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6/7/15

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Certified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document

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CONVEYANCE


District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
6 JUL 2015

1. Date: 06/07/2015
2. Place: Kolkata
3. Parties:

N.C.No. 114/15
dt. 6.7.15

6775

Date 22/6/15

Anuva Awasthi

No. _____
 Name _____
 Address _____
 Value _____
 Vendor _____

H. SARDAR
 Advocate
 Barapur Civil & Criminal Court



SARDAAR MOGEE GAZI
 Senior Civil & Criminal Court
 N.C.T.1
 No. 2580

ESTHER PROPERTIES PVT. LTD.

Anuva Awasthi

Director/Authorized Signatory

...
 ...
 ...
 ...



N.C.T.1
No. 2581

Salita Mukherjee



District Sub-Registrar-IV
 Registrar U/S 7(2) of
 Registration Act 1908
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Prakash Mudda
 Slo Raj Km Mudda
 12B, Lord Siva Road,
 Kolkata-71.
 Service.

- 3.1 **SABITA MUKHERJEE**, wife of Late Bidyut Kumar Mukherjee, residing at 189/T/C, Roy Bahadur Road, Police Station Behala, Pin 700034 [PAN AYDPM4209Q]
(Vendor, includes successors-in-interest)

And

- 3.2 **ESTHER PROPERTIES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 [PAN AADCE5460E, CIN U45400WB2013PTC198676], having its registered office at 55/1A, Strand Road, Room No.2, 5th floor, Police Station-Jorabagan, Kolkata-700 006, being represented by its Authorized Signatory Anuva Awasthi, having PAN BBUPA4756K, daughter of Birendra Krishna Awasthi, residing at 118, Mahatma Gandhi Road, Police Station Budge Budge, Kolkata 700 137
(Purchaser, includes successors-in-interest, assigns).

Vendor and Purchaser jointly **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** *Sali* Land measuring 2 (two) cottahs equivalent to 3.3 (three point three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 49, recorded in L.R. *Khatian* No.268/1, *Mouza* Daulatpur, J.L. No.79, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas (**Said Property**) **together with** right to use 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 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,



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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 represent, warrant and covenant regarding title as follows:

5.1.1 **Ownership of Haripada Pailan:** Haripada Pailan was the absolute owner of land measuring 74 (seventy four) decimal, more or less, comprised in R.S. *Dag* No. 49, , *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, District South 24 Parganas (**Mother Property**).

5.1.2 **Sale to Jogendra Nath Porel And Others:** By a Deed of Conveyance dated 5th April, 1941, registered in the Office of the Sub-Registrar, Bishnupur, South 24 Parganas, in Book No.I, Volume No. 15, at Pages 42 to 43, being Deed No. 1082 for the year 1941 Haripada Pailan sold to Jogendra Nath Porel, Hiralal Porel and Muktaram Porel (collectively **Jogendra Nath Porel And Others**) the entirety of the Mother Property, each of them having an undivided 1/3rd (one-third) share therein. And accordingly, the names of Jogendra Nath Porel And Others were recorded in the records of Revisional Settlements, vide R.S. *Khatian* No. 556.

5.1.3 **Demise of Jogendra Nath Porel:** Jogendra Nath Porel, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Rajubala Porel, 5 (five) sons, namely, (i) Laxmikanta Porel, (ii) Tarak Porel, (iii) Shankar Porel, (iv) Nishikanta Porel and (iv) Joyanta Porel and 2 (two) daughters, namely, (i) Bimala Mondal nee Porel and (ii) Amala Mondal nee Porel as his only legal heirs and heiresses (collectively **Legal Heirs Of Late Jogendra Nath Porel**) who inherited the entirety of the undivided 1/3rd (one-third) share of Late Jogendra Nath Porel in the Mother Property, each of them having the following share therein:

Names of Legal Heirs Of Late Jogendra Nath Porel	Area Inherited
Rajubala Porel	3.084 decimal



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Laxmikanta Porel	3.084 decimal
Tarak Porel	3.084 decimal
Shankar Porel	3.084 decimal
Nishikanta Porel	3.084 decimal
Joyanta Porel	3.084 decimal
Bimala Mondal nee Porel	3.084 decimal
Amala Mondal nee Porel	3.084 decimal
Total	24.67 decimal

