Chowdhury, residing at 1730/2, Gurudwara Road, Kolla Mubarakpur, New Delhi-110003, **(4) Sri Partha Bhowmick**, son of Sri Binoy Krishna Bhowmick, residing at Kamalgarh, Ichapore, Nawabgunj, Dist : North 24-Parganas, **(5) Sri Tritha Bhowmick**, son of Sri Binoy Krishna Bhowmick, residing at Kamalgarh, Ichapore, Nawabgunj, Dist : North 24-Parganas and **(6) Smt. Moly Das**, wife of Sri Debashis Das, residing at 2/31, Mall Road, Kolkata-80, being another / sister concern of "**Messrs Packart India**", subsequently known as "**M/s. Packart Image Pvt. Ltd.**" took a financial cash credit loan of Rs. 1,50,00,000/- (Rupees One Core Fifty Lacs) only from **Allahabad Bank**, Kolkata Main Branch at 14, India Exchange Place, Kolkata-700 001, Vide **C.C. Loan A/c No. 50028382826**, dated **27/03/2010**.

**And Whereas** therein **(1) Sri Binoy Krishna Bhowmick (2) Sri Debasish Das (3) Sri Tritha Bhowmick (4) Smt. Swati Chowdhury** and **(5) M/s. Packart Image Pvt. Ltd.** (formerly known as "Messrs Packart India"), stood as guarantors of the said Loan Account and said "**Messrs Packart India**", subsequently known as **M/s. Packart Image Pvt. Ltd.** as one of the guarantor put / placed in the **Schedule** mentioned property hereunder written,



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under mortgage by depositing the aforesaid three numbers registered Deed of Conveyance.

**And Whereas** the **M/s. B. Chowdhury Print & Art Services Pvt. Ltd.**, the borrower made breach of the agreement, failed to operate the Loan Account as per the agreed terms, did not pay the interest regularly, therefore the said Loan Account become **NPA on. 29/07/2016**, the demand notice was issued on 16/08/2016 by the said **Allahabad Bank**, as secured creditor under section 13(2) of **SARFAESI Act' 2002** and inspite of due service of the said notice, the said **M/s. B. Chowdhury Print & Art Services Pvt. Ltd.**, failed and / or neglected to fulfill the requigition as asked for.

**And Whereas** the authorised officer of the said **Allahabad Bank**, had taken possession on 03/11/2016 of the said **Schedule** mentioned property hereunder writeen, one of being **All That** demarcated portion of Bastu Land measuring about 03 Cottahs - 4.6 Chattaks - 00 Sq.ft. more or less, with old structures standing thereon togetherwith all fixtures and rights thereto situated at and being South-East part / portion of Premises No. 1, Jaharlal Dutt Lane, P.O. Ultadanga, P.S. Ultadanga, Kolkata-700 067, under K.M.C. ward No. 013, in the District of South 24- Parganas and another being **All That** demarcated portion of Bastu Land measuring about 01 Cottah - 10 Chattaks - 00 Sq.ft. more or less, with old partly two storied structures standing thereon togetherwith all fixtures and rights thereto situated at and being middle part / portion of Premises No. 1, Jaharlal Dutt Lane, P.O. Ultadanga, P.S. Ultadanga, Kolkata-700 067, under K.M.C. ward No. 013, in the District of South 24- Parganas, pursuant to the said demand notice, dated 16/08/16, under section 13 (2) of the Securitization And Reconstuction of Financial Assets and Enforcement of Security Interest (**SARFAESI**) Act' 2002, in connection with the said Loan Account with right to sell the same on "**As Is Where Is Basis , As Is What Is Basis**", for realization of **Bank's Dues plus Interest** thereto and whereas consequent upon failure on the part of the borrower to repay the entire Loan



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dues, the authorised officer, of the said **Allahabad Bank**, Kolkata Main Branch, issued "**Sale Notice**", dated **13/02/2017**, Vide No. **E-Auction No. ALB/KOL-Main/e-auction 2016-17/03**.

**And Whereas** the **M/s. Kundu Associates**, the "**Second Party**" / "**Purchaser**" herein took part in e-auction as a bidder, which was held on **20/04/2017** and the "**Second Party**" / "**Purchaser**" herein has been declared as successful bidder in e-auction, held on **20/04/2017** regarding sale of the aforesaid part of three number properties in its favour for or at a consideration of **Rs. 1,28,00,000/- (Rupees One Core and Twenty Eight Lacs)** only and the result was informed to the said "**Second Party**" / "**Purchaser**" herein by the said **Allahabad Bank**, Kolkata Main Branch, through its letter dated **20/04/2017** and asked the "**Second Party**" / "**Purchaser**" herein to pay 25% of the amount immediately and the remaining amount was asked to pay with in 15 days from the date of e-auction.

**And Whereas** after making full payment by the said "**Second Party**" / "**Purchaser**" herein of the settled consideration in respect of the **Schedule** mentioned property hereunder written and a "**Sale Certificate**" to that effect was issued on **25/05/2017**, which was revised / rectified issued on **26/11/2018** in the favour of the said "**Second Party**" / "**Purchaser**" herein and handed over the physical possession of the said property to the said "**Second Party**" / "**Purchaser**" herein on **03/12/2018** by the said **Allahabad Bank**.

