4258/2015

04301/15

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

T 990918

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

Additional Registrar of Assurances-I, Kolkata

29.5.15

DEED OF CONVEYANCE

1. **Date:** 28/05/2015
2. **Place:** Kolkata
3. **Parties:**

3.1 **ANUBHAV BIOTECH LIMITED**, a company incorporated under the Companies Act 1956, having its registered office at 152, Nath Muslimpara, Kolkata - 700148, Police Station - Sonarpur, Post Office - Harinavi, District - South 24 Parganas **(CIN U74999WB2008PTC127698)**, **[PAN AAHCA2671D]**, being represented by its Authorised Signatory, **Mr. Asit Kumar Ghosh**, son of Late Sachindra Nath Ghosh, by faith – Hindu, by Occupation –

18 MAY 2015

22836

No.....Rs. 100/- Date.....

Name:-.....

Address:-.....

Vendor:-.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol - 27

B. C. LAHIRI
Advocate
ALIPUR JUDGE COURT
KOL-27

Asit Kumar Ghosh

ANUBHAV BIOTECH LTD.
Asit Kumar Ghosh
Director

Tahir Hossain Molla

TAHIR HOSSAIN MOLLA
S/O LATE ALAUDDIN MOLLA
VILL- MANIKPUR,
P.O- HARIRAM, P.S- SONARPUR
DIST- 24 PGS(S). 700148
Business.

ADDITIONAL DISTRICT
OF ASSURANCE
25 MAY 2015

Service, by Nationality and Citizenship – Indian, of 152, Nath Muslimpara, P.O. Harinavi, P.S. Sonarpur, Kolkata - 700148, District – South 24 Parganas West Bengal (Authorized vide board resolution dated 14-05-2015) hereinafter called and referred to as the **"VENDOR"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor(s) or successor(s)-in-office, legal representatives and assigns etc.) of the **"ONE PART"**

AND

3.2 **KALAYOGI ENCLAVE PVT. LTD.**, a company incorporated under the Companies Act 1956, having its registered office at 27, Biplabi Trailakya Maharaj Sarani Kolkata -700001 P.S. - Hare Street **[PAN AAFCK3943A]**, being represented by its Director, **Mr. Sushil Kumar Agarwala**, son of Mr. Gajanand Agarwala, of 1/133, Azadgarh, 3rd Floor, Jadavpur, P.S. Jadavpur, Pan No. ACHPA4232D, by faith Hindu, by Occupation-Service by Nationality and Citizenship – Indian, West Bengal, having (Authorized vide board resolution dated 20.05.2015) hereinafter called and referred to as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor(s) or successor(s)-in-office, legal representatives and assigns etc.) of the **OTHERT PART.**

Vendor and Purchaser are collectively referred to as **Parties** and individually as **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** *Danga* land measuring 4.44 (Four point Four Four) decimal, more or less, out of 7.74 (seven point seven four) decimal, out of total 96 (Ninety six) decimal of land, comprised in R.S./L.R. *Dag* No. 593, recorded in R.S. *Khatian* No. 436, L.R. *Khatian* Nos. 134 and 315, *Mouza* Manikpur, J.L. No. 77, Police Station Sonarpur, District South 24 Parganas (**Said Property**), morefully described in the **Schedule** below, delineated in **Plan** attached herewith bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, being free from all encumbrances.

5. Background, Representations, Warranties and Covenants of the Vendor:-

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
26 MAY 2015

5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

5.1.1 **Ownership of Dulal Chandra Ghosh And Another:** Dulal Chandra Ghosh and Kangal Chandra Ghosh (collectively **Dulal Chandra Ghosh And Another**) were the joint recorded owners of *Danga* land measuring 96 (Ninety six) decimal, comprised in R.S./L.R. *Dag* No. 593, recorded in R.S. *Khatian* No. 436, L.R. *Khatian* Nos. 134 and 315, *Mouza* Manikpur, J.L. No. 77, Police Station Sonarpur, District South 24 Parganas (**Mother Property**).

5.1.2 **Demise of Dulal Chandra Ghosh:** Dulal Chandra Ghosh, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate on 19th April, 1988 leaving behind him surviving his 4 (four) sons, namely, Dilip Kumar Ghosh, Dipak Kumar Ghosh, Tarun Ghosh and Pradip Ghosh and 2 (two) daughters, namely, Namita Ghosh, wife of Sankar Ghosh and Sabita Bahadur nee Ghosh, wife of Ranjit Bahadur, as his only legal heirs and heiresses (collectively **Legal Heirs Of Late Dulal Chandra Ghosh**), who jointly and in equal share inherited the entire right, title and interest of Late Dulal Chandra Ghosh in the Mother Property.

