

7760/2015

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V/c-2276/15

U 966110

Q No. 294196/HK
WV-4706844/-

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

[Signature]
Additional Registrar
of Assurances-1, Kolkata

10 OCT 2015

THIS INDENTURE made - this 6th day of OCTOBER Two Thousand Fifteen BETWEEN (1) PILU D KARAI and (2) PETER KARAI, both sons of Late Phiroj D. Karai, both residing at Plot No.1265, Bhubaneswar (Part), G.P/Town Bhubaneswar, Post Office Hata Sahi, Police Station Lingaraj, Khurda, Pin Code 751 002, hereinafter jointly referred to as the VENDORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the FIRST PART, HALLMARK TRADECOM PRIVATE LIMITED, having PAN AABCH9740E, having

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6809

24/08/15

Priyanka Ghosh

No. _____ Date _____
 Name _____
 Address _____
 Value 1.00 ✓
 S. P. MOHUE GAZI
 Barupur Civil & Criminal Courts

H. BARDAR
 Advocate
 Barupur Civil & Criminal Court



WOMEN'S TRADING SOCIETY PVT. LTD
 Priyanka Ghosh
 Authorised Signatory



Rahul G. (RAHUL KYAL)
 30C, Southend Park,
 Kolkata - 700029.
 P.S. LARK
 P.O. SARAT BOSE ROAD.

ADDITIONAL REGISTRAR
 OF ASSURANCES-I, KOLKATA
 - 6 OCT 2015

9831151598

CIN U51109WB2008PTC122216, 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 Priyanka Ghosh, having PAN AYYPB3773F, working for gain at 122/1R, Satyendra Nath Majumdar Sarani, Post Office Tollygunge, Police Station Tollygunge, Kolkata 700 026, 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 HOMES PRIVATE LIMITED**, having PAN AADCE4255B, having CIN U45400WB2013PTC195350, 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:

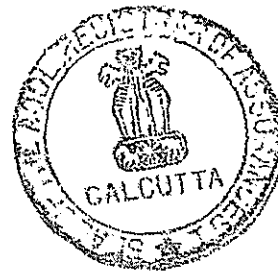
Dag No.	R.S. Khatian No.	Area (in decimals)
271	446	90
273	446	118
274	446	411
276	446	14
Total		633

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

B) The said Phiroj D. Karai died intestate on 3rd February, 1998, his wife having predeceased him leaving him surviving his two sons namely, (1) Pilu D Karai and (2) Peter Karai as his only heirs and legal representatives who upon death of their father, Late Phiroj D. Karai, became entitled to his undivided half share or interest into or upon the said Entire Property held and/or belonging to the said Late Phiroj D. Karai.

Phiroj D. Karai

EKARAJ HOMES PVT. LTD.
Gyanaram Mukherjee
Director Authorised Signatory



GM
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
= 6 OCT 2012

C) Thus the Vendors 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 Vendors approached the Confirming Party and by an Agreement dated 5th day of October, 2015, made between the Vendors herein and the Confirming Party herein, the Vendors 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 Vendors herein as payment of part consideration.

E) The Confirming Party has since nominated the Purchaser to acquire the Subject Property directly from the Vendors 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 Vendors 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 Vendors at or before execution of these presents (the receipt whereof the Vendors do and each of them 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 written 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

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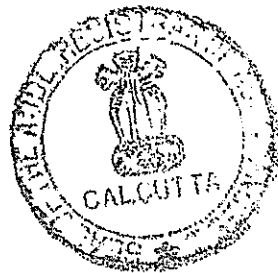


7
ADDITIONAL REGISTRAR
OF ASSURANCE COMPANIES
= 6 OCT 2013

4

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 Vendors at or before execution of these presents (the receipt whereof the Vendors do and each of them 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 Vendors do and each of them 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 Vendors 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 Vendors 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 Vendors do and each of them doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or Confirming Party or their predecessors-in-title done or executed or knowingly suffered to the contrary the Vendors are 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 Vendors have now in themselves 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 Vendors or the Confirming Party or any person or persons lawfully or equitably claiming from under or in trust 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 Vendors well and sufficiently indemnified of from and against all manners of claims,

