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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the past of this document.

U 966112

18-30  
 9/11/15  
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 12.19/15

*[Signature]*  
 District Sub-Registrar-II  
 Alipore, South 24 Parganas

14 OCT 2015

THIS INDENTURE made this 9<sup>TH</sup> day of OCTOBER Two Thousand Fifteen BETWEEN RAMDATT TIWARI, having PAN AWSPT7888F, son of Late Brhamdatt Tiwari, residing at 340 Mubarakpur, Post Office Mubarakpur, Police Station Kotwali, Ambedkar Nagar, Uttar Pradesh, Pin Code 224 190, hereinafter referred to as the VENDOR (which 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 FIRST PART,

*[Handwritten signature]*

24

784

24/08/15

Gaulam Mukherjee



No. \_\_\_\_\_ Date \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Value 100 \_\_\_\_\_

4509 HOQUE GAZI  
Advocate  
District Civil & Criminal Court

H. SARDAR  
Advocate  
District Civil & Criminal Court

EKARAJ DEVELOPERS PVT, LTD.

Gaulam Mukherjee  
Director Authorised Signatory



4510

Ram Dutt Tiwari



4511

PE INNS PRIVATE LIMITED

Prakash Mudda  
Director / Authorised Signatory

District Sub-Register-II  
Allpore, South 24 Parganas

- 9 OCT 2015

Identified by me  
Alamgir Reza Adv  
s/o, ~~Alamgir~~ Jahangir Reza  
28/1, Judge Court Road  
451-27

**ES INNS PRIVATE LIMITED**, having PAN **AABCP4805C**, having CIN **U55101WB1987PTC043303**, a Company incorporated under the Companies Act, 1956, having its registered office at 12C Chakraberia Road (N), Post Office Ballygunge, Police Station Ballygunge, Kolkata 700 020, being represented by its authorized signatory Prakash Musaddi, having PAN AIHPM8644H, son of Mr. Raj Kumar Musaddi, residing at 12B, Lord Sinha Road, 8<sup>th</sup> Floor, Police Station Shakespeare Sarani, Kolkata 700 071, hereinafter referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-interest and assigns) of the **SECOND PART AND EKARAJ DEVELOPERS PRIVATE LIMITED**, having PAN **AADCE4258N**, having CIN **U45400WB2013PTC195347**, a Company incorporated under the Companies Act, 1956, having its registered office at 122/1R, Satyendra Nath Majumdar Sarani, Post-office Tollygunge, Police Station Tollygunge, Kolkata 700 026, being represented by its authorized signatory Gautam Mukherjee, having PAN BISPM1990E, son of Late Jiban Krishna Mukherjee, residing at Sahara Ghosh Para, Post Office Micheal Nagar, Police Station Airport, Kolkata 700 133, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-interest and assigns) of the **THIRD PART** :

**WHEREAS :**

A) One **Brhamdatt Tiwari** (since deceased), son of Late Maheshdatt Tiwari, formerly residing at No.153 S.N. Roy Road, Kolkata 700 038 and Phiroj D. Karai (also since deceased), son of Late Dhanjibhai Karai, formerly residing at No.3 Moira Street, Kolkata 700 016, during their respective lifetime were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the various pieces and parcels of land containing by estimation an area of 633 decimals, more or less, situated at Mouza Punja Sahapur, J.L. No.9, Ward No.118 within the limits of Kolkata Municipal Corporation, P.S. Behala details whereof are as follows:

Dag No.	R.S. Khatian No.	Area (in decimals)
271	446	90
273	446	118
274	446	411
276	446	14
<b>Total</b>		<b>633</b>

(hereinafter referred to as the said **ENTIRE PROPERTY**) each one of them being entitled to undivided half share or interest therein.

B) The said Brhamdatt Tiwari died intestate on 8<sup>th</sup> February, 2008, leaving him surviving his wife Pushpa Devi and one son namely Ramdatt Tiwari and upon the death of Smt. Pushpa Devi who also died on 5<sup>th</sup> October, 2009, the said Ramdatt Tiwari became entitled to the undivided

*Handwritten signature*

half share or interest into or upon the said Entire Property held and/or belonging to the said Late Bhamdatt Tiwari.

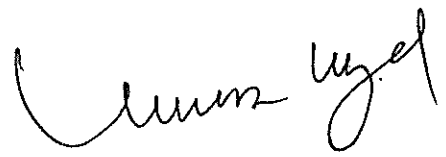
C) Thus the Vendor herein became seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land measuring 316.5 decimals, be the same a little more or less, being their undivided 1/2 part or share in the Entire Property, more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the said **PROPERTY**).