**Now This Indenture Witnesseth** that in pursuance of the e-auction, dated **20/04/17** in consideration of the said sum **Rs. 1,28,00,000/- (Rupees One Core and Twenty Lacs)** only, paid by the "**Second Party**" / "**Purchaser**" herein to the "**First Party**" / "**Seller / Vendor / Secured Creditor**" herein according to **SARFAESI, Act. '2002** (the receipts thereof the "**First Party**" / "**Seller**" / "**Vendor**" / "**Secured Creditor**" herein according to **SARFAESI, Act. '2002**, doth hereby as well as by receipt hereunder written admit and





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acknowledge the same and of and from the same and every part thereof acquit release and discharge the **"Second Party" / "Purchasers"** herein) hereby sale, convey, transfer, assign and assure unto the **"Second Party" / "Purchasers"** herein, **All That** piece and parcel of revenue redeemed **Bastu Land** containing an area of **04Cottahs-14.6Chattaks-00Sq.ft.**, be the same a little more or less, **togetherwith 50 years old brick built tin / tiles roof, cemented floor, fully residential structures** standing in a part of the said Bastu Land, having its total **covered area 1112+1160+600+228 =3100 sq.ft.** more or less, situate lying at and being part / portion of the Premises No. 1, Jaharlal Dutt Lane, P.O. Ultadanga, P.S. Ultadanga, Kolkata-700 067, under the K.M.C. ward No. 013, Borough No. III, and District of South 24-Parganas, morefully described in the **Schedule** mentioned property hereunder written and bordered by Colour **"Green"** in the annexed **"Site Plan"**.

**Or Howsoever Otherwise** the said demarcated property / Bastu Land hereditaments, together with structures hereby sold or expressed or intended so to be area or is or at any time hereinbefore were or was situated butted and bounded called known numbered described or distinguished. **And All** the estate right title interest claim and demand whatsoever of the **"First Party" / "Seller" / "Vendor" / "Secured Creditor"** herein into and upon the said property / Bastu Land togetherwith structures hereditaments on **"As Is Where Is Basis, As Is What Is Basis"**, hereby sold free from all encumbrances **Togetherwith** all deeds and of title exclusively relating to and / or concerning the said demarcated property / Bastu Land togetherwith structures hereditaments hereby sold or any part thereof which now is or are or hereinafter shall or may be in the possession or power or control of the **"First Party" / "Seller" / "Vendor" / "Secured Creditor"** herein.

**To Have And To Hold** the said demarcated property / Bastu Land with



*ly*

**A.D.S.R., SEALDAH**  
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structures hereditaments hereby sold granted transferred and conveyed or expressed or intended so to be unto and to the use of the **"Second Party" / "Purchaser"** herein, its successors -in-office , executors, administrators, absolutely and forever and the **"First Party" / "Seller / "Vendor" / "Secured Creditor"** herein doth hereby covenant with the **"Second Party" / "Purchaser"** herein, its successors -in-office, executors, administrators that **Notwithstanding** any act, deed or thing the **"First Party" / "Seller / "Vendor" / "Secured Creditor"** herein done or executed or knowingly suffered to the contrary the **"First Party" / "Seller / "Vendor" / "Secured Creditor"** herein are lawfully seized and possessed of or otherwise well and sufficiently entitled to the said demarcated property / Bastu Land with structures hereditaments hereby granted transferred and conveyed or expressed or intended so to be unto and every part thereof.

**And that the "Second Party" / "Purchaser"** herein, its successors -in-office, executors, administrators shall and may at all times hereafter peaceable and quietly possess and enjoy the said demarcated property / Bastu Land with structures hereditaments hereby sold or expressed or intended so to be unto and receive the rents, issues and profits thereof without any Lawful eviction interruption claim and demand whatsoever from or by the **"First Party" / "Seller / "Vendor" / "Secured Creditor"** herein, its successors -in-office, executors, administrators or any person or persons or Lawfully or equitable claiming form under or in trust for.

**The "First Party" / "Seller / "Vendor" / "Secured Creditor" Herein Do Hereby Covenant With The "Second Party" / "Purchaser" Herein As Follows :**

a) **That Notwithstanding** any act deed or things hereto before done, executed or knowingly suffered to the contrary of **"First Party" / "Seller / "Vendor" / "Secured Creditor"** herein, has delivered the possession of the



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**Schedule** mentioned property hereunder written in favour of the **"Second Party" / "Purchaser"** herein at the time of Lawfully seizing possessing and keeping the possession of the said property / Bastu Land with structures free from all encumbrances and that the **"First Party" / "Seller / "Vendor" / "Secured Creditor"** herein, have full power and absolute authority to sell the **Schedule** mentioned property hereunder written in the manner as aforesaid as there is no Legal impediment to sale the said **Schedule** mentioned property hereunder written.

b) **That the "Second Party" / "Purchaser"** shall hereafter peaceably and quietly hold possess and enjoy the **Schedule** mentioned property hereunder written in its khas without any claim or demand whatsoever from the **"First Party" / "Seller / "Vendor" / "Secured Creditor"** herein or any person / persons claiming any right under the **"First Party" / "Seller / "Vendor" / "Secured Creditor"** herein.

c) **That the "Second Party" / "Purchaser"** herein will be entitled to get their name mutated and separated in respect of the said **Schedule** mentioned property hereunder written hereby conveyed with the authorities of the Kolkata Municipal Corporation and others authority concern.

d) **And the said demarcated property / Bastu Land together with structures or any part or portion thereof or any interest therein has not vested in and / or are / is not acquired by the Govt. of W.B., Estate Acquisition Act. 1956 or statutory modification enactment thereof or any other Law for the time being in force.**

e) **The "Second Party" / "Purchaser"** herein have purchased the **Schedule** mentioned property hereunder written, by e-auction under **SARFAESI, Act. '2002**, as according to **"Sale Notice"**, dated 13/02/2017, in the **"Sangbad Protidin"** newspaper, on **"As Is Where Is Basis, As Is What Is Basis"**.