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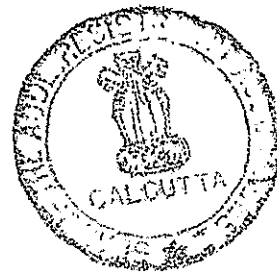
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 6 OCT 2015

charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or the Confirming Party or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendors 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 them the Vendors 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 Vendors further assure and confirm that none of their 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 Vendors further assure and confirm that they 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. H. Hef



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
= 6 OCT 2010

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

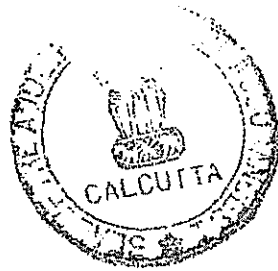
ALL THAT the piece and parcel of land measuring 316.5 decimals, be the same a little more or less, situate lying at Mouza Punja Sahapur, J. L. No.9, appertaining to R. S. Khatian No.446, within Police Station Behala, Mon Mohan Banerjee Road, under Ward No.118, within the ambit of Kolkata Municipal Corporation 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
Total	633	316.5

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 Khatian



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ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
= 6 OCT 2012

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 VENDORS at Kolkata in the presence of :

1) Anura Awasthi
118, Mahatma Gandhi Road
Budget Budge, Kolkata - 137

2) Kanchan Chakrabarti
201/A, M.I. Road,
KOL-27.

Dejay Karai

Div D. Karai

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

1) Anura Awasthi

2) Kanchan Chakrabarti

HALLMARK TRADECOM PVT. LTD.

Priyanka Ghosh
Director / Authorised Signatory

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

1) Anura Awasthi

2) Kanchan Chakrabarti

3) Sanjay Mahapatra

Bamichal

Bhubaneswar

EKARAJ HOMES PVT. LTD.

Goutam Mukherjee
Director Authorised Signatory

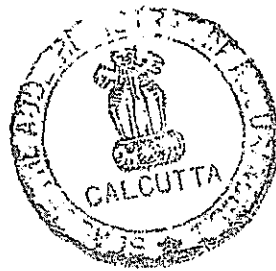
Drafted by :

Atang's Reg F-1194/03

Alipore Indigo Court

KOL-27.

Uma Kyal



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
= 6 OCT 2012

RECEIVED by the Vendors 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	Cheque no.	Bank & Branch	Amount (Rs.)
06.10.2015	325808	Indian Overseas Bank, Kalighat	2,00,000.00
06.10.2015	325809	-Do-	2,00,000.00
Total			4,00,000.00

(Rupees Four Lacs only)

WITNESSES:

1) Anura Awasthi

2) K. P. Singh

3) Sanjay Mohapatra

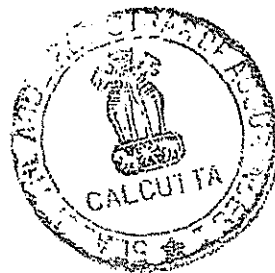
Bamichal

Bhubaneswar

Dr. D. K. Singh

Dr. K. S. Singh

Dr. K. S. Singh



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 6 OCT 2019

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	Cheque no.	Bank & Branch	Amount (Rs.)
06.10.2015	325811	Indian Overseas Bank, Kalighat	16,00,000.00
06.10.2015	325812	-Do-	10,00,000.00
Total			26,00,000.00

(Rupees Twenty Six Lacs only)

HALLMARK TRADECOM PVT. LTD.

Priyanka Ghosh

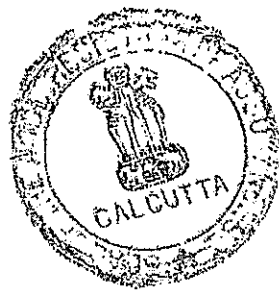
Director / Authorised Signatory

WITNESSES:

1) *Anura Agasthi*

















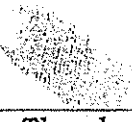




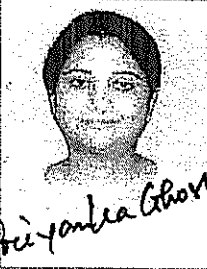










2) *Vijay Chugh*

Umesh Kumar

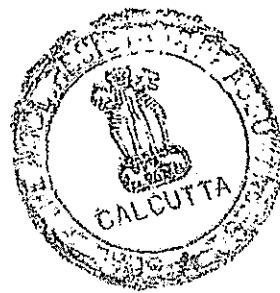


ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
- 6 OCT 2012

SPECIMEN FORM FOR TEN FINGER PRINTS












 <i>File</i>	<i>P. D. Farooq</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
 Thumb	 Fore	 Middle	 Ring	 Little		
(Right Hand)						
 <i>Priyanka Ghosh</i>	<i>Priyanka Ghosh</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				