D) Having decided to sell and dispose of the said Property the Vendor approached the Confirming Party and by an Agreement dated 5<sup>th</sup> day of October, 2015, made between the Vendor herein and the Confirming Party herein, the Vendor herein offered to sell and transfer ALL THAT the piece and parcel of land measuring 10 decimals, be the same a little more or less, out of the said Property more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written (hereinafter referred to as the said **SUBJECT PROPERTY**) in favour of the Confirming Party herein at and for the consideration and terms mentioned therein and the Confirming Party herein has paid a sum of Rs.1,00,000/- (Rupees One Lac only) to the Vendor herein as payment of part consideration.

E) The Confirming Party has since nominated the Purchaser to acquire the Subject Property directly from the Vendor at and for the consideration for Nomination cost of Rs.25,00,000/- (Rupees Twenty Five Lacs only).

F) By reason of the aforesaid there has been a novation of the contract whereby and where under the Vendor with the consent and concurrence of the Confirming Party herein have agreed to sell and the Purchaser has agreed to purchase the Subject Property being ALL THAT the piece and parcel of land measuring 10 decimals, be the same a little more or less, situate lying at Mouza Punja Sahapur, J. L. No.9, comprised in R. S. Dag Nos.271, 273, 274 and 276 appertaining to R. S. Khatian No.446, within Police Station Behala, under Ward No.118, within the ambit of Kolkata Municipal Corporation in the District of South 24 Parganas, free from all encumbrances, charges, liens, lispendens, attachments, trusts of whatsoever nature at and for a total consideration of Rs.30,00,000/- (Rupees Thirty Lacs only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.1,00,00/- (Rupees One Lac only) of the lawful money of the Union of India well and truly paid by the Confirming Party on behalf of the Purchaser to the Vendor at or before execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge thereof forever acquit, release and discharge the Purchaser the Subject Property) (which sum has since been reimbursed by the Purchaser to the Confirming Party, the receipt whereof the Confirming Party doth hereby as also by the receipt hereunder admit and acknowledge) and in further consideration of the said sum of Rs.25,00,000/- (Rupees Twenty Five Lacs only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Confirming Party at or before the execution of these presents (the receipt whereof the



Confirming Party doth hereby as also by the receipt hereunder written admit and acknowledge) being the consideration for the said nomination making together the total consideration of Rs.26,00,000/- (Rupees Twenty Six Lacs only) and in further consideration of Rs.4,00,000/- (Rupees Four Lacs only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge) making together the total consideration of Rs.30,00,000/- (Rupees Thirty Lacs only) paid by the Purchaser, the Vendor doth hereby grant, transfer, convey, assign and assure and the Confirming Party doth hereby confirm and assure unto and in favour of the Purchaser **ALL THAT** the piece and parcel of land measuring 10 decimals, be the same a little more or less, situate lying at Mouza Punja Sahapur, J. L. No.9, comprised in R. S. Dag Nos.271, 273, 274 and 276 appertaining to R. S. Khatian No.446, within Police Station Behala, under Ward No.118, within the ambit of Kolkata Municipal Corporation in the District of South 24 Parganas, free from all encumbrances, charges, liens, lispendens, attachments, trusts of whatsoever nature more fully and particularly described in the **SECOND SCHEDULE** hereunder written (hereinafter referred to as the said **SUBJECT PROPERTY**) **OR HOWSOEVER OTHERWISE** the said Subject Property or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the Subject Property or any part thereof belonging to or anywise appurtenant or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the Subject Property or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the Subject Property hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or Confirming Party or their predecessors-in-title done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Subject Property hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor has now in himself good right, full power and absolute authority to grant, transfer and convey the Subject Property hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the Subject Property and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or the Confirming Party or any person or persons lawfully or equitably claiming from under or in trust

*W. M. Singh*

for them **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or the Confirming Party or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the Subject Property or any part thereof from under or in trust for him the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the Subject Property and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

**II.** The Vendor further assures and confirms that none of his heirs, executors, administrators, legal representatives and assigns shall ever raise any future claim demand right title or interest in respect of and over their share in the Subject Property or any portion thereof.

**III.** The Vendor further assures and confirms that he shall indemnify and keep indemnified the Purchaser and its successors or successors-in-interest and assigns from any future claim demand right title or interest in respect of and over their share in the Subject Property.

