

4276/18

I-3648/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

0 552813

*Handwritten notes:*  
 1.09.  
 6.6.18  
 www-126485504

*Official stamp and signature:*  
 Certified that the genuineness of the signature  
 is registered in the register of the  
 Registrar of Companies, Kolkata.  
 The signature is in accordance with the  
 provisions of the Companies Act, 1956.

06 JUN 2018

Deed Of Conveyance

This deed of conveyance is made on this 06th Day of June, 2018; between 1) M/S AXISLINE TRADERS PRIVATE LIMITED, (PAN.- AAJCA2182M), a private limited company (CIN - U74900WB2011PTC158010), incorporated within the meaning of the Companies Act 1956, having its registered office at 5, Dwarik Ganguly Street, P.S. Kalighat, Kolkata 700 026, directed by its directors, 1)

FOR AXISLINE TRADERS PRIVATE LIMITED

*Signature of Director*

Director

*Phon Singh Sharma*

*Address: www.axisline.com*

23 APR 2018

17273

No.....Rs. **5000/-** Date.....

Name:..... **Ashok Kumar Gupta**

Address:..... **15, Mallick para Lane.**

Vendor:..... **SUEHANKAR DAS** P.S - Laketown. K.O-55.

Alipur Collectorate. 24 Pgs. 161

**SUEHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, K.O-27

17273 = 5000/- = 5000/-



*Sanjay Kr Basu*  
*Sd/- N. K. Basu*  
*Alipore Police Court*  
*K.O-27*

Add. Dist. Sub-Registrar  
Alipore  
- 6 JUN 2018  
South 24 Parganas  
Kolkata - 700027



**SHRI NAVNEET KRISHNA SHARMA**, (PAN - AKTPS7373K), (DIN - 01672370), son of Ghanshyam Das Sharma, by faith Hindu, by occupation Business, residing at 3, Dr. Rajendra Road, 3<sup>rd</sup> Floor, Flat No. - 3B, P.O. Elgin Road, P.S. Bhawanipore, Kolkata 700 020, ii) **GILANSHYAM DAS SHARMA**, (PAN - AKKPS3621B), (DIN - 01221602), son of Satyanarayan Sharma, by faith Hindu, by occupation Business, residing at 3, Dr. Rajendra Road, 3<sup>rd</sup> Floor, Flat No. - 3B, P.O. Elgin Road, P.S. Bhawanipore, Kolkata 700 020, iii) **SRI BARISAN KUNDU**, (PAN - AFQPK5633N), (DIN - 03423273), son of Late Late Pasupati Nath Kundu, by faith Hindu, by occupation Business, residing at 56A, Bakul Bagan Road, P.O. Ramesh Mitra Road, P.S. Bhawanipore, Kolkata 700025, nos. (ii) and (iii) represented by **SHRI NAVNEET KRISHNA SHARMA**, (PAN - AKTPS7373K), (DIN - 01672370), son of Ghanshyam Das Sharma, vide Resolution of the meeting of the Board of Directors of the said company dated 26<sup>th</sup> April, 2018 and 2) **SRI BHOM SINGH GHORAWAT**, (PAN - ADSPG6951D), son of Late Kanhaiyalal Ghorawat, by faith Hindu, by occupation Business, residing at 2, Raja Woodmount Street, P.S. Burrabazar, P.O. G.P.O., Kolkata 700 001, hereinafter jointly referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, successors-in-office, legal representatives and assigns) of the **FIRST PART** :

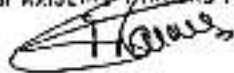
**AND**

**SRI ASHOK KUMAR GUPTA**, PAN No. BXAPG0662C, son of Late Girija Prasad Gupta, by faith Hindu, by occupation Business, residing at son of Sri Girija Prasad Gupta, by faith - Hindu, by occupation - business, residing at 15, Mallik Para Lane, Post Office : Bangur Avenue, Police Station - Dum Dum, Kolkata - 700055, District - North 24 Parganas, 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 his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART** :

**WHEREAS :**

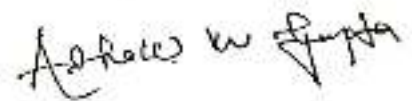
- 1) Originally one Sri Chandi Prasad Ghosh was the owner with right, title and interest as **Mourashi** of 2 Bighas of land in Mouza : Chetla, Touzi No. 8-16, under the Zamindar Sri Rani Charan Chowdhury.

For AXISLINE TRADERS PRIVATE LIMITED



Director

Ashok Kumar Gupta





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- 2) One Mr. Gobinda Chandra Adak, took settlement of Mourashi right, from the said Chandi Prasad Ghoshon 20<sup>th</sup> Kartik, 1256 B.S.(according to Bengali Calendar), at an yearly rent of Rs. 12/-.
- 3) By an auction sale of the aforesaid land of Chandi Prasad Ghosh of Dewani of Civil Court, one Nazir Ali Khan agreed to take a Kobulati of the aforesaid property at an enhanced rate of yearly basis and submitted his claim to the Deputy Collector of 24 Parganas in the year 1864 and filed suit against Gobindo Chandra Adak and the Collector of 24 Parganas, Iswar Sankar.
- 4) In the said litigation the tendered price of Gobindo Chandra Adak was accepted and was directed to deposit yearly rent of Rs. 12/-, thereafter.
- 5) Against the said order an appeal was filed before the District judge, 24 Parganas, bearing Appeal No. 442/1864 and in the said Appeal Case the Ld. Appellate Court affirmed the order of the Lower Court below.
- 6) Against the said order a second appeal was preferred before the Honourable High Court of Calcutta, bearing Appeal No. 1456/1865, but the same was dismissed.
- 7) According to the decisions of the court, the said Gobindo Chandra Adak, as a Mourashi right and title holder, started depositing yearly rent to the the then Zamindar and in the manner aforesaid and while being in Khas possession and enjoyment of the said property died intestate on leaving behind his only surviving son Radha Krishna Adak and according to the prevailing law of inheritance the said Radha Krishna Adak became the owner of the property left by his deceased father.
- 8) The aforesaid Nazir Ali transferred his said purchased land in an auction sale in favour of one, Uma Charan Bandopadhyay and the said Radha Krishna Adak.

