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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 043604

7/1/15
 Sale
 11/1/15
 11/1/15
 11/1/15

CONVEYANCE

1. Date: 08/01/2015
2. Place: Kolkata
3. Parties:

The endorsement sheets attached to this document are the part of this document

Acld. Dist. sub- Registrar,
Blehnapur, South 24 Pgs

13 JAN 2015

V. e
36

v.c. on 8/1/15
 8/1/15

22 DEC 2014

Sl. no. 45835 DATE
NAME
ADD
AMT 1502

PRIYANKA BHOWMIK
Advocate
High Court, Calcutta

Sudipon Saha



V.C.T. 1
74

AYANNA DEVELOPERS PVT. LTD.

Sudipon Saha
Director/Authorised Signatory

AYANNA HOMES PVT. LTD.

Sudipon Saha
Director/Authorised Signatory

Rosh

REGISTRATION OFFICE
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



V.C.T. 1
75

for self and as constitute
attorney of parimal ch Paul
alias Pal.

Basim Dulla



Debnath Naskar
c/o Laxmi Kanta Naskar
VIT Daulat Pur P.O. Pailan
P.S. Binakh Pur. 24 P.S. (S)

Auth. Dis. Sub-Registrar
Bashnupur 24 Pgs. (S)

68-07.15

- 3.1 **PARIMAL CHANDRA PAUL alias PAL** [PAN BSGPP3491M], son of Paresh Chandra Pal, residing at 156/A, Diamond Harbour Road, Police Station Behala, Kolkata 700 060, South 24 Parganas, presently residing at Thakur Pat Uttar Gosair Hat, Sakoya Jhora, Police Station Dhupguri, Jalpaiguri-735 210, being represented by his constituted attorney Prasun Dutta, son of Rabindranath Dutta, residing at 149-D, Becharam Chatterjee Road, Ward No.128, South 24 Parganas, Kolkata-700 034, Police Station Behala Parnasree
(**Vendor**, includes successors-in-interest)

And

- 3.2 **AYANNA DEVELOPERS PVT. LTD.**, a company incorporated under the Companies Act, 1956 [PAN AAMCA4921H, CIN U45400WB2014PTC200561] having its registered office at 55/1A, Strand Road, Room No. 2, 5th floor, Police Station-Jorabagan, Kolkata-700 006,
- 3.3. **AYANNA HOMES PVT. LTD.**, a company incorporated under the Companies Act, 1956 [PAN AAMCA4922E, CIN U45400WB2014PTC200562] having its registered office at 55/1A, Strand Road, Room No. 2, 5th floor, Police Station-Jorabagan, Kolkata-700 006,

Both being represented by their authorized signatory Swapan Saha, son of Late Gouranga Saha [PAN BOSPS8167B]
(jointly **Purchasers**, includes successors-in-interest)

And

- 3.4/ **PRASUN DUTTA** [PAN AGKPD9668D], son of Rabindranath Dutta, residing at 149-D, Becharam Chatterjee Road, Ward No.128, South 24 Parganas, Kolkata-700 034, Police Station Behala Parnasree
(**Confirming Party**, includes successors-in-interest)


Vendor, Purchasers and Confirming Party collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** *Sali* Land measuring 3.33 (three point three three) decimal equivalent to 2 (two) *cottah*, more or less, comprised in R.S. *Dag* No. 116 corresponding to L.R. *Dag* No. 115, recorded in L.R. *Khatian* No. 487, *Mouza* Sarmasterchak, J.L. No. 17, Police Station




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Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas **together with** right to use common passage (**Said Property**) **And together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, including 2 feet wide land on road side demarcated for drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging thereto or in anyways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto and **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants


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

5.1.1 **Ownership of Patit Paban Pailan:** Patit Paban Pailan was the absolute recorded owner of *sali* land measuring 16.5 (sixteen point five) decimal, more or less, out of 33 (thirty three) decimal, comprised in R.S. *Dag* No. 116 corresponding to L.R. *Dag* No. 115, recorded in R.S. *Khatian* No. 80, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas (**Mother Property**), having undivided ½ (half) share therein.