5.1.3 **Demise of Kangal Chandra Ghosh:** Kangal Chandra Ghosh, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate on 15th October, 1988 leaving behind him surviving his 3 (three) sons, namely, Santosh Kumar Ghosh, Nabin Ghosh and Sambhu Ghosh and 3 (three) daughters, namely, Neela Biswas nee Ghosh, wife of Late Narendra Nath Biswas, Meera Ghosh, wife of Late Sufal Ghosh and Chhaya Ghosh, wife of Sachindra Nath Ghosh, as his only legal heirs and heiresses (collectively **Legal Heirs Of Late Kangal Chandra Ghosh**), who jointly and in equal share inherited the entire right, title and interest of Late Kangal Chandra Ghosh in the Mother Property.

5.1.4 **Sale to Vendor:** By a Deed of Conveyance dated 4th June, 2009, registered in the Office of the Additional District Sub-Registrar, Sonarpur, in Book No. I, CD Volume No. 17, at Pages 5523 to 5554, being Deed No. 06101 for the year 2009, the Legal Heirs Of Late Dulal Chandra Ghosh and Late Kangal Chandra Ghosh, jointly sold to Vendor, Danga land measuring 7.74 (seven point seven four) decimal, more or less, out of the Mother Property (**Larger Property**).

5.1.5 **Absolute Ownership of Vendor:** In the aforesaid circumstances and by virtue of purchase, the Vendor has become the absolute owner of the Larger Property and the Said Property, being land measuring 4.44

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
28 MAY 2015

(Four point Four Four) decimal, more or less, (out of 7.74 (seven point seven four) decimal) is a part of the Larger Property, being the subject matter of sale.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property has not been affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor:** 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, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.

5.2.6 **No Right of Preemption:** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.

5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** as on the date of registration of this deed, the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial

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28 MAY 2015

SEAL OF THE MUNICIPAL
CALCUTTA

institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* 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 or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property has not been affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

Sale of Said Property: The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same from the Vendor.

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, i.e. *danga* land measuring 4.44 (Four point Four Four) decimal, more or less, out of 96 (ninety six) decimal, comprised in R.S./L.R. *Dag* No. 593, recorded in R.S. *Khatian* No. 436, L.R. *Khatian* Nos. 134 and 315, *Mouza* Manikpur, J.L. No. 77, Police Station Sonarpur, District South 24 Parganas **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a total sum of **Rs. 8,05,860/-** (Rupees Eight Lakhs Five Thousand Eight Hundred Sixty) only (**Consideration**) paid by the Purchaser,

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
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CALCUTTA

receipt of which the Vendor herein as well as in Receipt of Memo below, written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** as on the date of registration of this deed, free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* 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 or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of the aforesaid. Pertinent to mention herein that, if any of the representations, warranties of

Vendor as aforesaid is found to be defective or untrue, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify the same and if the Purchaser's think it necessary to execute any document for further or more perfectly assuring the title of the Said Property, the same shall be executed by the Vendor but the cost in this regard is to be born by the Purchaser.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendors and vendees as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** the Vendor hereby declares and confirms that, the Vendor hereby delivers vacant and peaceful possession of the Said Property to the Purchaser and hereinafter the Purchaser shall be entitled to hold, possess and enjoy the Said Property.

8.4 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's assignees shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof to the use of the Purchaser and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser by the Vendor, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

8.5 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all concerned public and statutory records and the Vendor hereby expressly **(1)** consents to the same and **(2)** appoints the Purchaser as the constituted attorneys of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

8.6 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
28 MAY 2015

at all times hereafter, upon every request and at the cost of the Purchaser and/or Purchaser's successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

THE SCHEDULE ABOVE REFERRED TO

[Subject Matter of Sale]
(Said Property)

ALL THAT piece and parcel of Danga land measuring 4.44 (Four point Four Four) decimal, more or less, out of 7.74 (seven point seven four) decimal, out of total 96 (Ninety six) decimal of land, lying and situated at Mouza- Manikpur, J.L. No. 77, Touzi No. 412, R.S./L.R. Dag No. 593 under R.S. Khatian No. 436 and L.R. Khatian No. 134 and 315, Police Station- Sonarpur, Kolkata- 700 148, in Municipal Ward No. 23 within the jurisdiction of Rajpur Sonarpur Municipality, Additional Sub-Registrar Sonarpur, District- 24- Parganas (South), West Bengal TOGETHER WITH all right of easements appertaining thereto and specifically demarcated and delineated in Red Border Line on the Map/ Plan attached hereto. 8ft wide passage.