5.1.4 **Demise of Hiralal Porel:** Hiralal Porel, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Shitala Bala Porel, only son Dulal Porel and 3 (three) daughters, namely, (i) Angur Bala Mondal nee Porel, (ii) Asta Hazra nee Porel and (iii) Ruma Dhar nee Porel, as his only legal heirs and heiresses (collectively **Legal Heirs Of Late Hiralal Porel**) who inherited the entirety of the undivided 1/3rd (one-third) share of Late Hiralal Porel in the Mother Property, each of them having the following share therein:

Names of Legal Heirs Of Late Hiralal Porel	Area Inherited
Shitala Bala Porel	4.934 decimal
Dulal Porel	4.934 decimal
Angur Bala Mondal nee Porel	4.934 decimal
Asta Hazra nee Porel	4.934 decimal
Ruma Dhar nee Porel	4.934 decimal
Total	24.67 decimal

5.1.5 **Demise of Muktaram Porel:** Muktaram Porel, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Sailabala Porel, 2 (two) sons, namely, (i) Rakhal Porel and (ii) Gopal Porel and 4 (four) daughters, namely, (i) Minu Das nee Porel, (ii) Arati Mondal nee Porel, (iii) Sandhya Mondal nee Porel and (iv) Jyotsna Porel, as his only legal heirs and heiresses (collectively **Legal Heirs Of Late Muktaram Porel**) who inherited the entirety of the undivided 1/3rd (one-third) share of Late Muktaram Porel in the Mother Property, each of them having the following share therein:

Names of Legal Heirs Of Late Muktaram Porel	Area Inherited
Sailabala Porel	3.524 decimal



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Rakhal Porel	3.524 decimal
Gopal Porel	3.524 decimal
Minu Das nee Porel	3.524 decimal
Arati Mondal nee Porel	3.524 decimal
Sandhya Mondal nee Porel	3.524 decimal
Jyotsna Porel	3.524 decimal
Total	24.67 decimal


5.1.6 **Ownership of Rajubala Porel And Others:** In the aforesaid circumstances, (i) Rajubala Porel, (ii) Laxmikanta Porel, (iii) Tarak Porel, (iv) Shankar Porel, (v) Nishikanta Porel, (vi) Joyanta Porel, (vii) Bimala Mondal, (viii) Amala Mondal, (ix) Shitala Bala Porel, (x) Dulal Porel, (xi) Angur Bala Mondal, (xii) Asta Hazra, (xiii) Ruma Dhara , (xiv) Sailabala Porel, (xv) Rakhal Porel, (xvi) Gopal Porel, (xvii) Minu Das, (xviii) Arati Mondal, (xix) Sandhya Mondal and (xx) Jyotsna Porel (collectively **Rajubala Porel And Others**) became the absolute owners of the Mother Property, each of them having their respective share therein.

5.1.7 **First Sale to Ashutosh Mukhopadhyay:** By a Deed of Conveyance dated 6th September, 1995, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 44, at Pages 415 to 426, being Deed No. 4091 for the year 1996, Asta Hazra nee Porel and Ruma Dhar nee Porel, both being the Legal Heirs Of Late Hiralal Porel sold to Ashutosh Mukhopadhyay land measuring 9.87 (nine point eight seven) decimal, more or less, out of the Mother Property (**First Part of Mother Property**).

5.1.8 **Second Sale to Ashutosh Mukhopadhyay:** By another Deed of Conveyance dated 19th September, 1995, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 44, at Pages 427 to 438, being Deed No. 4092 for the year 1996, Dulal Porel and Angur Bala Mondal nee Porel, both being the Legal Heirs Of Late Hiralal Porel sold to Ashutosh Mukhopadhyay land measuring 9.87 (nine point eight seven) decimal, more or less, out of the Mother Property (**Second Part of Mother Property**).

5.1.9 **Third Sale to Ashutosh Mukhopadhyay:** By another Deed of Conveyance dated 6th September, 1995, registered in the Office of




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the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 44, at Pages 439 to 450, being Deed No. 4093 for the year 1996, Arati Mondal nee Porel, Sandhya Mondal nee Porel and Jyotsna Porel, all being the Legal Heirs Of Late Muktaram Porel sold to Ashutosh Mukhopadhyay land measuring 10.57 (ten point five seven) decimal, more or less, out of the Mother Property (**Third Part of Mother Property**).

5.1.10 **Fourth Sale to Ashutosh Mukhopadhyay:** By another Deed of Conveyance dated 19th September, 1995, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 44, at Pages 451 to 462, being Deed No. 4094 for the year 1996, Rajubala Porel and Amala Mondal nee Porel, all being the Legal Heirs Of Late Jogendra Nath Porel sold to Ashutosh Mukhopadhyay land measuring 6.17 (six point one seven) decimal, more or less, out of the Mother Property (**Fourth Part of Mother Property**).