Umsa Patel

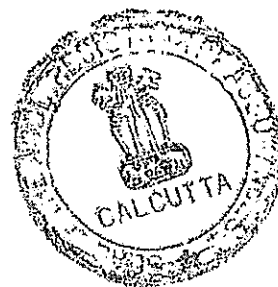


ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
- 6 OCT 2015

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Granam Mukherjee</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
<p align="center">PHOTO</p>								
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
<p align="center">PHOTO</p>								
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						

Granam Mukherjee



3
ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
- 6 OCT 2015





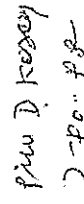


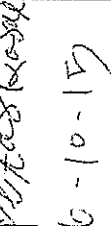


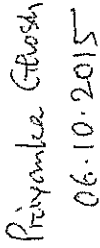
Government of West Bengal

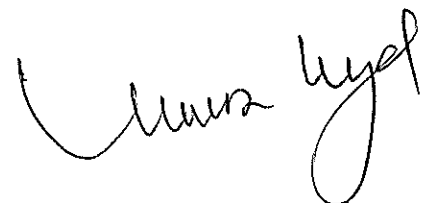
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 19011000294196/2015

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

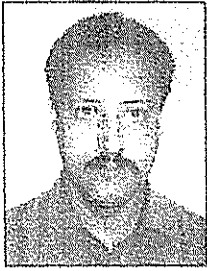

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr PILU D KARAI PLOT NO. 1265, BHUBANESWAR PART, G P/TOWN BHUBANES, P.O:- HATA SAHI, P.S:- LINGARAJA, District:- Khordha, Orissa, India, PIN - 751002	Seller		 6429	 Pilu D. Karai 2-10-15
2	Mr PETER KARAI PLOT NO. 1265, BHUBANESWAR PART, G P/TOWN BHUBANES, P.O:- HATA SAHI, P.S:- LINGARAJA, District:- Khordha, Orissa, India, PIN - 751002	Seller		 6430	 Peter Karai 6-10-15
3	Smt PRIYANKA GHOSH 122/1R, SATYENDRA NATH MAJUMDAR SARANI, P.O:- TOLLYGUNGE, P.S:- Tollygunge, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700026	Representative of Seller [HALLMARK TRADECOM PVT LTD]		 6431	 Priyanka Ghosh 06.10.2015




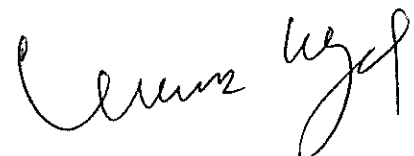


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SECRETARY
GOVERNMENT OF WEST BENGAL
CALCUTTA
- 6 OCT 2013

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

Sl No.	Name of the Executant	Category		Finger Print 6428	Signature with date
4	Mr GAUTAM MUKHERJEE SAHARA GHOSH PARA, P.O:- MICHEAL NAGAR, P.S:- Airport, Kolkata, District:- North 24-Parganas, West Bengal, India, PIN - 700133	Represent ative of Buyer [EKARAJ HOMES PVT LTD]			Gautam Mukherjee 6.10.15
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr RAHUL KYAL Son of Mr BALKRISHAN KYAL 30C, SOUTHEND PARK, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Mr PILU D KARAI, Mr PETER KARAI, Smt PRIYANKA GHOSH, Mr GAUTAM MUKHERJEE		Rahul Kyal 6/10/15	


 (Sujan Kumar Maity)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. - I
 KOLKATA
 Kolkata, West Bengal





9
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
= 6 OCT 2015

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:- MICHEAL NAGAR, P.S:- Airport, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700133