Together with all title, benefits, liberties, paths, passages, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
28 MAY 2015

9. **Execution and Delivery**

9.1 **IN WITNESSES WHEREOF** the parties hereto have set and subscribed their respective hands on the day, month and year first herein above written.

SIGNED SEALED AND DELIVERED by the Parties at Kolkata in presence of:-

WITNESSES

1. Jaban Kumar Saha
Shila Apartment
12, Kabi Nabin Sen Road
Kol-28

ANUBHAV BIOTECH LTD.

Ajit Kumar Sharma

Director

.....

Signature of the representative of the Vendor.

2. Talib Hossain Molla
Vill- Mahikta
P.O- Sonatar
Kol 148

DRAFTED BY:

Awani Kumar Roy
Advocate
High Court
Calcutta
WB/1927/1978

SEAL OF THE MDL REGISTRAR
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
28 MAY 2015

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 8,05,860/- (Rupees Eight Lakhs Five Thousand Eight Hundred Sixty) only towards** full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Sl No.	Favouring	Demand Draft No. And Date	Bank And Branch	Amount (Rs.)
1.	Anubhav Biotech Limited	024667 dt 23/5/2015	ICICI Bank Portuguese Church Street	Rs. 8,05,860/-
			Total	Rs. 8,05,860/-

WITNESSES:

1. Jatan Kumar Saha.

2. Tajul Hossain Mol.

ANUBHAV BIOTECH LTD.

Ajit Kumar Ghosh

Director

.....

Signature of the representative of the Vendor.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
28 MAY 2015

SITE PLAN AT MOUZA–MANICKPUR, J.L. NO.–77, WARD NO.–23, P.S.–SONARPUR, DIST–24–PARGANAS(SOUTH) UNDER RAJPUR-SONARPUR MONICIPALITY.