5.1.11 **Fifth Sale to Ashutosh Mukhopadhyay:** By another Deed of Conveyance dated 6th September, 1995, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 42, at Pages 315 to 326, being Deed No. 4095 for the year 1996, Nishikanta Porel, Joyanta Porel and Bimala Mondal nee Porel, all being the Legal Heirs Of Late Jogendra Nath Porel sold to Ashutosh Mukhopadhyay land measuring 9.25 (nine point two five) decimal, more or less, out of the Mother Property (**Fifth Part of Mother Property**).

5.1.12 **Sixth Sale to Ashutosh Mukhopadhyay:** By another Deed of Conveyance dated 6th September, 1995, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 42, at Pages 327 to 338, being Deed No. 4096 for the year 1996, Rakhal Porel, Gopal Porel and Minu Das nee Porel, all being the Legal Heirs Of Late Muktaram Porel sold to Ashutosh Mukhopadhyay land measuring 10.57 (ten point five seven) decimal, more or less, out of the Mother Property (**Sixth Part of Mother Property**).

5.1.13 **Seventh Sale to Ashutosh Mukhopadhyay:** By another Deed of Conveyance dated 6th September, 1995, registered in the Office of




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the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 42, at Pages 339 to 350, being Deed No. 4097 for the year 1996, Sitala Bala Porel, being one of the Legal Heirs Of Late Hiralal Porel sold to Ashutosh Mukhopadhyay land measuring 4.93 (four point nine three) decimal, more or less, out of the Mother Property (**Seventh Part of Mother Property**).

- 5.1.14 **Eighth Sale to Ashutosh Mukhopadhyay:** By another Deed of Conveyance dated 6th September, 1995, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, being Deed No. 3057 for the year 1996, Sailabala Porel, being one of the Legal Heirs Of Late Muktaram Porel sold to Ashutosh Mukhopadhyay land measuring 3.52 (three point five two) decimal, more or less, out of the Mother Property (**Eighth Part of Mother Property**).
- 5.1.15 **Ninth Sale to Ashutosh Mukhopadhyay:** By another Deed of Conveyance dated 6th September, 1995, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 32, at Pages 297 to 308, being Deed No. 3058 for the year 1996, Laxmikanta Porel, Tarak Porel and Shankar Porel, all being the Legal Heirs Of Late Jogendra Nath Porel sold to Ashutosh Mukhopadhyay land measuring 9.25 (nine point two five) decimal, more or less, out of the Mother Property (**Ninth Part of Mother Property**).
- 5.1.16 **Ownership of Ashutosh Mukhopadhyay:** Thus, Ashutosh Mukhopadhyay became the absolute owner of the Mother Property [comprising of the First Part of Mother Property, Second Part of Mother Property, Third Part of Mother Property, Fourth Part of Mother Property, Fifth Part of Mother Property, Sixth Part of Mother Property, Seventh Part of Mother Property, Eighth Part of Mother Property and Ninth Part of Mother Property] (**Ashutosh's Property**).
- 5.1.17 **Sale to Vendor:** By a Deed of Conveyance dated 26th August, 1997, registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 38, at Pages 329 to 340, being Deed No. 3428 for the year 1997, Ashutosh Mukhopadhyay sold to Vendor land measuring 2 (two) *cottah*




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equivalent to 3.3 (three point three) decimal, more or less, out of Ashutosh's Property i.e. the Said Property.

5.1.18 **Absolute Ownership of Vendor:** In the aforesaid circumstances, the Vendor has become the absolute owner of the Said Property.

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

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare 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 do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

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

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

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



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- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** 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 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 Vendors' predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property 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 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 and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same from the Vendor.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **Schedule** below, being *Sali* land measuring 2 (two) cottahs equivalent to 3.3 (three point three) decimal, more or less, comprised in



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7.2 **Total Consideration:** Thus, aforesaid transfer is being made in a total consideration of a sum of Rs.10,00,000/- (Rupees Ten Lacs only) paid by the Purchaser to the Vendor.

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, 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




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interest therein through, under or in trust for the Vendor or the Vendors' 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 hereby expressly indemnify about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenant that the Vendor or any person claiming under the Vendors' in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of the aforesaid.
- 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 hereby handed over *Khas*, vacant and peaceful possession of the Said Property to the Purchaser.
- 8.5 **Outgoings:** The Vendor hereby declare that, all statutory revenue, cess, taxes, surcharge, outgoings 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 indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.



