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I-6859/15



19/15

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1604
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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. 8310507

District Sub-Registrar
Registrar U/S 7(3)
Registration Act 1908
Alipore, South 24 Parganas
5 SEP 2015

16/9/15

THIS INDENTURE made this 1st day of September Two Thousand Fifteen **BETWEEN** AYANNA CONSTRUCTION PVT. LTD., CIN U45400WB2014PTC200560, PAN AAMCA4923F, a company incorporated under the Companies Act, 1956, 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, hereinafter referred to as the **VENDOR** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or

No. 21/8/15
Rupees 500/-
Name: *Alamgir - Raja Adv*
Address: *Alipore Judges Court*
P. S. *Kol-27*
Vendor: *S. K. Roy*



Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata 27

Amuva Awasthi



VCTD
3335

Ayanna Construction Pvt, Ltd.
Amuva Awasthi
Director/Authorised Signatory



VCTD
3333

ECLAIR INFRACON PVT. LTD.
Siddhartha Mukherjee
Director/Authorised Signatory

TAKA REALESTATE PVT. LTD.
Siddhartha Mukherjee
Director/Authorised Signatory

KARAJ BUILDCON PVT. LTD
Siddhartha Mukherjee
Director Authorised Signatory



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
= 1 SEP 2015

successors in interest and assigns) of the **ONE PART AND (1) ÉCLAIR INFRACON PRIVATE LIMITED**, CIN U45400WB2012PTC172234, PAN AACCE9305P, a Company incorporated under the Companies Act, 1956, having its registered office at 55/1A Strand Road, Police Station Jorabagan, Kolkata 700 006, **(2) ETAKA REALESTATE PRIVATE LIMITED**, CIN U45400WB2013PTC198404, PAN AADCE5326R, a Company incorporated under the Companies Act, 1956, having its registered office at 55/1A Strand Road, 5th Floor, Room No.2, Police Station Jorabagan, Kolkata 700 006, **(3) EKARAJ BUILDCON PRIVATE LIMITED**, CIN U45400WB2013PTC195336, PAN AADCE4252G, a Company incorporated under the Companies Act, 1956, having its registered office at 122/1R, Satyendra Nath Majumdar Sarani, Police Station Tollygunge, Kolkata 700 026, all being represented by one of their Directors Siddhartha Mukherjee, PAN AIFPM4138C, son of Ashutosh Mukhopadhyay, residing at premises no.119, Bhupen Roy Road, Police Station Behala, Kolkata 700 034, **(4) EKDANT INFRACON PRIVATE LIMITED**, CIN U45400WB2012PTC172292, PAN AACCE9303M, a Company incorporated under the Companies Act, 1956, having its registered office at 55/1A Strand Road, Police Station Jorabagan, Kolkata 700 006, **(5) WRIDDHI DEVELOPER PRIVATE LIMITED**, CIN U45400WB2013PTC191422, PAN AABCW3621R **AND (6) IKKA INFRA PROJECTS PRIVATE LIMITED**, CIN U45400WB2013PTC191426, PAN AADCL1900M, both Companies incorporated under the Companies Act, 1956, both having their respective registered offices at 161/1, Mahatma Gandhi Road, 2nd Floor, Room No-41, Police Station Jorasanko, Kolkata 700 007, all being represented by their authorized signatory Priyanka Ghosh, wife of Atanu Ghosh, PAN AYYPB3773F, residing at 814, Kalitala, Kolkata 700 084, hereinafter collectively referred to as the **PURCHASERS** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their respective successor or successors in interest and assigns) of the **OTHER PART:**

WHEREAS:

A) One Ashutosh Mukhopadhyay was seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 74 (seventy four) decimal, be the same a little more or less, lying situate at Mouza Daulatpur, J.L. No. 79, R.S. and L.R. Dag No.49, under L.R. Khatian Nos.268/1 and 2903, Police Station Bishnupur, within Kulerdari Gram Panchayet, District South 24 Parganas (hereinafter referred as **said entire land**).

B) By a Deed of Conveyance dated 4th February, 1997, made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the one part and one Binapani Sil and Kanu Chandra Sil therein jointly referred to as the Purchasers of the other part and registered in the Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No.4, at Pages 397 to 410, Being No.309 for the year 1997, the Vendor therein for the consideration therein mentioned, granted transferred conveyed



V E T O

3334

AKDANT INFRACON PVT. LTD.

Priyanka Ghosh

Director/Authorised Signatory

WRIDDHI DEVELOPER PVT. LTD.

Priyanka Ghosh

Director/Authorised Signatory

IKKA INFRA PROJECTS PVT. LTD.