5.1.2 **Sale to Chapala Bala Kayal:** By a Deed of Conveyance dated 19th September, 1984, registered in the Office of the Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No.38, at Pages 239 to 243, being Deed No. 6736 for the year 1984, Patit Paban Pailan sold to Chapala Bala Kayal the entirety of the Mother Property.

5.1.3 **Sale to Ashutosh Mukhopadhyay:** By a Deed of Conveyance dated 14th March, 1995, registered in the Office of the Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 12, at Pages 39 to 44, being Deed No. 930 for the year 1995., Chapala Bala Kayal sold to Ashutosh Mukhopadhyay land measuring 4.13 (four point one three) decimal equivalent to 2 cottahs 8 chittacks, more or less, out of Mother Property (**Larger Property**).





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- 5.1.4 **Sale to Vendor:** By a Deed of Conveyance dated 24th July, 1998, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No.38, at Pages 321 to 326, being Deed No. 2103, for the year 1998, Ashutosh Mukhopadhyay sold to Vendor land measuring 3.33 (three point three three) decimal equivalent to 2 cottahs, more or less, out of the Larger Property, i.e. the Said Property, being the subject matter of sale.
- 5.1.5 **Agreement for sale:** By an oral Agreement, the Vendor has agreed to sell the Said Property to Prasun Dutta, the Confirming Party herein, and the confirming party has paid a sum of Rs.1,85,000/- (Rupees One lac Eighty five thousand only) to the Vendor which the Vendor has already acknowledged.
- 5.1.6 **Part Performance of the Agreement:** As a part performance of the Agreement as mentioned herein above, the Vendor has put the Confirming Party into *khas*, vacant, peaceful and physical possession of the Said Property and since then, the Confirming Party is enjoying the Said Property uninterruptedly.
- 5.1.7 **Decision to Nominate:** Owing to some unavoidable circumstances, the Confirming Party is no more willing to take conveyance of the Said Property and after consultation with the Vendors have decided to nominate the purchasers herein at and of a nomination consideration of Rs.2,15,000/- (Rupees Two Lacs Fifteen Thousand only).
- 5.1.8 **Grant of POA:** Due to some personal reason it has not been possible by the Vendor to execute these present in favour of the Purchasers and has therefore appointed Prasun Dutta, being the Confirming Party here as well, as his lawful and constituted attorney, by a Power of Attorney dated 26th December, 2014, registered in the Office of the District Sub-Registrar Jalpaiguri, in Book No. IV, CD Volume No. 1, at Pages 3576 to 3587, being Deed No. 00339 for the year 2014 and empowered him to sign, execute, present and registered these presents, on his behalf, in favour of the Purchasers. Further, the Vendor has also empowered him to receive consideration for sale on his behalf, against valid receipt and to pay him either in cash or to deposit the same in the Vendor's bank account. The Power of Attorney is still valid and subsisting and has not yet been revoked by the Vendor.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:




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- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor and/or Confirming Party:** The Vendor and/or Confirming Party have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor and/or Confirming Party have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor and/or Confirming Party by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor and/or Confirming Party or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor and/or Confirming Party or the Vendor's and/or Confirming Party's predecessors-in-title and the title



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of the Vendor and/or Confirming Party to the Said Property is free, clear and marketable.

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

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

6. Basic Understanding


6.1 **Sale of Said Property:** The basic understanding between the Vendor, Confirming Party and the Purchasers is that the Vendor [through his constituted attorney] shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession, to be handed over through the Confirming Party and the Purchasers shall purchase the same from the Vendor. The Confirming Party shall confirm the sale.

6.2 **Confirmation of Nomination:** The Confirming Party has nominated the Purchasers to take conveyance of the Said Property, the Vendor has confirmed the nomination made by the Confirming Party.