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- 8.6 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's 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 Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.7 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly **(1)** consents to the same and **(2)** appoint the Purchaser as the constituted attorney of the Vendor's and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under the Vendor's shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or Purchaser's successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.



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**Schedule
(Said Property)**

Sali Land measuring 2 (two) cottahs equivalent to 3.3 (three point three) decimal, more or less, comprised in R.S./L.R. *Dag* No.49, recorded in L.R. *Khatian* No.268/1, *Mouza* Daulatpur, J.L. No.79, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas and 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 Part of <i>Dag</i> No. 49
On the East	:	By Part of <i>Dag</i> No. 49
On the South	:	By 2 ft. wide drain thereafter 16 ft wide road
On the West	:	By Part of <i>Dag</i> No. 49

Together with 2' (two feet) wide land demarcated for drain **And Together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, 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 **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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9. Execution and Delivery

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

<u>Sabita Mukherjee</u> (SABITA MUKHERJEE) [Vendor]
ESTHER PROPERTIES PVT. LTD. Anuva Awasthi Director/Authorised Signatory <hr/> (ESTHER PROPERTIES PVT. LTD.) [Authorised Signatory] [Purchaser]

Witnesses:

Signature Banerjee

Signature Apu Banerjee

Name Tapan Banerjee

Name Apu Banerjee

Father's Name Late - S. Banerjee

Father's Name Late S. Banerjee

Address 189 T/c Roy Bahadur Rd.

Address 189 T/c Roy Bahadur Road,

Kolkata - 700034

Kolkata - 700034

Drafted by:-

Alamgir Reza F-1194/03

Advocate

Alipore Judge's Court



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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.10,00,000/- (Rupees Ten Lacs only) towards full and final payment of Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Draft No.	Date	Bank, Branch	Amount (Rs.)
010277	02.07.2015	Indian Overseas Bank, Kalighat	5,00,000.00
010280	02.07.2015	-Do-	5,00,000.00
Total			10,00,000.00

Sabita Mukherjee
(SABITA MUKHERJEE)
[Vendor]

Witnesses:

Signature Banjee.

Signature Apu Banerjee

Name Tapan Banjee.