Priyanka Ghosh

Director / Authorised Signatory



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

SEP 2015

Identified by me

Atamgir. Raza Adv

s/o, Jahangir. Raza

28/1, Judge Court Road

P.O & P.S. Alipore

Kol-27

assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land containing an area of 3 (three) cottahs 4 (four) chittacks, more or less, equivalent to 5.38 (five point three eight) decimal, be the same a little more or less, out of the said entire land (hereinafter referred as **said subject land**).

C) The said Binapani Sil and Kanu Chandra Sil duly recorded their names in respect of said subject land in the records of Block Land and Land Reforms Office under L.R. Khatian Nos.2148 and 2149 respectively.

D) The said Kanu Chandra Sil who during his life time was a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving behind him surviving his widow Binapani Sil, only son Bikram Sil and only daughter Dalia Sil (hereinafter collectively referred to as **Binapani Sil And Others**), as his legal heiresses, heirs and legal representatives who upon his death became jointly entitled to All That his undivided $\frac{1}{2}$ (half) share of Late Kanu Chandra Sil in the said subject land.

E) In the aforesaid circumstances, Binapani Sil And Others have become the absolute owners of the said subject land, each of them having their respective shares therein.

F) By a Deed of Conveyance dated 1st March, 2011, made between the said Binapani Sil And Others therein referred to as the Vendors of the one part and one Supriya Mallick alias Supriya Naskar and Ruma Naskar alias Ruma Mondal therein jointly referred to as the Purchasers of the other part and registered at the Office of the Additional District Sub-Registrar, Bishnupur in Book No.I, Volume No. 4, at Pages 827 to 855, Being No.1133 for the year 2011, the Vendors therein for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the Purchasers therein All That the said subject land.

G) By a Deed of Conveyance dated 6th February, 2015, made between the said Supriya Mallick alias Supriya Naskar and Ruma Naskar alias Ruma Mondal therein jointly referred to as the Vendors of the one part and one Ayanna Construction Pvt. Ltd. therein referred to as the Purchaser of the other part and the Vendor herein and registered at the Office of the District Sub-Registrar-IV, South 24 Parganas, in Book No.I, CD Volume No.4, at Pages 4114 to 4136, Being No.1035 for the year 2015, the Vendor therein for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All That the said subject land.

H) The Vendor herein has duly recorded its name in respect of said subject land in the records of Block Land and Land Reforms Office at Bishnupur-I under L.R. Khatian No. 4144.

I) The Vendor herein has agreed to sell and the Purchasers have agreed to purchase All That piece and parcel of land containing an area of 4 (four)

decimal, be the same a little more or less, out of the said subject land more fully and particularly described in the **Schedule** hereunder written (hereinafter referred to as **said land**) free from all encumbrances, charges, liens, lispensens, attachments, acquisitions, requisitions, trusts of whatsoever nature at and for the consideration of Rs.17,76,000/- (Rupees Seventeen Lacs Seventy Six Thousand only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.17,76,000/- (Rupees Seventeen Lacs Seventy Six Thousand only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers and the said land) the Vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchasers **All That** the piece and parcel of land measuring an area of 4 (four) decimal, be the same a little more or less, lying situate at Mouza Daulatpur, J.L. No. 79, R.S. and L.R. Dag No.49, under L.R. Khatian No.4144, Police Station Bishnupur, within Kulerdari Gram Panchayet, District South 24 Parganas more fully and particularly described in the **Schedule** hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour **RED** thereon (hereinafter referred to as **said land**) **OR HOWSOEVER OTHERWISE** the said land 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 said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land 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 Purchasers absolutely and forever and the Vendor doth hereby covenant with the Purchasers **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or its successor or successors in interest and assigns done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land 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



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Alipore, South 24 Parganas

21 SEP 2015

Vendor has now in itself good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid **AND** the Purchasers shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for it **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for it the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and each of them doth hereby and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO:

(Said land)

ALL THAT the piece and parcel of Bastu land measuring an area of 4 (four) decimal, be the same a little more or less, lying situate at Mouza Daulatpur, J.L. No. 79, R.S. and L.R. Dag No.49, under L.R. Khatian No.4144, Police Station Bishnupur, within Kulerdari Gram Panchayet, District South 24 Parganas and butted and shown and delineated in the map or plan annexed hereto and bordered in colour **RED** thereon and bounded as follows:

- ON THE NORTH :** By Part of R.S. Dag No.49
- ON THE SOUTH :** By Part of R.S. Dag No.49
- ON THE EAST :** By Part of R.S. Dag No.49
- ON THE WEST :** By Part of R.S. Dag No.49



District Sub-Registrar-IV
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SEP 2015

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seal the day month and year first above written.