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **Schedule** below, Sali land measuring 3.33 (three point three three) decimal equivalent to 2 (two) *cottah*, more or less, comprised in R.S. *Dag* No. 116 corresponding to L.R. *Dag* No. 115, recorded in L.R. *Khatian* No. 487, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas **together with** right to use wide common passage **And together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, including 2 feet wide land on road side demarcated for drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof




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belonging thereto or in any ways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Vendor's Consideration:** The Vendor has agreed to sell the Said Property at agreed sum of Rs.2,35,000/- (Rupees two lacs thirty five thousand only) (**Vendor's Consideration**) out of which the Confirming Party has already paid to the Vendor, as Advance, a sum of Rs.1,85,000/- (Rupees one lac eighty five thousand only). The balance of the Vendor's Consideration, being a sum of Rs.50,000/- (Rupees fifty thousand only) has been paid to the Vendor by the Purchasers simultaneously herewith, receipt of which the Vendor, through his constituted attorney, hereby as well as in the Memo of Consideration below, written, admits and acknowledges.
- 7.3 **Nomination Charges:** The Purchasers hereby reimburse the Confirming Party an amount of Rs.1,85,000/- (Rupees one lac eighty five thousand only) being the Advance paid by the Confirming Party to the Vendor and further the Purchasers hereby pay a sum of Rs.2,15,000/- (Rupees two lacs fifteen thousand only) towards nomination charges (**Nomination Charges**), receipt of which the Confirming Party hereby as well as in the Memo of Consideration below, written, admits and acknowledges.
- 7.4 **Total Consideration:** Thus, aforesaid transfer is being made in a total consideration of a sum of Rs.4,50,000/- (Rupees four lacs fifty thousand only) paid by the Purchasers to the Vendor and Confirming Party [the Vendor's Consideration and the Nomination Charges, collectively **Total Consideration**].

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, waqf, *debutters*, trusts, prohibitions, Income Tax attachments,



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financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Indemnification:** The Vendor and the Confirming Party hereby expressly indemnify about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor and the Confirming Party, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor and the Confirming Party hereby covenant that the Vendor and/or the Confirming Party or any person claiming under the Vendor's and/or Confirming Party's in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of the aforesaid.
- 8.3 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.4 **Delivery of Possession:** The Vendor and the Confirming Party hereby handed over *Khas*, vacant and peaceful possession of the Said Property to the Purchasers.
- 8.5 **Outgoings:** The Vendor and the Confirming Party hereby declares that, all statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.




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Basinapur 24 Pgs.(S)

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- 8.6 **Holding Possession:** The Vendor and the Confirming Party hereby covenant that the Purchasers and the Purchasers' assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor and/or Confirming Party or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.7 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly **(1)** consents to the same and **(2)** appoints the Purchasers as the constituted attorney of the Vendor's and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.8 **Further Acts:** The Vendor and the Confirming Party hereby covenants that the Vendor, Confirming Party or any person claiming under the Vendor's and/or Confirming Party's shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or Purchasers' successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.



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Bangalore 74 P.O. (S)

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**Schedule
(Said Property)**

Sali land measuring 3.33 (three point three three) decimal equivalent to 2 (two) *cottah*, more or less, comprised in R.S. *Dag* No. 116 corresponding to L.R. *Dag* No. 115, recorded in L.R. *Khatian* No. 487, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within *Kulerdari Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas delineated in the **Plan** attached herewith and bordered in colour **Red** thereon **together with** right to use common passage and is butted and bounded as follows:

On the North : By 2 ft. wide drain thereafter 16 ft wide road


On the East : By Part of R.S. *Dag* No.116

On the South : By Part of R.S. *Dag* No.116

On the West : By 2 ft. wide drain thereafter 16 ft wide road

Together with all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, including 2 feet wide land on road side demarcated for drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging thereto or in any ways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.