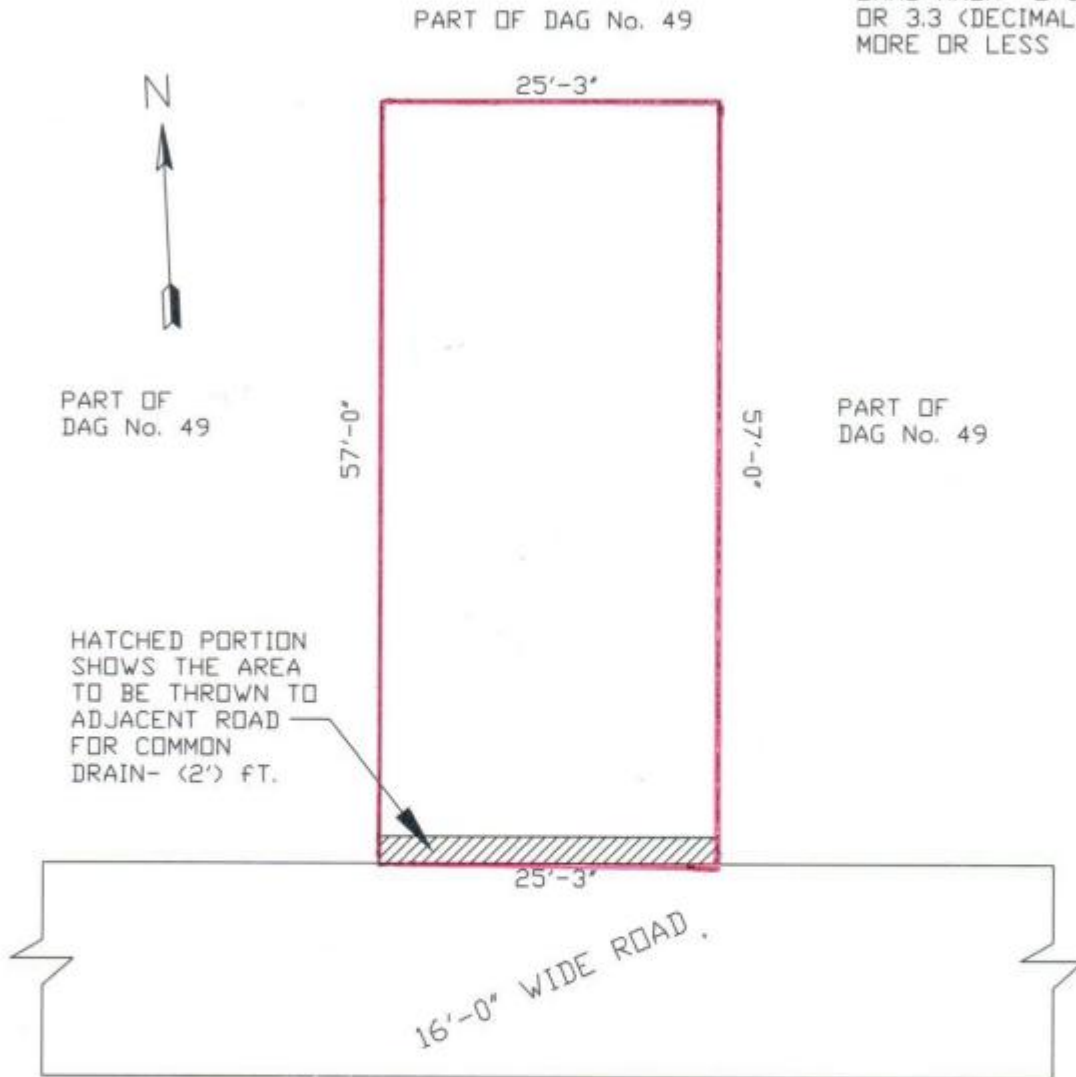
Name Apu Banerjee



S
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
6 JUL 2015

SITE PLAN OF THE LAND AT MOUZA- DAULATPUR,
J.L. No.- 79, PART OF DAG No.- 49,
P.S. BISHNUPUR, DIST. 24 PARGANAS (S)


LAND AREA- 2 COTTAHS
OR 3.3 (DECIMALS),
MORE OR LESS

























ESTHER PROPERTIES PVT, LTD.
Amuva Awasthi
Director/Authorized Signatory

Saleeta Mukherjee




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
6 JUL 2015

SPECIMEN FORM FOR TEN FINGER PRINTS

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



District Sub-Registrar-Iv
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

6 JUL 2015



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

Query No / Year	16040000423654/2015	Query Date	03/07/2015
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Alamgir Reza		
Address	Alipore, 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	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 10,00,000/-	Total Market Value:	Rs. 10,00,000/-
Stampduty Payable	Rs. 50,020/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 11,035/-	Registration Fee Article:-	A(1), E, 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			

Anuva Awasthi

Salika Mukherjee

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: Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 49, RS Khatian No:- 556	3.3 Decima 1	10,00,000/-	10,00,000/-	Proposed Use: Industrial Purpose, ROR: Shali

Seller Details			
Name & Address	Status	Execution And Admission Details	Other Details
Mrs Sabita Mukherjee Wife of Late Bidyut Kumar Mukherjee 189/T/C, Roy Bahadur Road, Post Office: Behala, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AYDPM4209Q,

Buyer Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
Esther Properties Private Lintied 55/1A, Strand Road, Post Office: Jorabagan, Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006	Organization	Executed by: Representative,	PAN No. AADCE5460E,

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Miss Anuva Awasthi Daughter of Mr Birendra Kumar Awasthi 118, Mahatma Gandhi Road, Post Office: Budge Budge, Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN - 700137	Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BBUPA4756K,		Esther Properties Private Lintied

Anuva Awasthi

Sabita Mukherjee

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr Prakash Musaddi Son of Mr R K Musaddi 12B, Lord Sinha Road, 8th Floor, Post Office: Shakespeare Sarani, Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mrs Sabita Mukherjee, Miss Anuva Awasthi

Bank Details
Bank details have not been supplied

For Information only

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L1	District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 49 , RS Khatian No:- 556	DLRS Server does not return any information about RS Plo

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. e-Assessment report is valid for one month only.
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).