*Wm. L. Lutz*

**THE FIRST SCHEDULE ABOVE REFERRED TO :****(PROPERTY)**

**ALL THAT** the piece and parcel of land measuring 316.5 decimals, be the same a little more or less, situate lying at Mouza Punja Sahapur, J. L. No.9, appertaining to R. S. Khatian No.446, within Police Station Behala, Mon Mohan Banerjee Road, under Ward No.118, within the ambit of Kolkata Municipal Corporation in the District of South 24 Parganas, comprised in the following manner:-

Dag No.	Total Area (in decimals)	Undivided ½ share (in decimals)
271	90	45
273	118	59
274	411	205.5
276	14	7
<b>Total</b>	<b>633</b>	<b>316.5</b>

**THE SECOND SCHEDULE ABOVE REFERRED TO :****(SUBJECT PROPERTY)**

**ALL THAT** the piece and parcel of land measuring 10 decimals, be the same a little more or less, situate lying at Mouza Punja Sahapur, J. L. No.9, comprised in R. S. Dag Nos.271, 273, 274 and 276 appertaining to R. S. Khatian No.446, within Police Station Behala, Mon Mohan Banerjee Road, under Ward No.118, within the ambit of Kolkata Municipal Corporation in the District of South 24 Parganas.

*Umsuz*

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

SIGNED AND DELIVERED by the VENDOR at Kolkata in the presence of :

Ram Dutt Tiwari

1) K. K. Chatterjee  
201/A M.G. Road, Kolkata.

2) Smt. E. Aggarwal  
154 Rabindra Sarani  
Kolkata

SIGNED SEALED AND DELIVERED by the CONFIRMING PARTY at Kolkata in the presence of :

1) K. K. Chatterjee  
2) Smt. E. Aggarwal  
154 Rabindra Sarani  
Kolkata

PS INNS PRIVATE LIMITED

*Ramesh Kumar*

Director Authorised Signatory

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

1) K. K. Chatterjee  
2) Smt. E. Aggarwal  
154 Rabindra Sarani  
Kolkata

EKARAJ DEVELOPERS PVT. LTD

*Gautam Mukherjee*

Director Authorised Signatory

Drafted by as per the instructions of the Parties

Alamgir's, Reza F-1194/03  
Advocate

Alipore Judges Court  
Kolkata-27

*Alamgir's*



**RECEIVED** by the Vendor of and from the within named Purchaser the within mentioned sum of Rs.4,00,000/- (Rupees Four Lacs only) being the consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

Date	DD / UTR No./ Cheque No.	Bank & Branch	Amount (Rs.)
09.10.2015	325858	Indian Overseas Bank, K	4,00,000.00
Total			4,00,000.00

(Rupees Four Lacs only)

**WITNESSES:**

- 1) 14A, 1st Floor,
- 2) Smt. E. Agarni  
154, Rameshwar Sarani  
KQ-7

Ram Dutt Tiwari

*(Handwritten signature)*

**RECEIVED** by the Confirming Party of and from the within-named Purchaser the within-mentioned sum of Rs.26,00,000/- (Rupees Twenty Six Lacs only) being the consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

Date	DD / UTR No./ Cheque No.	Bank & Branch	Amount (Rs.)
09.10.2015	325859	Indian Overseas Bank, Katighat Branch	16,00,000.00
09.10.2015	325860	- Do -	10,00,000.00
Total			26,00,000.00

(Rupees Twenty Six Lacs only)

PS INNS PRIVATE LIMITED

*Ramesh Muradala*




























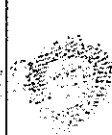





Director / Authorised Signatory

**WITNESSES:**

- 1) K. S. S. S. S.
- 2) S. S. S. S. S.  
154 Ramesh S. S.  
K. S. S.