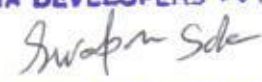
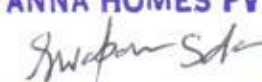




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Beshnur 24 Fgs.(S)

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9. Execution and Delivery

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

 (PARIMAL CHANDRA PAUL <i>alias</i> PAL) [represented by his constituted attorney PRASUN DUTTA]	
[Vendor]	
AYANNA DEVELOPERS PVT. LTD.  Director/Authorised Signatory	AYANNA HOMES PVT. LTD.  Director/Authorised Signatory
(AYANNA DEVELOPERS PVT. LTD.) Authorised Signatory	(AYANNA HOMES PVT. LTD.) Authorised Signatory
[Purchasers]	
 (PRASUN DUTTA) [Confirming Party]	

Witnesses:Signature Debnath SarkerSignature Debnath Naskar

Name _____

Name _____

Father's Name Mukul SarkerFather's Name Laxmikanta NaskarAddress Daulatpur, PailanAddress VII-Daulatpur, P.O. PailanKol-104**Drafted by,**

Priyanka Bhosmik
 Advocate

High Court, Calcutta



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Aditri. Dts. Sub-Registrar
Bashnur 24 Pgs.(S)

08.01.15

Receipt And Memo of Consideration of Vendor

Received from the within named Purchasers the within mentioned sum of Rs.50,000/- (Rupees fifty thousand only) towards full and final payment of the Vendor's Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

RTGS / NEFT	Date	Bank	Amount (Rs.)
UTR No. IOBAN15008012395	08.1.2015	Indian Overseas Bank, Kalighat Branch	25,000.00
UTR No. IOBAN15008012504	-do-	-do-	25,000.00
		Total	50,000.00


(PARIMAL CHANDRA PAUL alias PAL)
 [represented by his constituted attorney **PRASUN DUTTA**]
[Vendor]

Witnesses:


Signature Debashis Sarkar

Signature Debmatah Naskar

Name _____

Name _____





Addnl. Dist. Sub-Registrar
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Receipt And Memo of Consideration of Confirming Party

Received from the within named Purchasers the within mentioned sum of Rs.4,00,000/- (Rupees four lacs only) towards full and final payment of the Nomination Charge for sale of the Said Property described in the **Schedule** above, in the following manner:

Draft No.	Date	Bank	Amount (Rs.)
011325	08.1.2015	Indian Overseas Bank, Kalighat Branch	2,00,000.00
011326	-do-	-do-	2,00,000.00
		Total	4,00,000.00



 (PRASUN DUTTA)
 [Confirming Party]

Witnesses:

Signature Debashis Sarkar

Signature Debmata Naskar

Name _____

Name _____

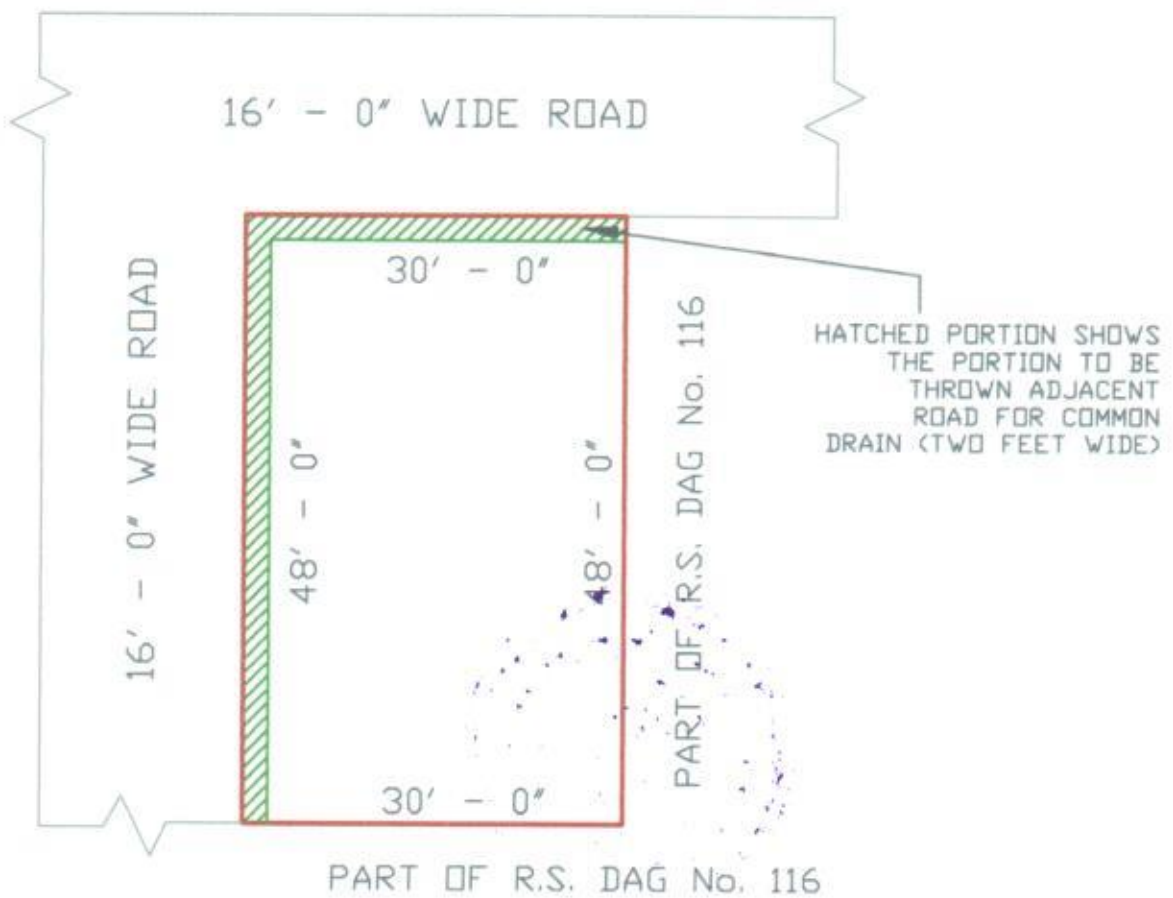


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Asst. Dir. Sub-Registrar
Bashnur 24 Pgs.(S)

08.01.15

SITE PLAN OF THE PLOT AT P.S. BISHNUPUR,
MOUZA, SARMASTER CHAK, J.L. No.- 17,
R.S. DAG No.- 116, L.R. DAG No.- 115,
DIST.: SOUTH 24 PARAGANAS.

AREA OF LAND: 2 KATTHA



AYANNA DEVELOPERS PVT LTD.

[Signature]
Director/Authorised Signatory

AYANNA HOMES PVT. LTD.

[Signature]
Director/Authorised Signatory

Prabhu Datta





























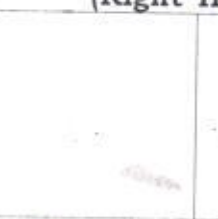
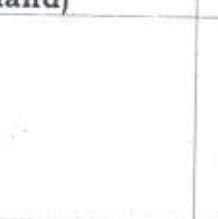


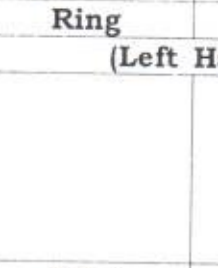
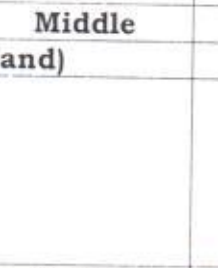
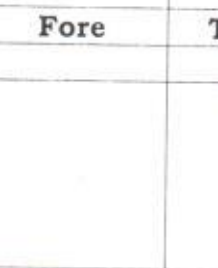

as constituted attorney of
Parimal ch. Paul alias Paul.
Prabhu Datta




[Signature]
Acting. Dist. Sub-Registrar
Bishnupur 24 Pas.(S)