FOR AXISLINE TRADERS PRIVATE LIMITED

*[Signature]*

Director

Bhram Singh Sharma

*[Signature]*



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- 9) The said Uma Charan Bandopadhyay having died intestate, his only son, Bibhuti Bhusan Bandopadhyay became the superior owner of the aforesaid property and proclaimed to sell the same and the said Radha Krishna Adak purchased the same as Benamidar in the name of his wife Smt. Kumud Kamini dashi.
- 10) While the said Radha Krishna Adak in possession and enjoyment of the aforesaid property, died intestate in the month of Baisakh, 1324 B.S. (according to Bengali Calendar); leaving behind him surviving one adult son Sri Bijoy Krishna Adak and two minor sons namely, Kali Krishna Adak and Sri Boto Krishna Adak.
- 11) After acquiring right, title and interest, the said three sons of Radha Krishna Adak, while were in possession and enjoyment of the aforesaid property by paying yearly rent to the Zamindar, the said Bijoy Krishna Adak was appointed the guardian of his two minor brothers in Act 39, Case No. 314 of 1918.
- 12) For the purpose of defraying cost of maintenance of the minor brothers, the said Bijoy Krishna Adak obtained permission from the District Judge on 17-04-1923 in respect of selling 12 Cottahs of land.
- 13) Subsequently, one Smt. Haridasi Debi, purchased 3 Cottah 8 Chittaks of Mourashi Mekarari land from the said Bijoy Krishna Adak, who acted for his own self and also for two of his younger minor brothers; on 30<sup>th</sup> Jaistha, 1330 B.S. (according to Bengali Calendar).
- 14) After purchase the said Smt. Haridashi Debi constructed a two-storied building with her own funds over the said land, vide Sanction Plan No. IVB/RS 100 dated 13-05-1930 and started living thereby paying all taxes and rents to the competent authorities and the zamindars.

Ashok Kumar Gupta

For AXISLINE TRADERS PRIVATE LIMITED

Rohan Singh

Director

Rohan Singh



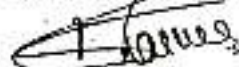
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- 15) Thereafter a small portion of land was gifted to the Municipal Corporation by the said Smt. Haridashi Debi, for development of Jainuddy Mistry Lane.
- 16) Subsequently, by a registered Deed of Conveyance dated 2<sup>nd</sup> October, 1936, Smt. Binapani Debi, purchased the aforesaid property from the said Smt. Haridashi Debi, in respect of all that piece and parcel of land measuring more or less 3 Cottah 7 Chittaks, together with two-storied building constructed thereon situated in Mouza Chetla, Touzi No. 1-16, 8-16, being numbered as 65, Jainuddy Mistry Lane, under previous ward no. 23, later on under Ward No. 082, vide a Deed of Conveyance, registered at the Office of the District sub-Registrar, South 24 Parganas and recorded in Book No. 1, Volume No. 76, Pages 274 to 277, Being No. 4698 for the year 1936.
- 17) After purchasing the said property, the said Smt. Binapani Debi mutated her name in the record of Calcutta Corporation, by paying taxes and outgoings in respect of the said premises.
- 18) Subsequently, the said Binapani Debi, filed an Eviction Suit at the Court of 1<sup>st</sup> Civil Judge Junior Division at Alipore vide Case No. 109/05, against the existing tenants and occupiers for having vacant and peaceful possession of the said property.
- 19) Be it mentioned that the said Smt. Binapani Debi, executed a Will on 15-01-2003 and thereafter died on 12-06-2005, bequeathing all of her right, title and interest in respect of the said premises no. 65/2, Jainuddy Mistry Lane (Jainuddin Misry Lane), Kolkata 700 027.
- 20) One of the said executors of the said Will, Sri Nirmalya Chatterjee, son of Jyotirmoy chatterjee, applied Grant of Probate of the said Will, before the Ld. District Delegate Court at Chandannagar and registered as Probate Case No. 103 of 2006.
- 21) The aforesaid Probate was granted from the District Delegate Court at Chandannagar on 15<sup>th</sup> May, 2007.
- 22) In terms of the said last Will and testament, one Jyotirmoy Chatterjee, son of Late Debi Prasad Chatterjee and Late Binapani Debi alias Chatterjee, became the absolute owner of the said premises no. 65/2, Jainuddy Mistry Lane, P.O. Chetla, P.S. Chetla previously Alipore, Kolkata 700 027.
- 23) The aforesaid Jyotirmoy Chatterjee, thereafter, being in Khas possession and enjoyment of the said property, became the absolute

Agatha K. Gupta

for ANS LINE TRADERS PRIVATE LIMITED



Anshu Singh & Sharmila  
Director



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owner of the said property and thereby mutated his name in the records of the Kolkata Municipal Corporation and thereafter started paying taxes regularly to Kolkata Municipal Corporation and also became the legal party to the suit no. 109/05 and carried on the same at the concerned court, as being the recorded owner of the said property and finally the Ld. Court has issued its verdict on the said Ejectment Suit No. 109/05 vide Order dated 04-02-2013.