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: THE SCHEDULE ABOVE REFERRED TO :

(Property hereby sold)

(1) **All That** undivided one half (1/2) share of plot of Land measuring about 03 (Three) Cottahs and 4.6 (Four point Six) Chattaks, a little more or less, with structures standing thereon having brick built wall and tin roof, one room having pucca roof, togetherwith all fittings fixtures and rights therto situated at and being South-East Part of Premises No. 1 Jahar Lal Dutta Lane, P.S. Ultadanga, P.O Ultadanga Main Road, Kolkata-700 067, having covered area 612 and 500 Sq.Ft., respectively a little more or less, the K.M.C Ward No. 13, in the District of 24-Parganas (South), it is butted and bound as follows :

- ON THE NORTH BY** : Plot No. C, Part of Premises No. 1, Jaharlal Dutt Lane, allotted to Sri Chirajit Paul
- ON THE SOUTH BY** : Average 23'-00" / 16'-04" / 10'-10" / 10'-05" wide Jaharlal Dutt Lane (K.M.C. Road)
- ON THE EAST BY** : Average 06'-03" / 06'-06" wide Passage (Jaharlal Dutt Lane) Premises No. 2, (Now : 3B & 3A) Jaharlal Dutta Lane
- ON THE WEST BY** : Plot No. C, Part of Premises No. 1 and 1/1A, Jaharlal Dutt Lane allotted to Sri Chirajit Paul  
(Conveyance Deed No. : 2138 of 2000, in the name of M/s. Packart India, subsequently changed to M/s. Packart Image Pvt. Ltd.)

(2) **All That** part and parcel of a plot of Land togetherwith old structures in dilapidated condtion, measuring 01 (One) Cottah 10 (Ten) Chattaks, corresponding 1170 Sq.Ft., more or less out of 04 (Four) Cottahs and 09 (Nine) Chattaks, being portion of plot "C" in Premises No. 1, Jaharlal Dutta Lane, Kolkata-700 067 P.S. Ultadanga, with two storied structures threeron measuring 1160 Sq.Ft. on the ground floor and 600 Sq.Ft. on the first floor with tin roof, togetherwith all fittings and fixtures and all rights therto also with easements right temporarily over 12 feet wide passage on the west, in the District of 24 parganas (South). it is butted and bound as follows :



A.D.S.R., SEALDAH  
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- ON THE NORTH BY : Plot No. C, (Part of Premises No. 1 and 1/1A, Jaharlal Dutt Lane)  
 ON THE SOUTH BY : Plot No. D, (Part of Premises No. 1, Jaharlal Dutt Lane)  
 ON THE EAST BY : Average 06'-03" / 06'-06" wide Passage (Jaharlal Dutt Lane)  
 Premises No. 2, (Now : 3B & 3A) Jaharlal Dutta Lane  
 ON THE WEST BY : Approx 09'-02" wide Passage / Plot No. "A", part of  
 Premises No. 1/1A (Now -1/1A/1), Jaharlal Dutt Lane  
 (Conveyance Deed No. : 2139 of 2000, in the name of  
 M/s. Packart India, subsequently changed to M/s. Packart  
 Image Pvt. Ltd.)

(3) **All That** remaining undivided one half (1/2) share of the plot of Land measuring 03 (Three) Cottahs and 4.6 (Four point Six) Chattaks, more or less, with structure thereon having brick built wall and tin roof, one room having pucca roof, admeasuring 228 Sq.ft. together with all fittings fixtures and right thereto, situated at being South-East part of Premises No. 1, Jahar Lal Dutta Lane, P.S. Ultadanga, P.O Ultadanga Main Road, Kolkata-700 067, Ward No. 13, Kolkata Municipal Corporation in the District of 24 parganas (South), it is butted and bound as follows :

- ON THE NORTH BY : Plot No. C, Part of Premises No. 1, Jaharlal Dutt Lane,  
 allotted to Sri Chirajit Kumar Paul  
 ON THE SOUTH BY : Average 23'-00" / 16'-04" / 10'-10" / 10'-05" wide Jaharlal Dutt Lane  
 (K.M.C. Road)  
 ON THE EAST BY : Average 06'-03" / 06'-06" wide Passage (Jaharlal Dutt Lane)  
 Premises No. 2, (Now : 3B & 3A) Jaharlal Dutta Lane  
 ON THE WEST BY : Plot No. C, (Part of Premises No. 1/1A, Jaharlal Dutt Lane,  
 allotted to Sri Chirajit Kumar Paul)  
 (Conveyance Deed No. : 4737 of 2006, in the name of  
 M/s. Packart India, subsequently changed to M/s. Packart  
 Image Pvt. Ltd.)

Further more the Schedule above referred to being serial No. 1 to 3, the entire Bastu Land area 04 (Four) Cottahs - 14.6 (Forteen point Six) Chattaks - 00 (Zero) Sq.Ft. be the same a more or less, with structures measuring 3100 Sq.Ft. consisting of one Premises No. 1, Jaharlal Dutta Lane, P.S. Ultadanga, P.O. Ultadanga, Kolkata-700 067, under the K.M.C. ward No. 013, which was sold by e-auction and shown in the "Site Plan" annexed hereto and colour by "Green" border line.



**A.D.S.R., SEALDAH**  
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In Witnesses Whereof the parties have hereunto set and subscribe their respective signature on the day, month and year first above written.