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr PILU D KARAI Son of Late PHIROJ D KARAI PLOT NO. 1265, BHUBANESWAR PART, G P/TOWN BHUBANES, P.O:- HATA SAHI, P.S:- LINGARAJA, District:-Khordha, Orissa, India, PIN - 751002Sex: Male, By Caste: Christian, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 06/10/2015; Date of Admission : 06/10/2015; Place of Admission of Execution : Pvt. Residence
2	Mr PETER KARAI Son of Late PHIROJ D KARAI PLOT NO. 1265, BHUBANESWAR PART, G P/TOWN BHUBANES, P.O:- HATA SAHI, P.S:- LINGARAJA, District:-Khordha, Orissa, India, PIN - 751002Sex: Male, By Caste: Christian, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 06/10/2015; Date of Admission : 06/10/2015; Place of Admission of Execution : Pvt. Residence
3	HALLMARK TRADECOM PVT LTD 122/1R, SATYENDRA NATH MAJUMDAR SARANI, P.O:- TOLLYGUNGE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026PAN No. AABCH9740E,; Status : Organization; Represented by (1-3) representative as given below:-
1-3 (1)	Smt PRIYANKA GHOSH 122/1R, SATYENDRA NATH MAJUMDAR SARANI, P.O:- TOLLYGUNGE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AYYPB3773F,; Status : Representative; Date of Execution : 06/10/2015; Date of Admission : 06/10/2015; Place of Admission of Execution : Pvt. Residence

[Handwritten Signature]

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Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	EKARAJ HOMES PVT LTD 122/1R, SATYENDRA NATH MAJUMDAR SARANI, P.O:- TOLLYGUNGE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026PAN No. AADCE4255B,; Status : Organization; Represented by representative as given below:-
1(1)	Mr GAUTAM MUKHERJEE SAHARA GHOSH PARA, P.O:- MICHEAL NAGAR, P.S:- Airport, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700133Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BISPM1990E,; Status : Representative; Date of Execution : 06/10/2015; Date of Admission : 06/10/2015; Place of Admission of Execution : Pvt. Residence

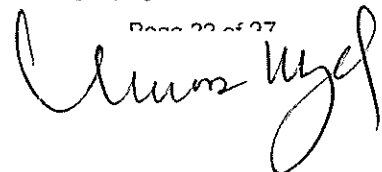
B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr RAHUL KYAL Son of Mr BALKRISHAN KYAL 30C, SOUTHEND PARK, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Mr PILU D KARAI, Mr PETER KARAI, Smt PRIYANKA GHOSH, 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	30,00,000/-	46,76,844/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Page 22 of 27


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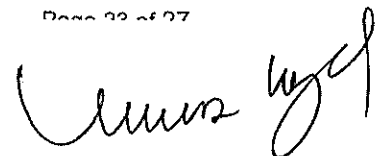
Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	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	HALLMARK TRADECOM PVT LTD	EKARAJ HOMES PVT LTD	3.33333	33.3333
	Mr PETER KARAI	EKARAJ HOMES PVT LTD	3.33333	33.3333
	Mr PILU D KARAI	EKARAJ HOMES PVT LTD	3.33333	33.3333

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	HALLMARK TRADECOM PVT LTD	EKARAJ HOMES PVT LTD	33.3333 Sq Ft	33.3333
	Mr PETER KARAI	EKARAJ HOMES PVT LTD	33.3333 Sq Ft	33.3333
	Mr PILU D KARAI	EKARAJ HOMES PVT LTD	33.3333 Sq Ft	33.3333

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	R KYAL
Address	30C, SOUTHEND PARK, Thana : Lake, District : South 24-Parganas, WEST BENGAL, PIN - 700029
Applicant's Status	Solicitor firm



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Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190108200 / 2015

Query No/Year	19011000294196/2015	Serial no/Year	1901007760 / 2015
Deed No/Year	I - 190108200 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr GAUTAM MUKHERJEE Presented At	Private Residence	
Date of Execution	06-10-2015	Date of Presentation	06-10-2015

Remarks

On 06/10/2015:

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

Presented for registration at 18:33 hrs on : 06/10/2015, at the Private residence by Mr GAUTAM MUKHERJEE ..