- 24) As per present status the defendant of the above case have settled the above matter with the present vendors, herein and three out of four parties namely, Sri. Deb Prasad Das, Smt. Bharati Das Majumdar and Sri Santosh Shil, have already been served the ejection notice in regard to their occupied space and only one namely, Bijoy Kumar Bhattacharjee, son of Late A. K. Bhattacharjee, has already vacated their occupied portion of the premises, with a negotiation and permission from the present vendors. Apart from the abovementioned tenants there are four other tenants in the said building namely Jhuma Shaw, Satyanarayan Gupta, Sabita Gupta and Omkar Banerjee, now being shifted to other places on rehabilitation term, since the building is in a dangerous state as per the present notice sent by the Kolkata Municipal Corporation.
- 25) Being in some financial constraints and in need of fund, the said, Jyotirmoy Chatterjee, proclaimed to sell the property and being acquainted of the intention of Jyotirmoy Chatterjee, one M/S Axisline Traders Private Limited along with Mr. Bhom Singh Ghorawat, (the present vendors herein of these presents) offered a price of Rs. 31,00,000/- (Thirty One Lakhs only).
- 26) The present vendors herein purchased the said property on 4<sup>th</sup> April, 2013, vide a Deed of Conveyance, registered at the Office of the Additional District Sub-Registrar, in Book No. I, CD Volume No. 11, Pages from 3485 to 3503, Being No. 02722 for the year 2013 and the present vendors became the owners of the said property in the manner as follows :
- a) M/S AXISLINE TRADERS PRIVATE LIMITED, (PAN - AAJCA2182M), a private limited company (CIN - U74900WB2011PTC158010), became the owner of undivided 75% of the said property and
  - b) SRI BHOM SINGH GHORAWAT, (PAN - ADSPG6951D), son of Late Kanhaiyalal Ghorawat, became the owner of undivided 25% of the said property.

*Ashw. Ver. Gupta*

M/S AXISLINE TRADERS PRIVATE LIMITED

*Bhom Singh Ghorawat*

DIRECTOR

*Bhom Singh Ghorawat*



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- 27) Subsequently, after purchase of the said property, free from all encumbrances, the present vendors herein, enjoyed the same, without any sort of hindrances, litigation and any civil or criminal proceedings.
- 28) The present vendors herein namely **M/S AXISLINE TRADERS PRIVATE LIMITED** and **SRI BHOM SINGH GHORAWAT**, referred to as a First party of these presents, got their names mutated with the records of the Kolkata Municipal Corporation and have obtained assessee number distinctively. Be it mentioned that the present vendors herein have been allotted Assessee No. **11-082-08-0167-2**. At present the property has some amount of property tax outstanding due to be paid to Kolkata Municipal Corporation, copy of which has been annexed hereto along with the memo of consideration.
- 29) While enjoying the aforesaid property, the vendors are in now some requirement of fund and have decided and declared to sell their property, being municipal premises no. 65/2, Jainuddy Mistry Lane (Jainuddin Mistry Lane), P.O. Chetla, P.O. Chetla, Kolkata 700 027, within the jurisdiction of the K.M.C. Ward No. 082, more fully described in the Schedule hereunder mentioned, at an amount of **Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs Only)**.

Now the present Vendor herein declared to sell the aforesaid property being all that piece and parcel of land comprising of an area of 3 (Three) Cottahs 7 (Seven) Chittaks or 2475 sq. ft. of land beneath with three-storied building thereon with 3658.9 sq. ft. of covered area (comprising of Gr. Floor R.C.C. Structure Covered Area 1688.12 sq. ft.; First Floor R.C.C. Structure Covered Area 1518.16 sq. ft. and Second Floor Tile Shed Covered Area 452.63 sq. ft.) within the KMC Premises no. 65/2, Jainuddy Mistry Lane, P.O. Chetla, P.S. Chetla previously Alipore, Kolkata-700027, which is more fully particularly mentioned in the Second Schedule below at proposed price of **Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs Only)** and the Purchaser herein being acquainted of the same accepted the offer and agreed to purchase the same with proposed price of the Vendor free from all encumbrances.

The parties herein entered into an Agreement for Sale on dated **11<sup>th</sup> April, 2018** and the Purchaser has already paid an earnest money of **Rs. 5,00,000/- (Rupees**

FOR AXISLINE TRADERS PRIVATE LIMITED

Bhom Singh Ghorawat

Director

Ashish Kumar Gupta



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Five Lakhs only) vide R.T.G.S. Transaction No. MAH8H18099409478, dated. 09-04-2018; from Bank of Maharashtra, Bhawanipore Branch, in favour of M/S **AXISLINE TRADERS PRIVATE LIMITED.**

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement dated 11<sup>th</sup> April, 2018 and in consideration of the said total sum of Rs. 1,20,00,000/- (Rupees one crore twenty lakhs only) including the earnest money of Rs. 5,00,000/- (Rupees Five Lakhs Only), well and truly paid by the purchasers to the vendors at the time of execution of these presents (the receipt whereof the vendors doth hereby admit and acknowledge as per memo hereunder written and acquit, release and forever discharge the purchaser as well the land and hereditament hereby sold) the vendors doth hereby grant, transfer, convey, sell, assure and assign unto the Purchasers **ALL THAT** piece and parcel of Bastu land measuring 3 Cottahs 7 Chittaks (i.e. 2475 sq. ft.) with three storied building with total covered area of 3658.9 sq. ft.; standing thereon in lying and situated at Kolkata Municipal corporation premises No. 65/2, Jainuddy Mistry Lane (Jainuddin Mistry Lane), Assessee No. 11-082-08-0167-2, K.M.C. Ward No. 082, P.O. Chetla, P.S. Chetla previously Alipore, Kolkata 700 027; more fully and particularly described hereto and shown by **RED** border lines in the Map or Plan annexed herewith **OR HOWSOEVER** otherwise, the said property and hereditaments now is or are or heretofore was or were situated butted bounded called known numbered described or distinguished **TOGETHER WITH** all paths passages ways sewer drains hedges water watercourses and all other former and ancient rights lights liberties benefits privileges and advantage easements appurtenances whatsoever to the said land with structure and hereditaments belonging to or in anywise appertaining thereto or usually held used enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders and the rents issues and profits thereof **AND** all the