08.07.15

SPECIMEN FORM FOR TEN FINGER PRINTS

 <i>Prashant Datta</i>	<i>Prashant Datta</i>						<p align="center">Little Ring Middle Fore Thumb (Left Hand)</p>					<p align="center">Thumb Fore Middle Ring Little (Right Hand)</p>
 <i>Anupam Saha</i>	<i>Anupam Saha</i>						<p align="center">Little Ring Middle Fore Thumb (Left Hand)</p>					<p align="center">Thumb Fore Middle Ring Little (Right Hand)</p>
<p align="center">PHOTO</p>							<p align="center">Little Ring Middle Fore Thumb (Left Hand)</p>					<p align="center">Thumb Fore Middle Ring Little (Right Hand)</p>
<p align="center">PHOTO</p>							<p align="center">Little Ring Middle Fore Thumb (Left Hand)</p>					<p align="center">Thumb Fore Middle Ring Little (Right Hand)</p>




Aundl. Dist. Sub-Registrar
Besnagar 24 Pgs.(S)

08.1.15



Government Of West Bengal
Office Of the A.D.S.R. BISHNUPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 00153 of 2015
(Serial No. 00130 of 2015 and Query No. 1613L000000327 of 2015)

On 08/01/2015

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

Presented for registration at 14.50 hrs on :08/01/2015, at the Private residence by Swapan Saha
,Claimant.

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

Execution is admitted on 08/01/2015 by

1. Swapan Saha
Authorized Signatory, Ayanna Developers Pvt. Ltd., 55/1 A, Strand Road, Room No. 2, 5th Floor,
Kolkata, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006.

Authorized Signatory, Ayanna Homes Pvt. Ltd., 55/1 A, Strand Road, Room No. 2, 5th Floor, Kolkata,
Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006.
, By Profession : Business

Identified By Debnath Naskar, son of Laxmi Kanta Naskar, Village:Daulatpur, Thana:-Bishnupur,
P.O. :-Pailan, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession:
Others.

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 09/01/2015

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.-10,56,000/-

Certified that the required stamp duty of this document is Rs.- 52810 /- and the Stamp duty paid as:
Impressive Rs.- 100/-

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

Execution is admitted on 09/01/2015 by

1. Prasun Dutta, son of Rabindranath Dutta , Ward No. 128, 149- D, Becharam Chatterjee Road, Kolkata,
Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034, By Caste Hindu, By
Profession : Business

Identified By Debnath Naskar, son of Laxmi Kanta Naskar, Village:Daulatpur, Thana:-Bishnupur,
P.O. :-Pailan, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession:
Others.

Executed by Attorney

Execution by

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

13/01/2015 11:36:00

EndorsementPage 1 of 2



A handwritten signature in blue ink, consisting of a stylized, cursive mark.

Audnl. Dst. Sub-Registrar
Bishnupur 24 Pgs.(S)

13 JAN 2015



Government Of West Bengal
Office Of the A.D.S.R. BISHNUPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 00153 of 2015
(Serial No. 00130 of 2015 and Query No. 1613L000000327 of 2015)

1. Prasun Dutta, son of Rabindranath Dutta , Ward No. 128, 149- D, Becharam Chatterjee Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034 By Caste Hindu By Profession: Business,as the constituted attorney of Parimal Chandra Paul (Pal) is admitted by him.

Identified By Debnath Naskar, son of Laxmi Kanta Naskar, Village:Daulatpur, Thana:-Bishnupur, P.O. :-Pailan, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 13/01/2015

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, 5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 11612.00/-, on 13/01/2015

(Under Article : A(1) = 11605/- ,E = 7/- on 13/01/2015)

Deficit stamp duty

Deficit stamp duty Rs. 52710/- is paid , by the draft number 331870, Draft Date 09/01/2015, Bank : State Bank of India, AMTALA, received on 13/01/2015.

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

13/01/2015 11:36:00

EndorsementPage 2 of 2




Andhr. Dist. Sub-Registrar
Bishnupur 24 Paa.(S)

13 JAN 2015

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 2268 to 2286
being No 00153 for the year 2015.



(Abu Hena Mobassir) 13-January-2015
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A.D.S.R. BISHNUPUR
West Bengal