-:REFERENCE (AS PER POSSESSION):-

MARKED	R.S. /L.R.DAG NO.	DEC.(MORE/LESS)	KA.-CH.-SFT.	BOUNDED BY
B	593(PART)	04.44	02-11-00	RED LINE

ROAD/COMMON PASSAGE–

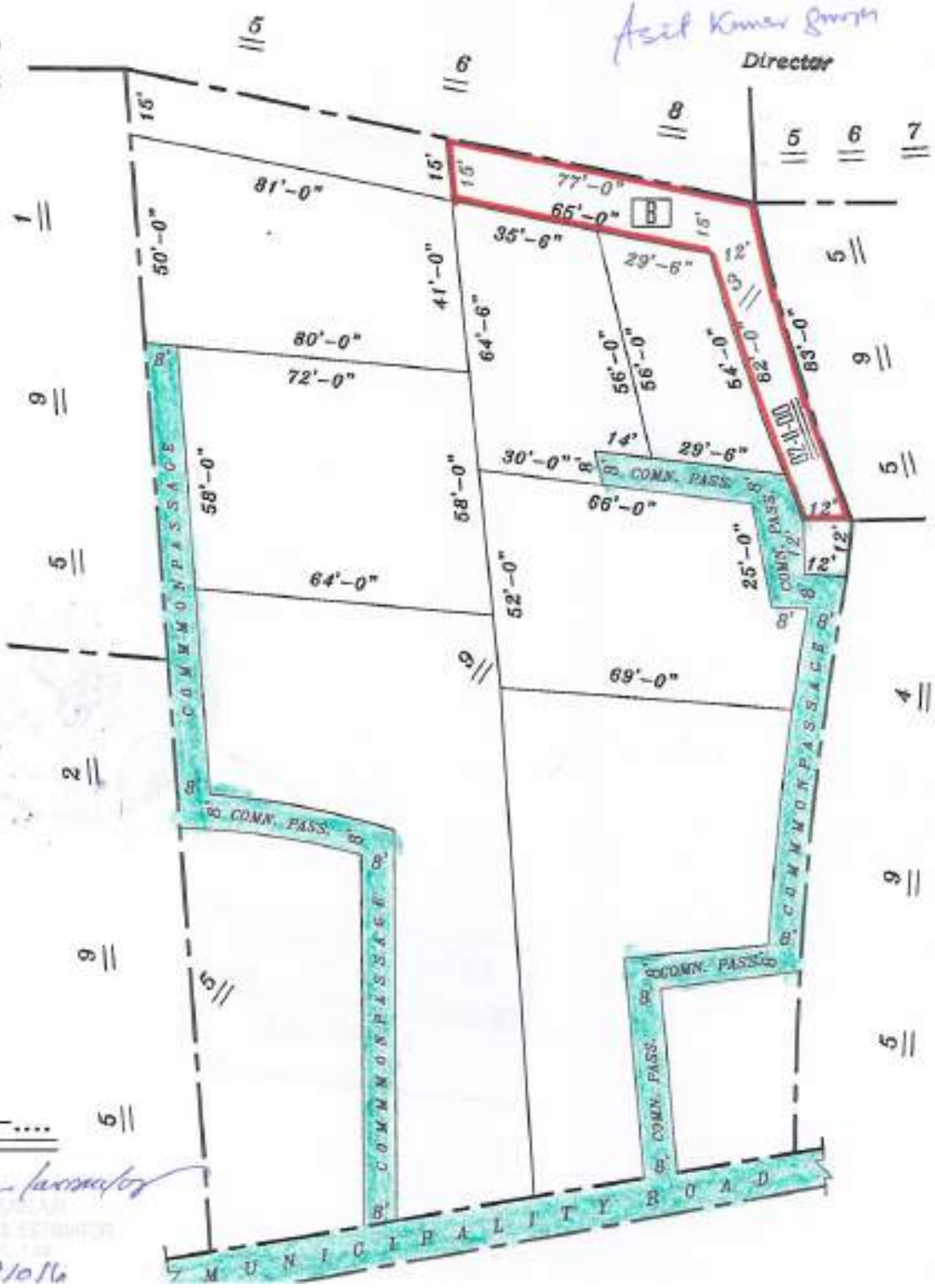
N

S

SCALE - 1" = 35'

ANUBHAV BIOTECH LTD.

Director



TRACED BY–....

9/0/16

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
28 MAY 2015

SPECIMEN FORM FOR TEN FINGER PRINTS

Sameer Kotla

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Amit Kumar Sharma

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SEAL OF THE DISTRICT
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
28 MAY 2015

(All Scan)

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19010000214892/2015

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Asit Kumar Ghosh 152 Nath Muslimpara., P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148	Representative of Seller [ANUBHAV BIOTECH LIMITED]		28/1	Asit Kumar Ghosh 28/5/2015

PRESENTANT

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mr Tahir Hssain Molla Son of Late Alauddin Molla Village- Manikpur., P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148	Mr Asit Kumar Ghosh	Tahir Hossain Molla 28/5/15

(Dinabandhu Roy)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

ADDL. REGISTRAR
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
28 MAY 2015

Land Details						
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Manikpur, Ward No: 23	RS Plot No:- 593 , RS Khatian No:- 436	4.44 Decimal	8,05,860/-	9,68,728/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 8 Ft.,

Seller Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
ANUBHAV BIOTECH LIMITED 152, Nath Muslimpara., P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148	Organization	Executed by: Representative,	PAN No. AAHCA2671D,

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Mr Asit Kumar Ghosh, Authorised Signatory Son of Late Sachindra Nath Ghosh 152 Nath Muslimpara., P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADKPG0562G,		ANUBHAV BIOTECH LIMITED

Buyer Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
KALAYOGI ENCLAVE PVT. LTD. 27, Biplabi Trailakya Maharaj Sarani., P.O:- Bowbazar, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Organization	Not Executed	PAN No. AAFCK3943A,

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
28 MAY 2015

Government of West Bengal

Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	19010000214892/2015	Query Date	28/05/2015
Office where deed will be registered	A.R.A. - I KOLKATA, District: Kolkata		
Applicant Name	Kanchan Basak		
Address	6A, Elgin Road.,Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9681636381		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details			
Set Forth value	Rs. 8,05,860/-	Total Market Value:	Rs. 9,68,728/-
Stampduty Payable	Rs. 58,124/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 10,732/-	Registration Fee Article:-	A(1), M(a), M(b), I
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 100/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
26 MAY 2015

Identifier Details		
Identifier Name & Address	**Other Details**	**Identifier of**
Mr Tahir Hasain Molla Son of Late Alauddin Molla Village- Manikpur., P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148	Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	Mr Asit Kumar Ghosh

Bank Details
Bank details have not been supplied

For Information only

Land Details as per Land Record			
Sch No.	**Property Location**	**Plot No & Khatian No / Road Zone**	**Details of Land**
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Manikpur, Ward No: 23	RS Plot No:- 593 , RS Khatian No:- 436	DLRS Server does not return any information about RS Plo

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/-(Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
   If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Dinabandhu Roy)