SIGNED AND DELIVERED BY THE FIRST PARTY /  
SELLER / VENDOR / SECURED CREDITOR  
IN THE PRESENCE OF WITNESSES :

1. Aditya Anand  
Full Name : ADITYA ANAND  
Son of ANIL KR. JHA  
Occupation : SERVICE  
Address : 14, INDIA EXCHANGE PLACE  
P.S.- HARE STREET  
Kolkata-700 001.

বুকে আল্লাহাবাদ ব্যাংক / For ALLAHABAD BANK  
Mukesh Kumar Teckchandani  
আধিকৃত স্বাক্ষরকারী / Authorised Signatory  
কলিকাতা প্রধান শাখা / Kolkata Main Branch

(Mr. Mukesh Kumar Teckchandani)  
SIGNATURE OF FIRST PARTY / SELLER /  
VENDOR / SECURED CREDITOR  
-PARTY OF THE ONE PART-

2. Sumit Das  
Full Name : SUMIT DAS.  
Son of P.K. DAS  
Occupation : SERVICE  
Address : 14 DE PL.  
P.S.- Hare Street  
Kolkata-700 001

SIGNED AND DELIVERED BY THE  
SECOND PARTY / PURCHASER IN  
THE PRESENCE OF WITNESSES :

3. Bhairab Mondal  
(Sri Bhairab Mondal)  
S/o. Late Dulal Mondal  
Occupation : Private Service  
Address : 157/2A, A.P.C. Road  
P.S.- Burtolla  
Kolkata-700 006

For KUNDU ASSOCIATES  
Uttam Ku Kundu  
Partner

1. For KUNDU ASSOCIATES  
2. Gopal Ghosh  
Partner

4. Sukumar Sen  
(Sri Sukumar Sen)  
S/o. Late Meghnad Sen  
Occupation : Professional  
Address : 7H/1, Kalimuddin Lane  
P.S.- Manicktala  
Kolkata-700 006

3. For KUNDU ASSOCIATES  
Samiran Kundu  
(Sri Uttam Kumar Kundu)  
(Sri Gopal Ghosh)  
(Sri Samiran Kundu)  
SIGNATURE OF SECOND PARTY / PURCHASER  
-PARTY OF THE OTHER PART-

DRAFTED BY ME,

Kazi Tozammel Hossain  
(KAZI TOZAMMEL HOSSAIN)

-Advocate-  
Sealdah Civil Court  
Enrolment No. F-165/176 of 1995  
Kolkata-700 014

TYPED BY ME,

Kaushik Ghosh  
(SRI KAUSHIK GHOSH)  
C/o. M/S. PRERONA LASER PROCESS  
B/247/H/8, SATIN SEN SARANI  
P.S. NARKELDANGA  
KOLKATA-700 054



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**A.D.S.R., SEALDAH**  
**16 JAN 2019**  
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**MEMO OF CONSIDERATION**

Received from within named **Second Party / Purchaser** on account of purchase the said demarcated property / Bastu Land with structures sum of **Rs. 1,28,00,000/- (Rupees One Crore, Twenty Eight Lacs)** only as full and final consideration as memo given below :-

<u>Bank &amp; Branch</u>	<u>DD No. and Date</u>	<u>Amount</u>
HDFC BANK, Khanna Branch.	002398, dt. 18/04/17	Rs 12,80,000/-
HDFC BANK, Khanna Branch.	002401, dt. 24/04/17	Rs 19,20,000/-
HDFC BANK, Khanna Branch.	002435, dt. 18/05/17	Rs 70,00,000/-
HDFC BANK, Khanna Branch.	002436, dt. 20/05/17	Rs 26,00,000/-
<b>(Rupees One Crore, Twenty Eight Lacs) only</b>		<b>Total Rs. 1,28,00,000/-</b>

**WITNESSES :**

1. Aditya Anand  
Full Name : ADITYA ANAND  
Son of ANIL KR SHA  
Occupation : SERVICE  
Address : 14, INDIA EXCHANGE PLACE  
P.S. HARE STREET  
Kolkata-700 001

कोलकाता बँक / For ALLAHABAD BANK

अधिकृत हस्ताक्षरकर्ता / Authorised Signatory  
कोलकाता प्रधान शाखा / Kolkata Main Branch

(Mr. Mukesh Kumar Teckchandani)  
SIGNATURE OF FIRST PARTY / SELLER /  
VENDOR / SECURED CREDITOR  
-PARTY OF THE ONE PART-

2. Sumit Das  
Full Name : SUMIT DAS  
Son of P.K. DAS  
Occupation : SERVICE  
Address : 14, E.E. PL.  
P.S. Hare Street  
Kolkata-700 001