*Umesh K. S.*

SPECIMEN FORM FOR TEN FINGER PRINTS

 <i>Ram Dutt Tiwari</i>	<i>Ram Dutt Tiwari</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
 <i>Prabhat Mudda</i>	<i>Prabhat Mudda</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
 <i>Gaudam Mukherjee</i>	<i>Gaudam Mukherjee</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						

*Munish*



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

11

210820/18

Query No / Year	16020000825420/2015	Query Date	07/10/2015 2:00:35 PM
Office where deed will be registered	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Alamgir Reza		
Address	28/1 Judges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027		
Applicant Status	Advocate		
Other Details	Mobile No. : 9874196499		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4311] Receipt [Rs : 26,00,000/-]		
Set Forth value	Rs. 30,00,000/-	Total Market Value:	Rs. 47,06,844/-
Stampduty Payable	Rs. 3,29,480/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 80,387/-	Registration Fee Article:-	A(1), B, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

Ram Dutt Tiwari

Gautam Mukherjee  
Prakash Mukherjee



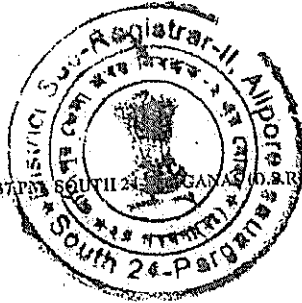
Query No:-16020000825420/2015, 07/10/2015 02:02:37 PM Form www.wbregistration.gov.in

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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, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manomohan Banerjee Road, , Ward No: 118		10-Dec	29,90,000/-	46,76,844/-	Proposed Use: Bastu, Width of Approach Road: 10 Ft., Adjacent to Metal Road.
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
	Gr. Floor	100 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete	
S1	On Land L1	100 Sq Ft.	10,000/-	30,000/-	Structure Type: Structure	
Seller Details						
Sl No.	Name & Address ( Organization )	Status	Execution And Admission Details	Other Details		
1	Mr Ramdatt Tiwari Son of Late Brhamdatt Tiwari 340, Mubarakpur, Ambedkar Nagar, Post Office: Mubarakpur, KOWALI, District:- Ambedkar Nagar, Uttar Pradesh, India, PIN - 224190	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,		
2	PS INNS PRIVATE LIMITED 12C, Chakraberia Road North, Post Office: Ballyguge, Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Organization	Executed by: Representative,	PAN No. AABCP4805C,		

Ram Dutt Tiwari

Gaulam Mukherjee  
Prakash Mouda



Query No:-16020000825420/2015, 07/10/2015 02:02:37 PM (SOUTH 24-PARGANAS (O.S.R. - II) Form www.wbregistration.gov.in)

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Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr Prakash Musaddi , Authorised Signatory, PS INNS PRIVATE LIMITED 12C, Chakraberia Road North, Post Office: Ballyguge, Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AIHPM8644H,		PS INNS PRIVATE LIMITED
Buyer Details				
SI No.	Name & Address ( Organization )	Status	Execution And Admission Details	Other Details
1	EKARAJ HOMES PRIVATE LIMITED 122/1R, S N Majumder Sarani, Post Office: Kalighat, Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Organization	Executed by: Representative,	PAN No. AADCE4255B,
Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr Gautam Mukherjee , Authorised Signatory, EKARAJ HOMES PRIVATE LIMITED 122/1R, S N Majumder Sarani, Post Office: Kalighat, Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BISPM1990E,		EKARAJ HOMES PRIVATE LIMITED
Identifier Details				
Identifier Name & Address		Other Details	Identifier of	
Mr Alamgir Reza Son of Mr Jahangir Reza 28/1 Judges Court Road, Post Office: Alipore, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027		Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India,	Mr Ramdatt Tiwari, Mr Prakash Musaddi, Mr Gautam Mukherjee	

Ram Dutt Tiwari



Gautam Mukherjee  
Prakash Musaddi

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Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L1	Mr Ramdatt Tiwari	EKARAJ HOMES PRIVATE LIMITED	5 Dec	50
L1	PS INNS PRIVATE LIMITED	EKARAJ HOMES PRIVATE LIMITED	5 Dec	50
Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
S1	Mr Ramdatt Tiwari	EKARAJ HOMES PRIVATE LIMITED	50 Sq Ft	50
S1	PS INNS PRIVATE LIMITED	EKARAJ HOMES PRIVATE LIMITED	50 Sq Ft	50

For Information only

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. Assessed market value & Query is valid for 44 days i.e. upto 20/11/2015
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.