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

1. Prakash Misra
12B, Lord Sinha Road,
Kolkata - 700 071.

Ayanna Construction Pvt. Ltd.
Anuva Awasthi
Director/Authorised Signatory

2. Anvita Ghosh
vill- BELBachandi, P.O- Gocheran
P.S- Joy nagar, DIST- 74 PG S(S)

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

1. Prakash Misra

ECLAIR INFRACON PVT, LTD.
Director/Authorised Signatory
ETAKA REALSTATE PVT. LTD

2. Anvita Ghosh

Director/Authorised Signatory
EKARAJ BUILDCON PVT. LTD
Director Authorised Signatory

Drafted by,

Alamgir Reza
Advocate

ALAMGIR REZA
Advocate
Alipore Judge Court,
Room No.-9 (New Block)
Kolkata-37
Enrol. No.-F/110000

SKDANT INFRACON PVT, LTD.
Priyanka Ghosh
Director/Authorised Signatory
WRIDDHI DEVELOPER PVT. LTD.
Priyanka Ghosh
Director/Authorised Signatory
IKKA INFRA PROJECTS PVT. LTD.
Priyanka Ghosh
Director / Authorised Signatory



[Signature]
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
= 1 SEP 2015

স্বাক্ষরিত
সাব-রেজিস্ট্রার কার্যালয়
আলিপুর, দক্ষিণ চব্বিশ পরগণা
জেলা
১ সেপ্টেম্বর ২০১৫

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.17,76,000/- (Rupees Seventeen Lacs Seventy Six Thousand only) being the consideration money as per Memo below:-

MEMO OF CONSIDERATION

Date	Cheque No.	Bank, Branch	Amount (Rs.)
25.08.2015	249867	Indian Overseas Bank, Kalighat	2,96,000.00
25.08.2015	249921	-DO-	2,96,000.00
25.08.2015	113935	-DO-	2,96,000.00
01.09.2015	338120	-DO-	2,96,000.00
01.09.2015	247622	-DO-	2,96,000.00
01.09.2015	323969	-DO-	2,96,000.00
Total			17,76,000.00

(RUPEES SEVENTEEN LACS SEVENTY SIX THOUSAND ONLY)

Ayanna Construction Pvt. Ltd.

Anuva Awasthi

Director/Authorised Signatory

Signature of the Vendor

WITNESSES :-

1. Prakash Mishra

2. Anurita Ahosh



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





1 SEP 2015








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 16041000220010/2015

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

Sl No.	Name of the Executãnt	Category	Photo	Finger Print	Signature with date
1	Mrs Anuva Awasthi 118 Mahatma Gandhi Rd, P.O:- Budge Budge, P.S:- Budge Budge, Kolkata. District:-South 24-Parganas, West Bengal, India, PIN - 700137	Representative of Seller [Ayanna Construction Pvt Ltd]	 Anuva Awasthi		Anuva Awasthi 01.09.2015
2.0	Mr Siddhartha Mukherjee 119 BHUPEN ROY ROAD, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Buyer [Eclair Infracon Pvt Ltd]	 Siddhartha Mukherjee		Siddhartha Mukherjee 01/09/2015
2.1	Mr Siddhartha Mukherjee 119 BHUPEN ROY ROAD, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Buyer [Ekaraj Buildcon Pvt Ltd]			Siddhartha Mukherjee 01/09/2015



SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.2	Mr Siddhartha Mukherjee 119 BHUPEN ROY ROAD, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Buyer [Etaka Realestate Pvt Ltd]			<i>Siddhartha Mukherjee</i> 01/09/2015
3.0	Mrs Priyanka Ghosh 814 Kalitala, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Representative of Buyer [Ekdant Infracon Pvt Ltd]	 <i>Priyanka Ghosh</i>		<i>Priyanka Ghosh</i> 01.09.15
3.1	Mrs Priyanka Ghosh 814 Kalitala, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Representative of Buyer [Ikka Infra Projects Pvt Ltd]			<i>Priyanka Ghosh</i> 01.09.15
3.2	Mrs Priyanka Ghosh 814 Kalitala, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Representative of Buyer [Wriddhi Developer Pvt Ltd]			<i>Priyanka Ghosh</i> 01.09.15



Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Alamgir Reza Son of Mr Jahangir Reza 28/1 Judges Court Rd, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Mrs Anuva Awasthi, Mr Siddhartha Mukherjee, Mrs Priyanka Ghosh	<i>Alamgir Reza</i> 1.9.15