Certificate of Market Value (WB PUV) 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/-

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

Execution is admitted on 06/10/2015 by

Mr PILU D KARAI, Son of Late PHIROJ D KARAI, PLOT NO. 1265, BHUBANESWAR PART, G P/TOWN BHUBANES, P.O: HATA SAHI, Thana: LINGARAJA, , Khordha, ORISSA, India, PIN - 751002, By caste Christian, By Profession Others

Indetified by Mr RAHUL KYAL, Son of Mr BALKRISHAN KYAL, 30C, SOUTHEND PARK, P.O: SARAT BOSE ROAD, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, By caste Hindu, By Profession Others

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

Execution is admitted on 06/10/2015 by

Mr PETER KARAI, Son of Late PHIROJ D KARAI, PLOT NO. 1265, BHUBANESWAR PART, G P/TOWN BHUBANES, P.O: HATA SAHI, Thana: LINGARAJA, , Khordha, ORISSA, India, PIN - 751002, By caste Christian, By Profession Others

Indetified by Mr RAHUL KYAL, Son of Mr BALKRISHAN KYAL, 30C, SOUTHEND PARK, P.O: SARAT BOSE ROAD, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, By caste Hindu, By Profession Others

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

Execution is admitted on 06/10/2015 by

Smt PRIYANKA GHOSH AUTHORIZED SIGNATORY, HALLMARK TRADECOM PVT LTD, 122/1R, SATYENDRA NATH MAJUMDAR SARANI, P.O:- TOLLYGUNGE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr RAHUL KYAL, Son of Mr BALKRISHAN KYAL, 30C, SOUTHEND PARK, P.O: SARAT BOSE ROAD, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, By caste Hindu, By Profession Others

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

Execution is admitted on 06/10/2015 by

Mr GAUTAM MUKHERJEE AUTHORIZED SIGNATORY, EKARAJ HOMES PVT LTD, 122/1R, SATYENDRA NATH MAJUMDAR SARANI, P.O:- TOLLYGUNGE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr RAHUL KYAL, Son of Mr BALKRISHAN KYAL, 30C, SOUTHEND PARK, P.O: SARAT BOSE ROAD, Thana: Lake, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, By caste Hindu, By Profession Others

(Sujan Kumar Maity)

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

On 10/10/2015

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 80,453/- (A(1) = Rs 51,766/- ,B = Rs 28,589/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 80,500/-

Description of Draft

1. Rs 31,500/- is paid, by the Draft(8554-16) No: 657968000427, Date: 09/10/2015, Bank: STATE BANK OF INDIA (SBI), ESPLANADE.
2. Rs 49,000/- is paid, by the Draft(8554-16) No: 657967000427, Date: 09/10/2015, Bank: STATE BANK OF INDIA (SBI), ESPLANADE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,29,500/- and Stamp Duty paid by Draft Rs 3,29,520/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 6809, Purchased on 24/08/2015, Vendor named S H Gaji.

Description of Draft

1. Rs 13,050/- is paid, by the Draft(8554-16) No: 657969000427, Date: 09/10/2015, Bank: STATE BANK OF INDIA (SBI), ESPLANADE.
2. Rs 22,470/- is paid, by the Draft(8554-16) No: 572798000428, Date: 23/09/2015, Bank: STATE BANK OF INDIA (SBI), Specialised Insti B K G Kolkata.

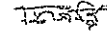
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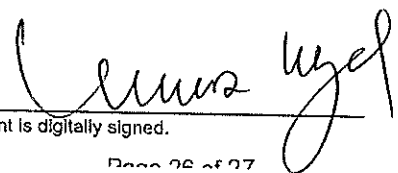
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3. Rs 49,000/- is paid, by the Draft(8554-16) No: 572767000428, Date: 22/09/2015, Bank: STATE BANK OF INDIA (SBI), Specialised Insti B K G Kolkata.
4. Rs 49,000/- is paid, by the Draft(8554-16) No: 572768000428, Date: 22/09/2015, Bank: STATE BANK OF INDIA (SBI), Specialised Insti B K G Kolkata.
5. Rs 49,000/- is paid, by the Draft(8554-16) No: 657963000427, Date: 09/10/2015, Bank: STATE BANK OF INDIA (SBI), ESPLANADE.
6. Rs 49,000/- is paid, by the Draft(8554-16) No: 657964000427, Date: 09/10/2015, Bank: STATE BANK OF INDIA (SBI), ESPLANADE.
7. Rs 49,000/- is paid, by the Draft(8554-16) No: 657965000427, Date: 09/10/2015, Bank: STATE BANK OF INDIA (SBI), ESPLANADE.
8. Rs 49,000/- is paid, by the Draft(8554-16) No: 657966000427, Date: 09/10/2015, Bank: STATE BANK OF INDIA (SBI), ESPLANADE.