for AXISLINE TRADERS PRIVATE LIMITED

Shri. S. Singh Sharma

Director

Ashok Kumar Gupta



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estate right, title, interest, claim and demand whatsoever both at law and in equity of the vendors into or upon the said land with structure and hereditaments and every part thereof **AND** all the deeds pattahs, muniments, writings evidences of title whatsoever which exclusively relates to the said land with structure and hereditaments or every part thereof which now are or hereafter may be in the custody power, control or possession of the vendors or any person or persons from whom the vendors may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land with structure and hereditaments so to be unto the purchasers absolutely forever free from all encumbrances.

THAT the vendor have simultaneously with the execution of this agreement delivered the purchaser's Advocate on their accountable receipt all the photocopies of title deeds and other documents relating to the said property.

**AND** the VENDORS doth hereby covenant with the **PURCHASERS** as follows :-

**THAT** notwithstanding any act thing deed matters whatsoever made done executed or knowingly suffered to the contrary the vendors now have good right, full power, absolute authority and indefeasible title to grant, transfer convey the said land and hereditaments hereby sold or expressed or intended so to be unto and to the use of the purchaser in the manner aforesaid.

**AND** the purchaser shall and any at all times hereafter peaceably and quietly hold possess and enjoy the said land with structure or every part thereof and pay the rates and taxes to the appropriate authorities upon getting his name mutated in the office of the Kolkata Municipal Corporation and receive the rents issues and profits thereof without any lawful eviction interruption claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the vendors or any of their predecessor-in-title and

Ashok Kumar Gupta

for AXISLINE TRADERS PRIVATE LIMITED

*[Signature]*

Dist. Officer  
Atan Singh Sengupta



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that free and clear and freely and clearly and absolutely exonerated discharged saved harmless and keep the purchaser indemnified from or against all charges, encumbrances made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid.

**FURTHER THE VENDORS** and all persons having lawfully or equitably claiming any estate or interest upon the said land with structure hereditaments or any part thereof from under or in trust for the vendors shall and will from time to time or at all times hereafter at the cost and request of the purchaser do and execute or cause to be done and executed and all such lawful acts deeds things and matter whatsoever for further better and more perfectly assuring and conveying the said land with structure and hereditaments to the Purchaser as shall or may be reasonably required.

**THE** vendors sold the said land with structure thereon while having khas possession and delivered khas possession of the said land with structure to the Purchaser and the Purchaser has satisfied himself with all the relevant documents and has already confirmed the authenticity of the same through various concerned government and competent authorities.

The building is confirmed as to be repaired as of today and Kolkata Municipal Corporation has also served a notice under Section 411(1) dated 22-06-2017, in regard to the immediate repairs and renovation of the same.

The Vendors have already handed over and delivered the following documents to the within named Purchaser:

- 1) Original Title Deed of the property, Being No. 02722 for the year 2013,
- 2) Probate Copy of the Probate Case No. 103 of 2006,
- 3) Original Title Deed of the property, Being No. 4698 for the year 1936.

Atchew Ver. Gupta  
 FOR AXISLINE TRADERS PRIVATE LIMITED  
 Ashwin Singh Shastri  
 Director



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- 4) K.M.C. Notice No. 9255 dated 22-06-2017 under Sec 411(1).  
5) K.M.C. Building Plan dated 13-05-1930

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of revenue free Bastu land measuring 3 cottahs 7 Chittaks (2475 sq. ft) with Three storied partly dilapidated building measuring more or less 3658.9 sq. ft. in total (i.e. on the ground floor R.C.C. **STRUCTURED 1688.12 sq. ft. cemented floor, aged about more than 80 years, on the first floor R.C.C. STRUCTURED 1518.15 sq. ft. cemented floor, aged about more than 80 years, and on the second floor TILE SHED DILAPIDATED STRUCTURE 452.63 sq. ft. cemented floor, aged about more than 80 years**), lying and situated at Kolkata Municipal Corporation premises No. 65/2, Jainuddy Mistry Lane (Jainuddin Mistry Lane), Assessee No. 11-082-08-0167-2, within K.M.C. Ward No. 082, P.O. Chetla, P.S. Chetla previously Alipore, Kolkata 700 027; together with all sorts of right of easement, common passage on the adjacent to the said property including the right of taking Electricity, water connection, drainage sewerage etc. (if necessary) through the common passage attached thereto, which is more fully delineated in **RED** border line in the annexed Map/Plans, which is the part and parcel of this indenture, the landed property is butted and bounded by: -

On the North : 65/1, Jainuddy Mistry Lane (Jainuddin Mistry Lane).

On the South : 65/3, Jainuddy Mistry Lane (Jainuddin Mistry Lane).

On the East : 20' (Feet) wide Jainuddy Mistry Lane (Jainuddin Mistry Lane).