A.D.S.R., SEALDAH

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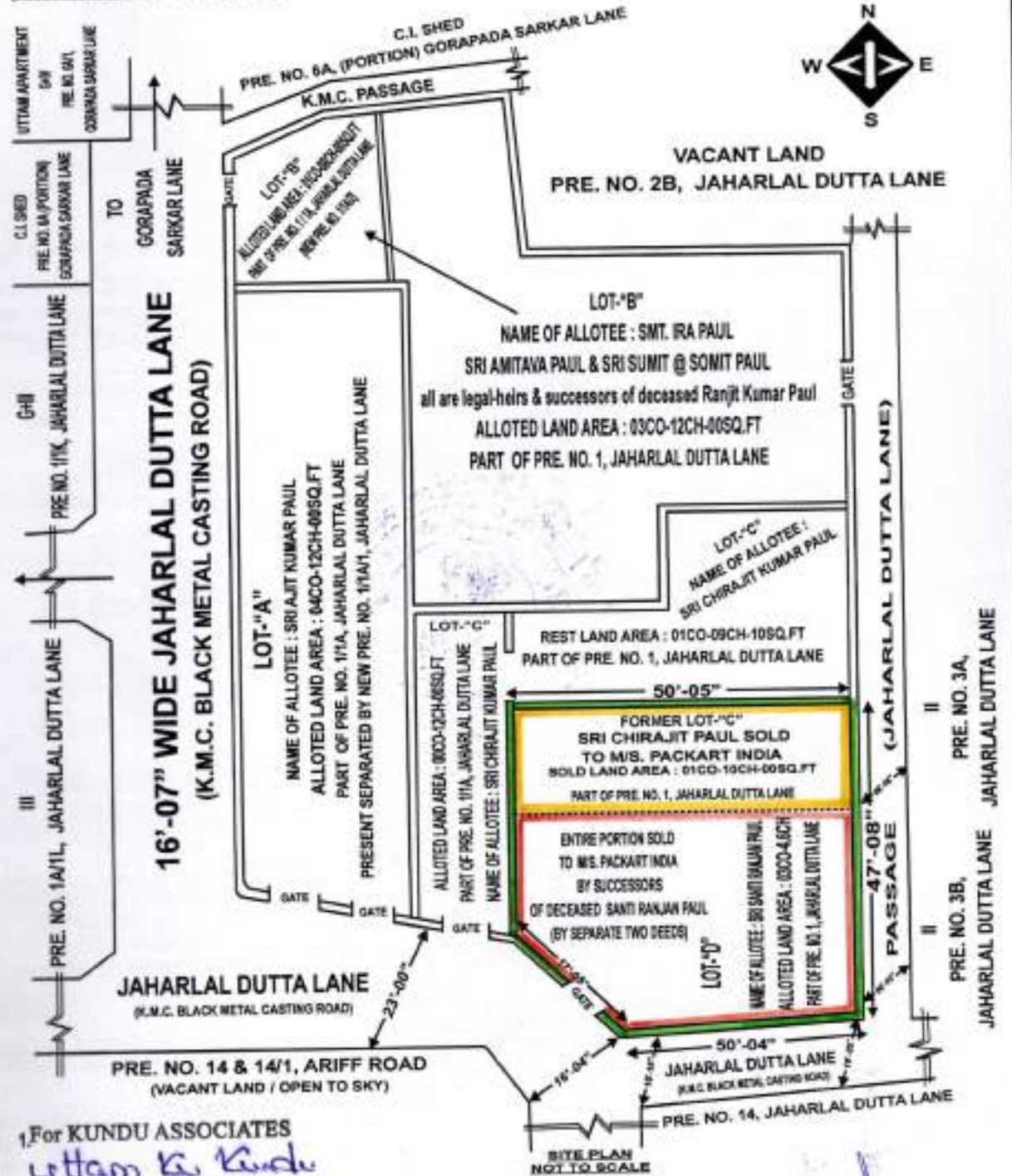
**SITE/STRUCTURES PLAN OF PREMISES NO . 1, JAHARLAL DUTTA LANE, P.O. AND P.S. : ULTADANGA, KOLKATA-700 067, UNDER THE K.M.C. WARD NO. 013, BOROUGH NO. - III AND DISTRICT OF SOUTH 24-PARGANAS**

SCHEDULE SERIAL NOS. 1 & 3, ENTIRE LAND AREA : 03COTTAHS-4.6CH-00SQ.FT. UNDER SEPARATE TWO DEED NOS. 2138 OF 2000 AND 4737 OF 2006, (SHOWN THE "RED" COLOUR LINE)

ALLAHABAD BANK SOLD BY E-AUCTION ABOVE SCHEDULE NO. 1 TO 3, THE TOTAL LAND AREA : 04COTTAHS-14.6CH-00SQ.FT. (MORE OR LESS) (SHOWN THE "GREEN" COLOUR LINE)

SCHEDULE SERIAL NO. 2 LAND AREA : 01COTTAH-10CH-00SQ.FT. UNDER DEED NO. 2139 OF 2000 (SHOWN THE "YELLOW" COLOUR LINE)

TOTAL COVERED AREA : 3100 SQ.FT. (MORE OR LESS)



1. For KUNDU ASSOCIATES  
*Uttam K Kundu*  
2. For KUNDU ASSOCIATES  
*Pratap Chatterjee*  
3. For KUNDU ASSOCIATES  
*Samiran Kundu*

(SIGNATURE OF PURCHASER)

बैंक इलाहाबाद बैंक / For ALLAHABAD BANK  
*mk Rekehon*  
Kolkata Main Branch

(SIGNATURE OF VENDOR)

*Sumana Roy*  
(SIGNATURE OF PLAN MAKER)

**SUMANA ROY**  
1320-I/L.B.S.  
K.M.C.







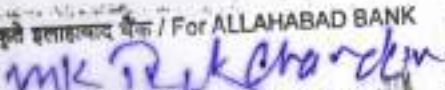
















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A.D.S.R., SEALDAH  
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*স্বরাষ্ট্র সচিবালয়*  
*কলকাতা*  
*১৬ জানুয়ারি ২০১৯*

PHOTO PEST AND FINGER IMPRESSION SHEET NO- "1" OF "2"

 <p><b>LEFT HAND</b></p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
<p>कुले इलाहाबाद बैंक / For ALLAHABAD BANK  <i>MK Teckchandani</i>                  प्राधिकृत हस्ताक्षरकर्ता / Authorised Signatory                  कोलकाता प्रधान शाखा / Kolkata Main Branch</p> <p>(Mr. Mukesh Kumar Teckchandani)                  SIGNATURE OF FIRST PARTY /                  SELLER / VENDOR / SECURED                  CREDITOR                  -PARTY OF THE ONE PART-</p> <p><b>RIGHT HAND</b></p>	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
					
 <p><b>LEFT HAND</b></p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
<p>For KUNDU ASSOCIATES  <i>Uttam K Kundu</i>                  Partner</p> <p>(SRI UTTAM KUMAR KUNDU)                  SIGNATURE OF SECOND                  PARTY /PURCHASER                  -PARTY OF THE OTHER PART-</p> <p><b>RIGHT HAND</b></p>	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
					





Handwritten signature in blue ink.