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
28 MAY 2015

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

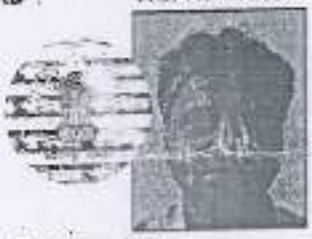
Asit Kumar Pyrsa

Identified by me
Tahid Hossain Molla

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
28 MAY 2015

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/18/110/432179
পরিচয় পত্র



Elector's Name Tahirhosen Molla

নির্বাচকের নাম তাহিরহোসেন মোল্লা

Father's Name Alauddin Molla

পিতার নাম আলাউদ্দিন মোল্লা

Sex M
লিঙ্গ পুং
Age as on 1.1.2006 30
১.১.২০০৬ এ বয়স ৩০

Tahirhossain Molla

Address:
Ghoshal Para Sonarpur South 24 Parganas 999999

ঠিকানা:
ঘোষাল পাড়া সোনারপুর দক্ষিণ ২৪ পরগণা ৯৯৯৯৯৯

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 110-Bishnupur East (SC)
বিধানসভা নির্বাচন ক্ষেত্র : ১১০-বিষ্ণুপুর পূর্ব (তপশিলী জাতি)
District:South 24 Parganas জেলা: দক্ষিণ ২৪ পরগণা
Date: 31.01.2006 তারিখ:: ৩১.০১.২০০৬

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
28 MAY 2015

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	ANUBHAV BIOTECH LIMITED 152, Nath Muslimpara., P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148 PAN No. AAHCA2671D, Status : Organization Represented by representative as given below:-		
1(1)	Mr Asit Kumar Ghosh, Authorised Signatory Son of Late Sachindra Nath Ghosh 152 Nath Muslimpara., P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADKPG0562G, Status : Representative Date of Execution : 28/05/2015 Date of Admission : 28/05/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	KALAYOGI ENCLAVE PVT. LTD. 27, Biplabi Trailakya Maharaj Sarani., P.O:- Bowbazar, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAFCK3943A, Status : Organization Not Executed	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1 -	Mr Tahir Hssain Molla Son of Late Alauddin Molla Village- Manikpur., P.O:- Harinavi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700148 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	Mr Asit Kumar Ghosh	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Manikpur, Ward No: 23	RS Plot No:- 593 , RS Khatian No:- 436	4.44 Decimal	8,05,860/-	9,68,728/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 8 Ft.,

D. Applicant Details

Details of the applicant who has submitted the requsition form	
Applicant's Name	Kanchan Basak
Address	6A, Elgin Road.,Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL

Details of the applicant who has submitted the requisition form	
Applicant's Name	Kanchan Basak
Address	6A, Elgin Road.,Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL
applicant's Status	Advocate

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

Endorsement For Deed Number : I - 190104301 / 2015

Query No/Year	19010000214892/2015	**Serial no/Year**	1901004258 / 2015
Deed No/Year	I - 190104301 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Asit Kumar Ghosh	**Presented At**	Private Residence
Date of Execution	28-05-2015	**Date of Presentation**	28-05-2015

Remarks

On 28/05/2015

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

Presented for registration at 15:36 hrs on : 28/05/2015, at the Private residence by Mr Asit Kumar Ghosh ,.

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 9,68,728/-

Endorsement by Commissioner after execution of Visit Commission Case No:-001242 of 2015

Having visited the residence of

Mr Asit Kumar Ghosh, Authorised Signatory, 152, Nath Muslimpara., P.O: Harinavi, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700148, By caste Hindu, By Profession Service
Who has been identified to my satisfaction by Mr Tahir Hssain Molla, Son of Late Alauddin Molla, Village-Manikpur., P.O: Harinavi, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700148, By caste Muslim, By Profession Business and the said
1. Mr Asit Kumar Ghosh has admitted the execution of this document

(Dinabandhu Roy)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 29/05/2015

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 10,732/- (A(1) = Rs 10,648/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 10,732/-

Description of Draft

1. Rs 10,732/- is paid, by the Draft(8554-16) No: 851525000426, Date: 25/05/2015, Bank: STATE BANK OF INDIA (SBI), NETAJI SUBHAS ROAD BR.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 58,124/- and Stamp Duty paid by Draft Rs 58,124/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 22836, Purchased on 18/05/2015,Vendor named SUBHANKAR DAS.

Description of Draft

1. Rs 58,124/- is paid, by the Draft(8554-16) No: 851524000426, Date: 25/05/2015, Bank: STATE BANK OF INDIA (SBI), NETAJI SUBHAS ROAD BR.

(Dinabandhu Roy)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 8594 to 8619

being No 190104301 for the year 2015.

Seal of the Additional Registrar, Assurance - I, Kolkata

Digitally signed by DINABANDHU ROY
Date: 2015.06.10 12:31:56 +05:30
Reason: Digital Signing of Deed.

(Dinabandhu Roy) 6/10/2015 12:31:55 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)