For AXISLINE TILERS PRIVATE LIM

*[Signature]*  
Binay Singh Ghosh Director

*[Signature]*  
A. K. Das



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On the West : 65, Jainuddy Mistry Lane (Jainuddin Mistry Lane).

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

**SIGNED SEALED AND DELIVERED**

Witnesses :

1. *Ankur Banerjee*  
111, Bandyopadhyay Road  
Kolkata 700021
2. *Bani Mukherjee*  
Alipore Police Court  
KOL-27

**DRAFTED BY :**

*Anima Banerjee*  
**ANIMA BANERJEE**  
Advocate  
4A, Hazi Mohsin Road  
Kolkata-700026

**COMPUTER PRINTED AT :**

*Ankur Banerjee*

**Property Solutions**

4A, Hazi Mohsin road, Kolkata 700026

FOR AXISLINE TRADERS PRIVATE LIMITED

*Bhram Singh*  
Director

*Bhram Singh*

**VENDORS**

*Ashok Kumar Gupta*

**PURCHASER**



Additional District Sub-Registrar  
A. P. S.  
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## MEMO OF CONSIDERATION

**RECEIVED** a sum of Rs. 1,20,00,000/- (Rupees one crore twenty lakhs only) from the within named purchasers as total consideration for selling out the landed property mentioned in the Schedule hereinabove written from the following manner :-

1) By RTGS Transaction No. MAHBH180079407128 Dated 09.04.2018 Rs. 5,00,000/-  
in favour of **M/S AXISLINE TRADERS PRIVATE LIMITED,**

from Bank of Maharashtra, Bhawanipore Branch.

2) By Demand Draft No.663501, Dated 29-05-2018 Rs. 85,00,000/-  
in favour of **M/S AXISLINE TRADERS PRIVATE LIMITED,**

from Bank of Maharashtra, Bhawanipore Branch.

4) By Demand Draft No.663502, Dated 01-06-2018 Rs. 30,00,000/-  
in favour of **SRI BHOM SINGH GHORAWAT,** from Bank of  
Maharashtra, Bhawanipore Branch.

Rs. 1,20,00,000 /-

**In words : Rupees One Crore Twenty Lakhs Only.**

### WITNESSES:

1. Ankur Baniya  
11, Barinderpur Rd,  
Kotkata 61.

2. Bafii Mullick  
Alipore Police Chowk  
Kot-27

FOR AXISLINE TRADERS PRIVATE LIMITED



Director

Bhom Singh Ghossein

**VENDORS**



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	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name NAVNEET KRISHNA SHARMA

Signature Navneet



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name BHOMSINGH GHORAWAT

Signature Bhomsingh Ghorawat



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ASHOK KUMAR GUPTA

Signature Ashok Kumar Gupta

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name .....

Signature .....

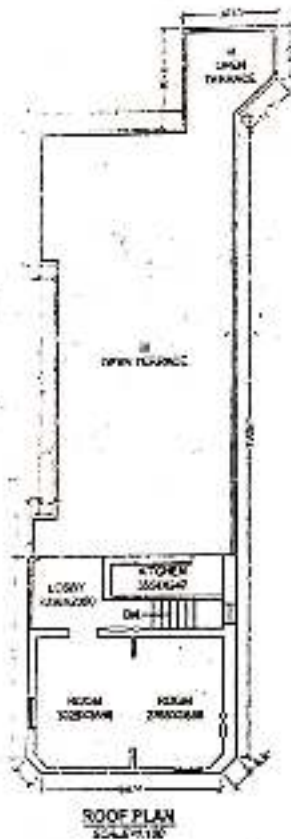
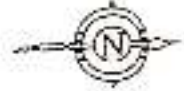


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South 200, Rajadas  
Kolkata - 700027



**DEED PLAN OF SECOND FLOOR OR ROOF OF PREMISES NO.- 65/2, JAINUDDY MISTRY LANE, WARD NO.- 082, BOROUGH- IX, KOLKATA- 700027, ASSESSEE NO. - 11-082-08-0167-2 UNDER KOLKATA MUNICIPAL CORPORATION.**

- AREA OF LAND (AS PER DEED) = 24.73 SQ. FT. OR, 3K. - 7CH. - 00 SQ.FT.
- AREA OF LAND (AS PER PHYSICAL MEASUREMENT) = 2268.78 SQ.FT. OR, 5K. - 2CH. - 16.76 SQ FT
- 2ND FLOOR COVERED AREA = 42.06 SQ.M. OR, 452.83 SQ.FT. (ROOF COVERED AREA)
- OPEN TERRACE AREA = 86.74 SQ M. OR, 933.87 SQ.FT. (ROOF OPEN AREA)
- TOTAL COVERED AREA = 139.92 SQ.M. OR, 1486.90 SQ.FT.



For AXISLINE TRADERS PRIVATE LIM. CO.

*Ashok Kumar*

Director

*Ashok Singh Sharma*

SIGNATURE OF VENDOR

*Ashok Kumar*

SIGNATURE OF PURCHASER

*Niranjan Banerjee*

Niranjan Banerjee  
B.N. (Civil) L.B.S./I/1373  
(K.M.C.)

SIGNATURE OF L.B.S.