Handwritten signature in blue ink.

A rectangular stamp in blue ink, tilted slightly. The text inside the stamp reads:  
A.D.S.R., SEALDAH  
16 JAN 2019  
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PHOTO PEST AND FINGER IMPRESSION SHEET NO- "2" OF "2"

 <p><b>For KUNDU ASSOCIATES</b>  <i>Gopal Ghosh</i>  <i>Partner</i>  <b>(SRI GOPAL GHOSH)</b>                      SIGNATURE OF SECOND                      PARTY /PURCHASER                      -PARTY OF THE OTHER PART-</p>	<p>LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
	<p>RIGHT HAND</p>	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
 <p><b>For KUNDU ASSOCIATES</b>  <i>Samiran Kundu</i>  <i>Partner</i>  <b>(SRI SAMIRAN KUNDU)</b>                      SIGNATURE OF SECOND                      PARTY /PURCHASER                      -PARTY OF THE OTHER PART-</p>	<p>LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
	<p>RIGHT HAND</p>	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger

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*Handwritten text, possibly a signature or name.*

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**16 JAN 2019**  
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Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

19-201819-032761527-1

Payment Mode

Online Payment

Date: 10/01/2019 15:33:04

Bank : HDFC Bank

PN : 688814393

BRN Date: 10/01/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16061000328449/6/2018

[Query No./Query Year]

Name : LIBERTY REAL ESTATE PVT LTD  
Contact No. : Mobile No. : +91 9674571618  
E-mail : libertyrealestatepvtltd@gmail.com  
Address : 13A27 ARIFF ROAD ULTADANGA KOLKATA 700067  
Applicant Name : Mr Uttam Kumar Kundu  
Office Name :  
Office Address :  
Status of Depositor : Others  
Purpose of payment / Remarks : Sale, Certificate of Sale Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16061000328449/6/2018	Property Registration- Stamp duty	0030-02-103-003-02	990084
2	16061000328449/6/2018	Property Registration- Registration Fees	0030-03-104-001-18	141523

Total

1131607

In Words : Rupees Eleven Lakh Thirty One Thousand Six Hundred Seven only

**Purchaser Details :**



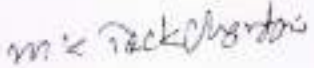


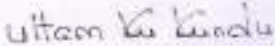


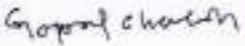
Name,Address,Photo,Finger print and Signature

**Kundu Associates**

13A/27, Arif Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067, PAN No.:: AAHFK3781B, Status :Organization, Executed by: Representative

**Representative Details :**

SI No Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	<p><b>Mr Mukesh Kumar Teckchandani (Presentant)</b>                      Son of Mr Gurmukh Dass Teckchandani                      Date of Execution - 16/01/2019, , Admitted by: Self, Date of Admission: 16/01/2019, Place of Admission of Execution: Office</p>	 <small>Jan 16 2019 11:45AM</small>	 <small>LTI 16/01/2019</small>	 <small>16/01/2019</small>
<p>C-75, Double Storey, P.O:- Ramesh Nagar, P.S:- KIRTI NAGAR, District:-West, Delhi, India, PIN - 110015, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AAAPT0236B, Aadhaar No: 36xxxxxxx1049 Status : Representative, Representative of : Allahabad Bank (as authorised signatory)</p>				
2	<p><b>Shri Uttam Kumar Kundu</b>                      Son of Late Jadab Chandra Kundu                      Date of Execution - 16/01/2019, , Admitted by: Self, Date of Admission: 16/01/2019, Place of Admission of Execution: Office</p>	 <small>Jan 16 2019 11:47AM</small>	 <small>LTI 16/01/2019</small>	 <small>16/01/2019</small>
<p>13/8D, Arif Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFYPK1781M, Aadhaar No: 27xxxxxxx6624 Status : Representative, Representative of : Kundu Associates (as partner)</p>				
3	<p><b>Shri Gopal Ghosh</b>                      Son of Late Kartick Chandra Ghosh                      Date of Execution - 16/01/2019, , Admitted by: Self, Date of Admission: 16/01/2019, Place of Admission of Execution: Office</p>	 <small>Jan 16 2019 11:45AM</small>	 <small>LTI 16/01/2019</small>	 <small>16/01/2019</small>
<p>Bangla Hayatpur, P.O:- Batanagar, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADYPG6312N, Aadhaar No: 26xxxxxxx8366 Status : Representative, Representative of : Kundu Associates (as partner)</p>				

Major Information of the Deed :- I-1606-00162/2019-16/01/2019



Name	Photo	Finger Print	Signature
<b>Samiran Kundu</b> Son of Shri. Uttam Kumar Kundu Date of Execution - 16/01/2019, , Admitted by: Self, Date of Admission: 16/01/2019, Place of Admission of Execution: Office			
	Jan 16 2019 11:46AM	LTI 16/01/2019	16/01/2019
13/8D, Arif Road, P.O.- Ultadanga, P.S.- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BEWPK1160G, Aadhaar No: 60xxxxxxxx4918 Status : Representative, Representative of : Kundu Associates (as partner)			