Anuva Awasthi

Sabita Mukherjee



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

Miscellaneous Receipt


Visit Commission Case No / Year	1604001146/2015	Date of Application	06/07/2015
Query No / Year	16040000423654/2015		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Alamgir Reza		
Stampduty Payable	Rs.50,020/-		
Registration Fees Payable	Rs.11,035/-		
Applicant Name of the Visit Commission	Mr Alamgir Reza		
Applicant Address	Alipore Police Court		
Place of Commission	189/T/C, Roy Bahadur Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034		
Expected Date and Time of Commission	06/07/2015 1:00 AM		
Fee Details	J1: 250/-, J2: 250/-, PTA-J(2): 0/-, Total Fees Paid: 500/-		
Remarks			



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16040000423654/2015

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mrs Sabita Mukherjee 189/T/C, Roy Bahadur Road, P.O:- Behala, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034	Seller			
2	Miss Anuva Awasthi 118, Mahatma Gandhi Road, P.O:- Budge Budge, P.S:- Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN - 700137	Represent ative of Buyer [Esther Properties Private Limtied]			
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Prakash Musaddi Son of Mr R K Musaddi 12B, Lord Sinha Road, 8th Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN - 700071	Mrs Sabita Mukherjee, Miss Anuva Awasthi			

(Tridip Misra)
DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mrs Sabita Mukherjee Wife of Late Bidyut Kumar Mukherjee 189/T/C, Roy Bahadur Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AYDPM4209Q, Status : Self Date of Execution : 06/07/2015 Date of Admission : 06/07/2015 Place of Admission of Execution : Pvt. Residence</p>

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Esther Properties Private Limited 55/1A, Strand Road, P.O:- Jorabagan, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006 PAN No. AADCE5460E, Status : Organization Represented by representative as given below:-</p>
1(1)	<p>Miss Anuva Awasthi Daughter of Mr Birendra Kumar Awasthi 118, Mahatma Gandhi Road, P.O:- Budge Budge, P.S:- Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN - 700137 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BBUPA4756K, Status : Representative Date of Execution : 06/07/2015 Date of Admission : 06/07/2015 Place of Admission of Execution : Pvt. Residence</p>

B. Identifier Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr Prakash Musaddi Son of Mr R K Musaddi 12B, Lord Sinha Road, 8th Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,</p>	<p>Mrs Sabita Mukherjee, Miss Anuva Awasthi</p>	

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	<p>District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur</p>	<p>RS Plot No:- 49 , RS Khatian No:- 556</p>	3.3 Dec	10,00,000/-	10,00,000/-	<p>Proposed Use: Industrial Purpose, ROR: Shali</p>

D. Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	Alamgir Reza
Address	Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate

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

Endorsement For Deed Number : I - 160405218 / 2015

Query No/Year	16040000423654/2015	Serial no/Year	1604005519 / 2015
Deed No/Year	I - 160405218 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Miss Anuva Awasthi	Presented At	Private Residence
Date of Execution	06-07-2015	Date of Presentation	06-07-2015

Remarks

On 06/07/2015

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

Presented for registration at 15:00 hrs on : 06/07/2015, at the Private residence by Miss Anuva Awasthi ,

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 10,00,000/-

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

Execution is admitted on 06/07/2015 by

Mrs Sabita Mukherjee, Wife of Late Bidyut Kumar Mukherjee, 189/T/C, Roy Bahadur Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, By caste Hindu, By Profession Others

Indetified by Mr Prakash Musaddi, Son of Mr R K Musaddi, 12B, Lord Sinha Road, 8th Floor, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700071, By caste Hindu, By Profession Service

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

Execution is admitted on 06/07/2015 by

Miss Anuva Awasthi, , Esther Properties Private Lintied , 55/1A, Strand Road, P.O: Jorabagan, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700006

Indetified by Mr Prakash Musaddi, Son of Mr R K Musaddi, 12B, Lord Sinha Road, 8th Floor, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700071, By caste Hindu, By Profession Service



(Tridip Misra)

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

On 08/07/2015

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 11,035/- (A(1) = Rs 10,989/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 11,035/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50,020/- and Stamp Duty paid by Draft Rs 50,020/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 6775, Purchased on 22/06/2015, Vendor named Sahidul Haque Gazi.

Description of Draft

1. Rs 20,020/- is paid, by the Draft(other) No: 050221000382, Date: 06/07/2015, Bank: STATE BANK OF INDIA (SBI), SARAT BOSE ROAD.
2. Rs 30,000/- is paid, by the Draft(other) No: 050222000382, Date: 06/07/2015, Bank: STATE BANK OF INDIA (SBI), SARAT BOSE ROAD.



(Tridip Misra)

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2015, Page from 26562 to 26590

being No 160405218 for the year 2015.



Digitally signed by TRIDIP MISRA
Date: 2015.07.09 18:40:30 -07:00
Reason: Digital Signing of Deed.

(Tridip Misra) 09/07/2015 18:40:29

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)