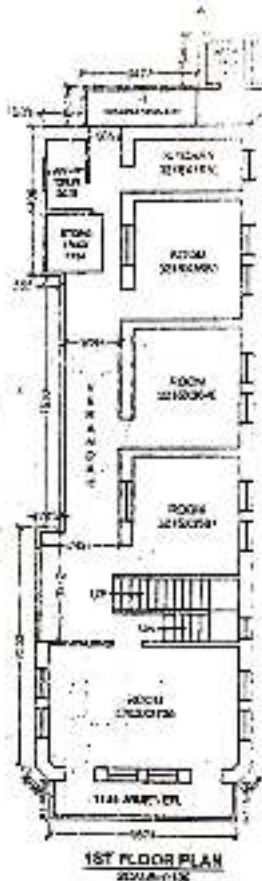


Adul. Dist. Sub-Registrar  
Alipore  
- 6 JUN 2018  
South 24 Parganas  
Kolkata-700027



**DEED PLAN OF FIRST FLOOR OF PREMISES NO.- 65/2, JAINUDDY MISTRY LANE, WARD NO.- 082, BOROUGH- IX, KOLKATA- 700027, ASSESSEE NO.- 11-082-08-0167-2 UNDER KOLKATA MUNICIPAL CORPORATION.**

- AREA OF LAND (AS PER DEED) = 2475 SQ.FT. OR, 3K. - 7CH. - 00 SQ.FT.
- AREA OF LAND (AS PER PHYSICAL MEASUREMENT) = 2266.76 SQ.FT. OR, 3K. - 2CH. - 16.76 SQ.FT.
- 1ST FLOOR COVERED AREA = 141.04 SQ.M. OR, 1518.15 SQ.FT.
- TOTAL COVERED AREA = 318.92 SQ.M. OR, 3436.90 SQ.FT.



FOR AXISLINE TRADERS PRIVATE LIM

*(Signature)*

Director

Ashwan Singh Sharma

SIGNATURE OF VENDOR

*(Signature)*

SIGNATURE OF PURCHASER

*(Signature)*

Niranjan Banerjee  
B.E. (Civil) L.B.S./1/1373  
(K.M.C.)

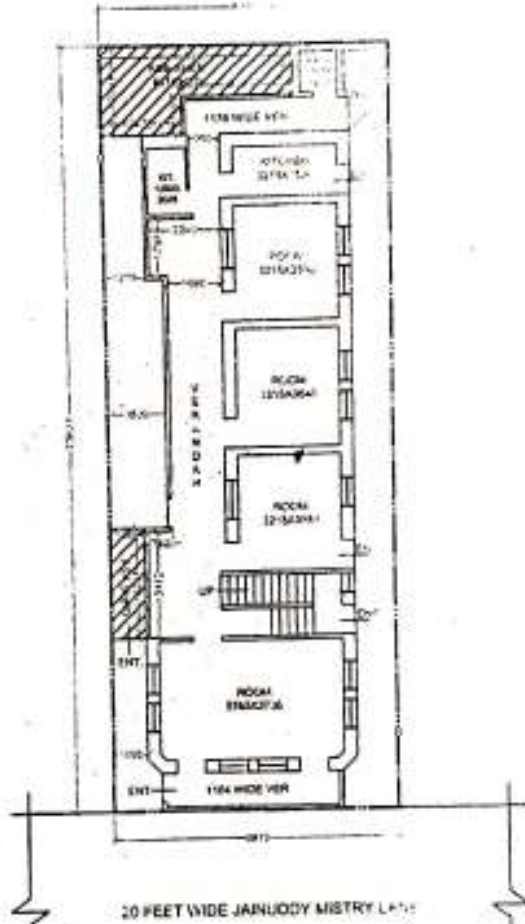
SIGNATURE OF L.B.S.



Addl. Dist. Sub-Registrar  
Alipore  
- 6 JUN 2018  
South 24 Parganas  
Kolkata-700027

**DEED PLAN OF GROUND FLOOR OF PREMISES NO.- 65/2, JAINUDDY MISTRY LANE, WARD NO.- 082, BOROUGH- IX, KOLKATA- 700027, ASSESSEE NO.- 11-082-08-0167-2 UNDER KOLKATA MUNICIPAL CORPORATION.**

- AREA OF LAND (AS PER DEED) = 2475 SQ.FT. OR. 3K - 7CH - 00 SQ.FT.
- AREA OF LAND (AS PER PHYSICAL MEASUREMENT) = 2296.75 SQ.FT. OR. 3K - 2CH - 16 75 SQ.FT.
- GROUND FLOOR COVERED AREA = 156.63 SQ.M. OR. 1688.12 SQ.FT.
- TOTAL COVERED AREA = 339.92 SQ.M. OR. 3658.90 SQ.FT.



for AXISLINE TRADING PRIVATE LTD.

*[Handwritten Signature]*

Director

*[Handwritten Signature]*

**SIGNATURE OF VENDOR**

GROUND FLOOR PLAN  
SCALE 1/10

*[Handwritten Signature]*

**SIGNATURE OF PURCHASER**

*[Handwritten Signature]*

**Niranjan Banerjee**  
B.E. (Civil) / L.B.S./1/1373  
(K.M.C.)

**SIGNATURE OF L.B.S.**





Dist. Sub-Registrar  
- 6 JUN 2018  
South 24 Parganas  
Kolkata-700027

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

GRN: 19-201819-024571128-1

Payment Mode Online Payment

GRN Date: 06/06/2018 08:19:55

Bank : Bank of Boroda

BRN : 89482553

BRN Date: 06/06/2018 08:24:00

DEPOSITOR'S DETAILS

Id No. : 16051000153037/3/2018

[Query No./Query Year]

Name : OMKAR BANERJEE  
Contact No. : Mobile No. : +91 8420579752  
E-mail : omkarbanerjee1977@gmail.com  
Address : 4A HAZI MOHSIN ROAD PO KALSHAT KOLKATA 700026  
Applicant Name : Mr SANJAY KUMAR BASU  
Office Name :  
Office Address :  
Status of Depositor : Others  
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl No	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	16051000153037/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	880279
2	16051000153037/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	126480