Ram Dutt Tiwari

Gautam Mukherjee  
Prakash Mudda



Query No:-16020000825420/2015, 07/10/2015 02:02:37 PM SOUTH 24 PARGANAS (D.S.R. - II) Form www.wbregistration.gov.in

*[Handwritten signature]*



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
FORM-1564

2-10820/118

Miscellaneous Receipt

Visit Commission Case No / Year	1602001917/2015	Date of Application	09/10/2015
Query No / Year	16020000825420/2015		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Alamgir Reza		
Stampduty Payable	Rs.3,29,480/-		
Registration Fees Payable	Rs.80,387/-		
Applicant Name of the Visit Commission	Mr Alamgir Reza		
Applicant Address	advocate, alipur judges court, kol-27		
Place of Commission	122/1r s n majumder sarani ,kol-26		
Expected Date and Time of Commission	09/10/2015 4:00 PM		
Fee Details	J1: 250/-, J2: 150/-, PTA-J(2): 0/-, Total Fees Paid: 400/-		
Remarks			



Query No:-16020000825420/2015, 09/10/2015 11:24:49 AM SOUTH 24 PARGANAS (D.S.R. - II)

*Alamgir Reza*







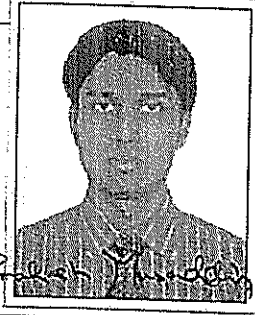



Government of West Bengal

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

OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16020000825420/2015

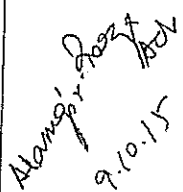
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Ramdatt Tiwari 340, Mubarakpur, Ambedkar Nagar, P.O:- Mubarakpur, P.S:- KOWALI, District:- Ambedkar Nagar, Uttar Pradesh, India, PIN - 224190	Seller			 19.10.2015
2	Mr Prakash Musaddi 12B, Lord Sinha Road,, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Representative of Seller [PS INNS PRIVATE LIMITED ]			 09/10/15.
3	Mr Gautam Mukherjee Sahara Ghosh Para,, P.O:- Michael Nagar, P.S:- Airport, District:- North 24-Parganas, West Bengal, India, PIN - 700133	Representative of Buyer [EKARAJ DEVELOPERS PRIVATE LIMITED ]			 09.10.15



Query No:-16020000825420/2015, 09/10/2015 11:24:49 AM SOUTH 24-PARGANAS (D.S.R. - II)



Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Alamgir Reza Son of Mr Jahangir Reza 28/1 Judges Court.Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Mr Ramdatt Tiwari, Mr Prakash Musaddi, Mr Gautam Mukherjee	 Alamgir Reza 9.10.15

(Rina Chaudhury)  
 DISTRICT SUB-  
 REGISTRAR  
 OFFICE OF THE D.S.R. - I  
 SOUTH 24-PARGANAS  
 South 24-Parganas, West  
 Bengal



Query No:-16020000825420/2015, 09/10/2015 11:24:49 AM SOUTH 24-PARGANAS (D.S.R. - II)

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**Seller, Buyer and Property Details**

**A. Seller & Buyer Details**

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Gautam Mukherjee Sahara Ghosh Para., P.O:- Michael Nagar, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700133

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr Ramdatt Tiwari Son of Late Brhamdatt Tiwari 340, Mubarakpur, Ambedkar Nagar, P.O:- Mubarakpur, P.S:- KOWALI, District:-Ambedkar Nagar, Uttar Pradesh, India, PIN - 224190Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 09/10/2015; Date of Admission : 09/10/2015; Place of Admission of Execution : Pvt. Residence
2	PS INNS PRIVATE LIMITED 12C, Chakraberia Road North, P.O:- Ballyguge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019PAN No. AABCP4805C,; Status : Organization; Represented by ( 1-2 ) representative as given below:-
1-2 (1)	Mr Prakash Musaddi 12B, Lord Sinha Road,, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AIHPM8644H,; Status : Representative; Date of Execution : 09/10/2015; Date of Admission : 09/10/2015; Place of Admission of Execution : Pvt. Residence



*Munir Uzel*

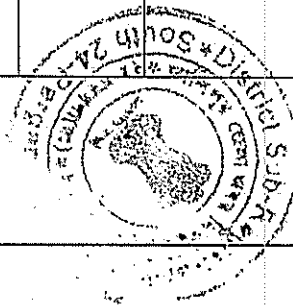
Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	EKARAJ DEVELOPERS PRIVATE LIMITED 122/1R, S N Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700027 PAN No. AADCE4255B,; Status : Organization; Represented by representative as given below:-
1(1)	Mr Gautam Mukherjee Sahara Ghosh Para,, P.O:- Michael Nagar, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700133 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BISP1990E,; Status : Representative; Date of Execution : 09/10/2015; Date of Admission : 09/10/2015; Place of Admission of Execution : Pvt. Residence