(Sujan Kumar Maity)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

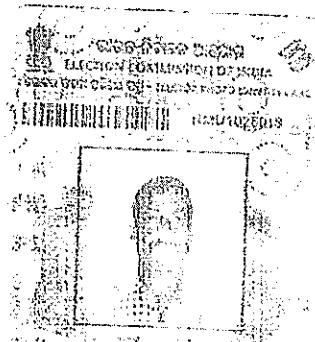


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Name : Poo Kati
Date of Birth : 19/08/1978
Father's Name : Pooj Kati

Sex : Male
Date of Birth : 19/08/1978
Occupation : Student

Address :
Village/Localty : Bhambhara (Part)
G.P.Town : Bhambhara (Part) - Lingay
Dist : Kolar

Date : 28/02/15
Date of registration

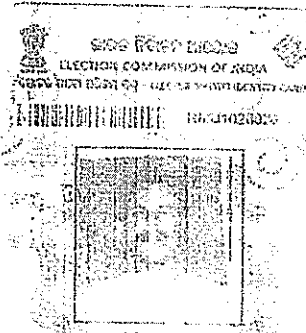
1. The undersigned hereby certifies that the above mentioned details are correct and true to the best of his knowledge and belief.
2. The undersigned hereby certifies that the above mentioned details are correct and true to the best of his knowledge and belief.
3. The undersigned hereby certifies that the above mentioned details are correct and true to the best of his knowledge and belief.
4. The undersigned hereby certifies that the above mentioned details are correct and true to the best of his knowledge and belief.
5. The undersigned hereby certifies that the above mentioned details are correct and true to the best of his knowledge and belief.

Handwritten signature

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नाम : राजेश कुमार
पिता का नाम : राजेश कुमार

पता :
ग्राम :
जिला :
मंडल :

Address :
Village/Locality -
P.O./Post -
P.S. District -

Date: 18/02/15

[Faint, illegible text, likely a declaration or affidavit]




[Handwritten signature]

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आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

PRIYANKA BHOWMIK
 RABINDRA KUMAR BHOWMIK
 11/05/1984
 Permanent Account Number
 AYYPB3773F
 Signature

Priyanka Bhowmik

ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
 IDENTIFICATION CARD
 পরিচয় পত্র
 MNB2776904

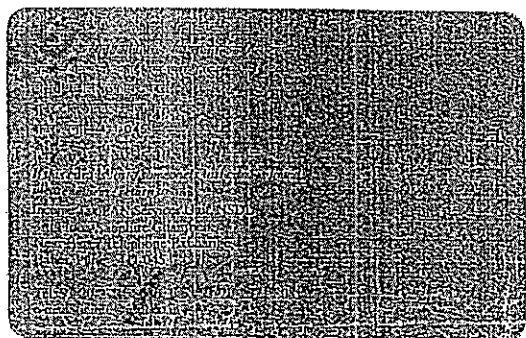
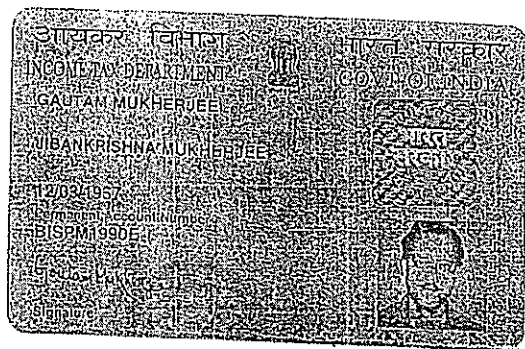
Elector's Name Priyanka Bhowmik
 নির্বাচকের নামে প্রিয়ঙ্কা ভৌমিক
 Father's Name Rabindra Kumar Bhowmik
 পিতার নাম রবীন্দ্র কুমার ভৌমিক
 Sex F
 লিঙ্গ স্ত্রী
 Age as on 1.1.2005 21
 ১.১.২০০৫-এ বয়স ২১

Chandra kumar

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 132375 to 132401

being No 190108200 for the year 2015.



Digitally signed by SUJAN KUMAR
MAITY
Date: 2015.10.15 17:05:57 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 15/10/2015 17:05:56
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

PS VINAYAK HOMES LLP

Partner / Authorised Signatory