Total

1006759

In Words : Rupees Ten Lakh Six Thousand Seven Hundred Fifty Nine only



### Major Information of the Deed

Deed No :	I-1605-03648/2018	Date of Registration	06/06/2018
Query No / Year	1605-1000153037/2018	Office where deed is registered	
Query Date	05/06/2018 1:51:59 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANJAY KUMAR BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027 Mobile No. : 8240357951, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,20,00,000/-	Rs. 1,26,46,550/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,85,279/- (Article:23)	Rs. 1,26,480/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip (Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Chetla, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jainuddin Mistry Lane, Premises No. 65/2, Ward No: 82

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 7 Chatak	1,05,00,000/-	1,10,00,000/-	Width of Approach Road: 20 Ft.
<b>Grand Total :</b>					5.6719Dec	105,00,000 /-	110,00,000 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3658.9 Sq Ft.	15,00,000/-	16,46,550/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1688.12 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1518.15 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 452.63 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		3658.9 sq ft	15,00,000 /-	16,46,550 /-	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature:
1	Mr GHANASHYAM DAS SHARMA DIRECTOR OF AXISLINE TRADERS PVT LTD Son of Mr SATYANARAYAN SHARMA, 3 DR RAJENDRA ROAD 3RD FLOOR, Flat No: 3B, P O. - BHAWANIPORE, P.S:- Bhawanipore, Kolkata, District:South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKKPS3621B, Status :Individually Executed by: Attorney, Executed by: Attorney



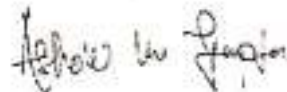
Major Information of the Deed :- I-1605-03648/2018-06/06/2018



2 **Mr BARISAN KUNDU DIRECTOR OF AXISLINE TRADERS PVT LTD**  
 Son of Late PASUPATI NATH KUNDU , 56A BAKUL BAGAN ROAD, P.O.- BHAWANIPORE, P.S - Bhawanipore  
 Kolkata. District -South 24-Parganas, West Bengal, India. PIN - 700025 Sex: Male, By Caste: Hindu, Occupation  
 Business. Citizen of: India, PAN No.: AFQPK5633N Status Individual, Executed by: Attorney, Executed by:  
 Attorney

3	Name	Photo	Fingerprint	Signature
	<b>Mr BHOM SINGH GHORAWAT</b> Son of Late KANHAIYALAL GHORAWAT Executed by: Self, Date of Execution: 06/06/2018 , Admitted by: Self, Date of Admission: 06/06/2018 ,Place : Office	 <small>06/06/2018</small>	 <small>LTI 06/06/2018</small>	 <small>06/06/2018</small>
	, 2 RAJA WOODMOUNT STREET, P.O:- G P O, P.S:- Burropazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADSPG6951D, Status :Individual, Executed by: Self, Date of Execution: 06/06/2018 , Admitted by: Self, Date of Adm.ission: 06/06/2018 ,Place : Office:			
4	<b>AXISLINE TRADERS PRIVATE LIMITED</b> 5, DWARIK GANGULY STREET, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India. PIN - 700026 , PAN No.: AAJCA2182M, Status :Organization, Executed by: Representative, Executed by: Representative			

**Buyer Details :**



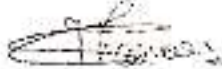
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr ASHOK KUMAR GUPTA (Presentant)</b> Son of Late GIRIJA PRASAD GUPTA Executed by: Self, Date of Execution: 06/06/2018 , Admitted by: Self, Date of Admission: 06/06/2018 ,Place : Office	 <small>06/06/2018</small>	 <small>LTI 06/06/2018</small>	 <small>06/06/2018</small>
	Son of Late GIRIJA PRASAD GUPTA Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BXAPG0662C, Status :Individual, Executed by: Self, Date of Execution: 06/06/2018 , Admitted by: Self, Date of Admission: 06/06/2018 ,Place : Office			

Major Information of the Deed :- I-1605-03648/2018-06/06/2018



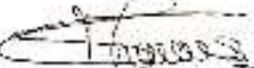
12/06/2018 Query No:-16051000153037 / 2018 Deed No :- 160503648 / 2018, Document is digitally signed.



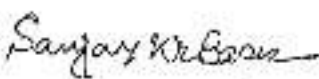
**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr NAVNEET KRISHNA SHARMA</b> Son of Mr GHANASHYAM DAS SHARMA Date of Execution - 06/06/2018, Admitted by: Self, Date of Admission: 06/06/2018, Place of Admission of Execution: Office	 <small>Jun 6 2018 1:32PM</small>	 <small>LTI 06/06/2018</small>	 <small>06/06/2018</small>
2 RAJA WOODMOUNT STREET, P.O:- G P O, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AKTPS7373K Status : Attorney, Attorney of : Mr GHANASHYAM DAS SHARMA DIRECTOR OF AXISLINE TRADERS PVT LTD, Mr BARISAN KUNDU DIRECTOR OF AXISLINE TRADERS PVT LTD				

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr NAVNEET KRISHNA SHARMA</b> Son of Mr GHANASHYAM DAS SHARMA Date of Execution - 06/06/2018, Admitted by: Self, Date of Admission: 06/06/2018, Place of Admission of Execution: Office	 <small>Jun 6 2018 1:32PM</small>	 <small>LTI 06/06/2018</small>	 <small>06/06/2018</small>
3, DR. RAJENDRA ROAD, Flat No: 3B, 3RD FLOOR, P.O:- ELGIN ROAD, P.S:- Bhawanipore, Kolkata District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AKTPS7373K Status : Representative, Representative of : AXISLINE TRADERS PRIVATE LIMITED (as DIRECTOR)				