**Identifier Details :**
**Name & address**

Mr Sukumar Sen  
 Son of Late Meghnad Sen  
 T/7H/1, Kalimuddin Lane, P.O.- Beadon Street, P.S.- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Mukesh Kumar Teckchandani, Shri Uttam Kumar Kundu, Shri Gopal Ghosh, Shri Samiran Kundu

16/01/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Allahabad Bank	Kundu Associates-8.10563 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Allahabad Bank	Kundu Associates-1988.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Allahabad Bank	Kundu Associates-1112.00000000 Sq Ft

**Endorsement For Deed Number : I - 160600162 / 2019**

Major Information of the Deed :- I-1606-00162/2019-16/01/2019



2018

of Market Value(WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,910/-



Kaushik Ray

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

On 16-01-2019

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

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

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

Presented for registration at 11:23 hrs on 16-01-2019, at the Office of the A.D.S.R. SEALDAH by Mr Mukesh Kumar Teckchandani .

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

Execution is admitted on 16-01-2019 by Mr Mukesh Kumar Teckchandani, authorised signatory, Allahabad Bank (Others), 14, India Exchange Place, P.O:- Gpo, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700000

Identified by Mr Sukumar Sen, . . Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, . South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Execution is admitted on 16-01-2019 by Shri Uttam Kumar Kundu, partner, Kundu Associates (Partnership Firm), 13A/27, Arif Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067

Identified by Mr Sukumar Sen, . . Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, . South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Execution is admitted on 16-01-2019 by Shri Gopal Ghosh, partner, Kundu Associates (Partnership Firm), 13A/27, Arif Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067

Identified by Mr Sukumar Sen, . . Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, . South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Execution is admitted on 16-01-2019 by Shri Samiran Kundu, partner, Kundu Associates (Partnership Firm), 13A/27, Arif Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067

Identified by Mr Sukumar Sen, . . Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, . South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,41,523/- ( A(1) = Rs 1,41,509/- . E = Rs 12 ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,41,523/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal, Online on 10/01/2019 12:00AM with Govt. Ref. No: 192018190327615271 on 10-01-2019, Amount Rs: 1,41,523/- Bank: HDFC Bank ( HDFC0000014), Ref. No. 688814393 on 10-01-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1606-00162/2019-16/01/2019

17/01/2019 Query No:-16061000328449 / 2018 Deed No :- 160600162 / 2019, Document is digitally signed.

Page 30 of 41

**of Stamp Duty**

that required Stamp Duty payable for this document is Rs. 9,90,584/- and Stamp Duty paid by Stamp Rs 500/-,  
e = Rs 9,90,084/-

**ption of Stamp**

mp: Type: Impressed, Serial no 5019, Amount: Rs.500/-, Date of Purchase: 24/04/2018, Vendor name: Alok  
nerjee

scription of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
online on 10/01/2019 12:00AM with Govt. Ref. No: 192018190327615271 on 10-01-2019, Amount Rs: 9,90,084/-,  
Bank: HDFC Bank (HDFC0000014), Ref. No. 688814393 on 10-01-2019, Head of Account 0030-02-103-003-02



**Kaushik Ray**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH**

**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1606-00162/2019-16/01/2019

आयकर विभाग

INCOME TAX DEPARTMENT

ALLAHABAD BANK

14/07/1969

Permanent Account Number

AACCA8464F

Signature

कृते इलाहाबाद बैंक / For ALLAHABAD BANK

आधिकृत हस्ताक्षरकर्ता / Authorised Signatory  
कोलकाता प्रमुख शाखा / Kolkata Main Branch



व्यक्ति का नाम / PERMANENT ACCOUNT NUMBER  
**AAAPT0236B**

नाम / NAME  
**MUKESH KUMAR TECKCHANDANI**

पिता का नाम / FATHER'S NAME  
**GURMUKH DASS TECKCHANDANI**

जन्म तिथि / DATE OF BIRTH  
**09-07-1961**

हस्ताक्षर / SIGNATURE

अधीन निदेशक (प्रणाली)  
DIRECTOR OF INCOME TAX (SYSTEMS)

कृते इलाहाबाद बैंक / **ALLAHABAD BANK**

प्रधिकृत इलाहाबाद / Authorized Signatory  
कोलकाता प्रमुख शाखा / Kolkata Main Branch



भारत सरकार  
GOVERNMENT OF INDIA



मुकेश कुमार टेकचंदानी  
Mukesh Kumar Teckchandani  
जनम वर्ष / Year of Birth : 1981  
पुरुष / Male



3689 2178 1049

आधार — आम आदमी का अधिकार  
कोलकाता शाखा / For ALLAHABAD BANK

प्रतिष्ठा हस्ताक्षरकर्ता / Authorised Signatory  
कोलकाता प्रधान शाखा / Kolkata Main Branch

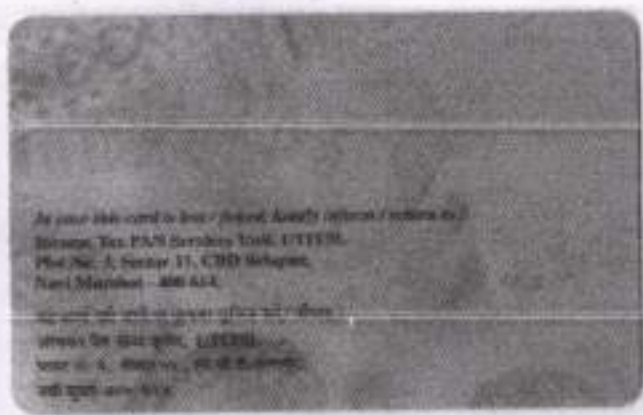
*[Handwritten signature]*

*[Handwritten mark]*



For KUNDU ASSOCIATES  
*Uttam K Kundu*  
Partner

For KUNDU ASSOCIATES  
*Gopraj Chavan*  
Partner



For KUNDU ASSOCIATES  
*Samiran Kundu*  
Partner



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**UTTAM KUMAR KUNDU**  
**JADAB CHANDRA KUNDU**  
**12/03/1962**  
 Permanent Account Number  
**AFYPK1781M**  
**Uttam Ke Kunda**  
 Signature