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Alangir Reza Son of Mr Jahangir Reza 28/1 Judges Court Road, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India,	Mr Ramdatt Tiwari, Mr Prakash Musaddi, Mr Gautam Mukherjee	

### 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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manomohan Banerjee Road, , Ward No: 118		10 Dec	29,90,000/-	46,76,844/-	Proposed Use: Bastu, Width of Approach Road: 10 Ft., Adjacent to Metal Road,



*Manoj*

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	10,000/-	30,000/-	Structure Type: Structure

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr Ramdatt Tiwari	EKARAJ DEVELOPERS PRIVATE LIMITED	5	50
	PS INNS PRIVATE LIMITED	EKARAJ DEVELOPERS PRIVATE LIMITED	5	50

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	Mr Ramdatt Tiwari	EKARAJ DEVELOPERS PRIVATE LIMITED	50 Sq Ft	50
	PS INNS PRIVATE LIMITED	EKARAJ DEVELOPERS PRIVATE LIMITED	50 Sq Ft	50

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Alamgir Reza
Address	28/1 Judges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate

*Alamgir Reza*

Office of the D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160210820 / 2015

Query No/Year	16020000825420/2015	Serial no/Year	1602010630 / 2015
Deed No/Year	I - 160210820 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Gautam Mukherjee	Presented At	Private Residence
Date of Execution	09-10-2015	Date of Presentation	09-10-2015

Remarks

On 07/10/2015

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 47,06,844/-

*Rina Chaudhury*

(Rina Chaudhury)

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 09/10/2015

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

Presented for registration at 18:30 hrs on : 09/10/2015, at the Private residence by Mr Gautam Mukherjee ..

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

Execution is admitted on 09/10/2015 by

Mr Ramdatt Tiwari, Son of Late Brhamdatt Tiwari, 340, Mubarakpur, Ambedkar Nagar, P.O: Mubarakpur, Thana: KOWALI, , Ambedkar Nagar, UTTAR PRADESH, India, PIN - 224190, By caste Hindu, By Profession Others

Identified by Mr Alamgir Reza, Son of Mr Jahangir Reza, 28/1 Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Muslim, By Profession Advocate

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

Execution is admitted on 09/10/2015 by

Mr Prakash Musaddi Authorised Signatory, PS INNS PRIVATE LIMITED, 12C, Chakraberia Road North, P.O:- Ballyguge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Mr Alamgir Reza, Son of Mr Jahangir Reza, 28/1 Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Muslim, By Profession Advocate

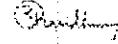
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

*Alamgir Reza*

Execution is admitted on 09/10/2015 by

Mr Gautam Mukherjee Authorised Signatory, EKARAJ DEVELOPERS PRIVATE LIMITED, 122/1R, S N Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700027

Indetified by Mr Alamgir Reza, Son of Mr Jahangir Reza, 28/1 Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Muslim, By Profession Advocate



(Rina Chaudhury)

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 14/10/2015

~~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 80,387/- ( A(1) = Rs 51,766/- ,B = Rs 28,589/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 80,387/-

Description of Draft

1. Rs 80,387/- is paid, by the Draft(8554) No: 000428237171, Date: 14/10/2015, Bank: STATE BANK OF INDIA (SBI), ALIPORE.

~~Payment of Stamp Duty~~

Certified that required Stamp Duty payable for this document is Rs. 3,29,480/- and Stamp Duty paid by Draft Rs 3,29,480/-, by Stamp Rs 100/-

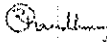
Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 6811, Purchased on 24/08/2015, Vendor named Sahidul Haque Gazi.

Description of Draft

1. Rs 3,29,480/- is paid, by the Draft(8554) No: 000428237170, Date: 14/10/2015, Bank: STATE BANK OF INDIA (SBI), ALIPORE.





(Rina Chaudhury)

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-  
PARGANAS



South 24-Parganas, West Bengal



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2015, Page from 149402 to 149421  
being No 160210820 for the year 2015.



Digitally signed by RINA CHAUDHURY  
Date: 2015.10.15 16:40:59 +05:30  
Reason: Digital Signing of Deed.

*R. Chaudhury*

(Rina Chaudhury) 15/10/2015 16:40:58  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

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**PS VINAYAK HOMES LLP**  
*[Signature]*  
Partner / Authorised Signatory