**Identifier Details :**

Name & address	
Mr SANJAY KUMAR BASU Son of Late N K BASU ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Dood Writer, Citizen of India, Identifier Of Mr BHOM SINGH GHORAWAT, Mr ASHOK KUMAR GUPTA, Mr NAVNEET KRISHNA SHARMA, Mr NAVNEET KRISHNA SHARMA	06/06/2018
	

Major Information of the Deed :- I-1605-03648/2018-06/06/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr GHANASHYAM DAS SHARMA DIRECTOR OF AXISLINE TRADERS PVT LTD	Mr.ASHOK KUMAR GUPTA-1.41797 Dec
2	Mr BARISAN KUNDU DIRECTOR OF AXISLINE TRADERS PVT LTD	Mr ASHOK KUMAR GUPTA-1.41797 Dec
3	Mr BHOM SINGH GHORAWAT	Mr ASHOK KUMAR GUPTA-1.41797 Dec
4	AXISLINE TRADERS PRIVATE LIMITED	Mr ASHOK KUMAR GUPTA-1.41797 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr GHANASHYAM DAS SHARMA DIRECTOR OF AXISLINE TRADERS PVT LTD	Mr ASHOK KUMAR GUPTA-914.72500000 Sq Ft
2	Mr BARISAN KUNDU DIRECTOR OF AXISLINE TRADERS PVT LTD	Mr ASHOK KUMAR GUPTA-914.72500000 Sq Ft
3	Mr BHOM SINGH GHORAWAT	Mr ASHOK KUMAR GUPTA-914.72500000 Sq Ft
4	AXISLINE TRADERS PRIVATE LIMITED	Mr ASHOK KUMAR GUPTA-914.72500000 Sq Ft

Endorsement For Deed Number : I - 160503648 / 2018

On 05-06-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,26,46,550/-

*Md Shadman*

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

Major Information of the Deed :- I-1605-03648/2018-06/06/2018

12/06/2018 Query No:-18051000153037 / 2018 Deed No :- 160503648 / 2018, Document is digitally signed



On 06-06-2018

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 2 of Indian Stamp Act, 1959

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

Presented for registration at 13:09 hrs on 06-06-2018, at the Office of the A.D.S.R. ALIPORE by Mr. ASHOK KUMAR GUPTA, Claimant.

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

Execution is admitted on 06/06/2018 by 1. Mr BHOM SINGH GHORAWAT, Son of Late KANHAIYALAL GHORAWAT, 2 RAJA WOODMOUNT STREET, P.O: G P O, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL India, PIN - 700001, by caste Hindu, by Profession Business, 2. Mr ASHOK KUMAR GUPTA, Son of Late GIRIJA PRASAD GUPTA, 15 MALLIK PARA LANE, P.O: BANGUR AVENUE, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Identified by Mr SANJAY KUMAR BASU, , Son of Late N K BASU, ALIPORE POLICE COURT, P O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 06-06-2018 by Mr NAVNEET KRISHNA SHARMA, DIRECTOR, AXISLINE TRADERS PRIVATE LIMITED (Private Limited Company), 5, DWARIK GANGULY STREET, P.O.- KALIGHAT, P.S.- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr SANJAY KUMAR BASU, , Son of Late N K BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

**Executed by Attorney**

Execution by Mr NAVNEET KRISHNA SHARMA, , Son of Mr GHANASHYAM DAS SHARMA, 2 RAJA WOODMOUNT STREET, P O: G P O, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL India, PIN - 700001, by caste Hindu, by profession Business as the constituted attorney of 1. Mr GHANASHYAM DAS SHARMA DIRECTOR OF AXISLINE TRADERS PVT LTD, 3 DR RAJENDRA ROAD 3RD FLOOR, Flat No 3B, P O BHAWANIPORE, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, 2. Mr BARISAN KUNDU DIRECTOR OF AXISLINE TRADERS PVT LTD, 56A BAKUL BAGAN ROAD, P O BHAWANIPORE, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025 is admitted by him

Identified by Mr SANJAY KUMAR BASU, , Son of Late N K BASU, ALIPORE POLICE COURT, P O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,26,480/- ( A(1) = Rs 1,26,466/-, E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,26,480/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/06/2018 8:24AM with Govt. Ref. No: 192016190245711281 on 06-06-2018, Amount Rs. 1,26,480/-, Bank: Bank of Baroda ( BARBODIAE), Ref. No. 89482553 on 06-06-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- 1605-03848/2018-06/06/2018

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,85,279/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 8,80,279/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 17273, Amount: Rs.5,000/-, Date of Purchase: 23/04/2018, Vendor name S Datta  
Description of Online Payment: using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB  
Online on 06/06/2018 8 24AM with Govt. Ref. No: 192018190245711281 on 06-06-2018, Amount Rs: 8,80,279/-  
Bank: Bank of Boroda ( BARBOINDIAE), Ref. No. 89482553 on 06-06-2018. Head of Account 0030-02-103-003-02

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

Major Information of the Deed :- I-1605-03648/2018-06/06/2018

12/06/2018 Query No:-16051000153037 / 2018 Deed No :- 160503648 / 2018, Document is digitally signed

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2018, Page from 117802 to 117831  
being No 160503648 for the year 2018.



Digitally signed by MD SHADMAN  
Date: 2018.06.12 12:37:42 +05:30  
Reason: Digital Signing of Deed.

*Md Shadman*

(Md Shadman) 12/06/2018 12:37:25  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)