**भारत सरकार**  
**GOVT. OF INDIA**





07/02/2015

*Uttam Ke Kunda*

**आयकर विभाग / Income Tax Department / भारत**  
**Income Tax PAN Service Unit, NSDL**  
**301, Connaught Place, New Delhi - 110008**  
**Phone - 411 0110**

**Please inform / सूचना दें**  
**Income Tax PAN Service Unit, NSDL**  
**301, Connaught Place,**  
**New Delhi - 110008**  
**Phone - 411 0110**

**Tel: 91-11-261221000, Fax: 91-11-261221001**  
**e-mail: [nsdl@pan.ernet.in](mailto:nsdl@pan.ernet.in)**



ভারত সরকার  
**ভারত সরকার**  
 Unique Identification Authority of India  
**Government of India**  
 অনিচ্ছাকৃত আই ডি / Enrollment No.: 1215/00037/00415

To  
 উত্তম কুমার কুন্ডু  
 Uttam Kumar Kundu  
 1380 ARIFF ROAD  
 Uladanga Main Road  
 Uladanga Main Road  
 Kolkata Kolkata  
 West Bengal 700067  
 9331082340  
 MP954343564FT



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**2735 1143 6624**

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
 Government of India

উত্তম কুমার কুন্ডু  
 Uttam Kumar Kundu  
 পিতা : জাভ চন্দ্র কুন্ডু  
 Father : Jabab Chandra Kundu  
 জন্ম তারিখ / DOB : 12/03/1962  
 লিঙ্গ / Sex : পুরুষ / Male

**2735 1143 6624**



আধার - সাধারণ মানুষের অধিকার

*Uttam Ki Kundu*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**GOPAL GHOSH**  
**KARTICK CHANDRA GHOSH**  
**26/05/1958**  
 Permanent Account Number  
**ADYPG6312N**

*Gopal Ghosh*  
 Signature




Gopal Ghosh

In case this card is lost / found, kindly inform / return to  
 Income Tax PAN Services Unit, ITRISL,  
 Plot No. 1, Sector 11, CBD Delligate,  
 Gurgaon - 122 004.

यह कार्ड खो जाने पर कृपया सूचना दें / लौटाएं,  
 आयकर सेवा इकाई, ITRISL,  
 प्लॉट नं. 1, सेक्टर 11, सीडी डेलिगेट,  
 गुरुगढ़ - 122 004.




**भारत सरकार**  
**GOVERNMENT OF INDIA**


**नाम / नाम**  
**Gopal Ghosh**  
**जन्म तिथि / DOB: 01/09/1957**  
**पुरुष / MALE**



**2603 3329 8366**

**आधार-समावेश मानव संसाधन अधिकारी**

Gopal Ghosh


**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**ठिकाना:**

**S/O: कर्तुक चन्द्र घोष,**  
**हायपुर, मद्रास (म),**  
**पश्चिम बंगाल,**  
**पश्चिम बंगाल - 700140**

**Address:**  
**S/O Kartuk Chandra Ghosh,**  
**HAYETPUR, Maharashtra (M), South**  
**34 Parganas,**  
**West Bengal - 700140**

**2603 3329 8366**

**Aadhaar-Aam Admi ka Adhikar**



Samiran Kundu

**भारत सरकार**  
Government of India





**Samiran Kundu**  
 पिता : उत्तम कुमार कुण्डु  
 Father : Uttam Kumar Kundu

जन्मदिनांक / DOB: 23/12/1987  
 लिंग / Male

**6026 2958 4918**



---

**आधार - साधारण मानुषेन अधिकार**

Samiran Kundu

**भारत सरकार**  
Unique Identification Authority of India





**4063 7124 7892**

Address: House/Bldg./Apt. A  
 E 124, Street/Road/Lane  
 SECTOR-1, Landmark:  
 SALT LAKE, Village/Town/  
 City: Bidhannagar(M),  
 District: North 24 Parganas  
 P.O.: Bidhannagar CC Block,  
 State: West Bengal,  
 PinCode: 700064

**6026 2958 4918**





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**आधार - साधारण मानुषेन अधिकार**





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তি আইডি / Enrollment No. : 1040/20345/42856

03/12/2013  
To  
Sukumar Sen  
সুকুমার সেন  
T/7H/1  
KALIMUDDIN LANE  
Beadon Street  
Beadon Street, Kolkata  
West Bengal - 700006



KL697883665FT  
69788366



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**4063 7124 7902**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সুকুমার সেন  
Sukumar Sen  
পিতা : মেঘনাদ সেন  
Father : Meghnad Sen

জন্মতারিখ/DOB: 03/08/1975  
পুং / Male

**4063 7124 7902**



আধার - সাধারণ মানুষের অধিকার

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 5826 to 5866

being No 160600162 for the year 2019.



Digitally signed by KAUSHIK ROY  
Date: 2019.01.17 12:24:41 +05:30  
Reason: Digital Signing of Deed.

(Kaushik Ray) 17-01-2019 12:21:49  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)