(Tridip Misra)

DISTRICT SUB-
REGISTRAR

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



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

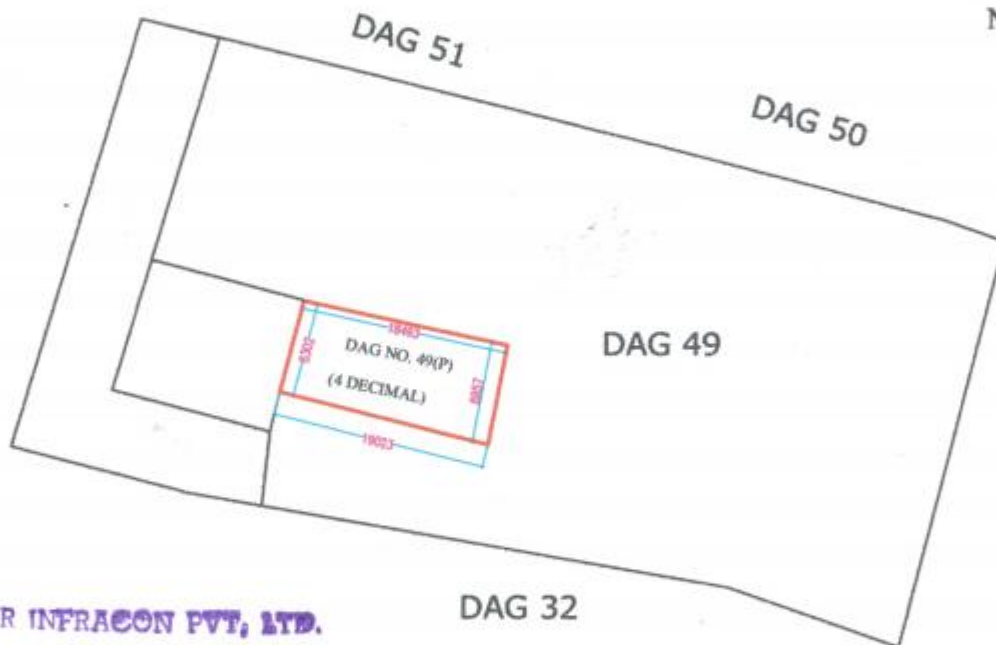
Miscellaneous Receipt

Visit Commission Case No / Year	1604001462/2015	Date of Application	01/09/2015
Query No / Year	16041000220010/2015		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Alamgir Reza		
Stampduty Payable	Rs.88,810/-		
Registration Fees Payable	Rs.19,564/-		
Applicant Name of the Visit Commission	Mr Alamgir Reza		
Applicant Address	alipore		
Place of Commission	119 BHUPEN ROY ROAD, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053		
Expected Date and Time of Commission	01/09/2015 1:00 AM		
Fee Details	J1: 250/-, J2: 150/-, PTA-J(2): 0/-, Total Fees Paid: 400/-		
Remarks			

SITE PLAN OF PLOT OF LAND UNDER
R.S. DAG No. 49, MOUZA- DAULATPUR,
P.S.- BISHNUPUR, DIST.- 24 PARGANAS (S)

LAND AREA - 4 DECIMAL
(more or less)

Ayanna Construction Pvt, Ltd.
Anuva Awasthi
Director/Authorised Signatory



ECLAIR INFRACON PVT, LTD.

Siddhantha Mukherjee
Director/Authorised Signatory

ETA KA REALESTATE PVT. LTD

Siddhantha Mukherjee
Director/Authorised Signatory

EKARAJ BUILDCON PVT. LTD

Siddhantha Mukherjee
Director/Authorised Signatory

AKDANT INFRACON PVT, LTD.

Priyanka Ghosh
Director/Authorised Signatory

WRIDDHI DEVELOPER PVT. LTD.

Priyanka Ghosh
Director/Authorised Signatory


































ETKA INFRA PROJECTS PVT. LTD.

Priyanka Ghosh
Director / Authorised Signatory




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

SPECIMEN FORM FOR TEN FINGER PRINTS

 <p>Anuva Awasthi</p>	<p>Anuva Awasthi</p>										
<p>Little Ring Middle Fore Thumb (Left Hand)</p>											
						<p>Thumb Fore Middle Ring Little (Right Hand)</p>					
 <p>Subhanta Mallick</p>		<p>Subhanta Mallick</p>									
<p>Little Ring Middle Fore Thumb (Left Hand)</p>											
							<p>Thumb Fore Middle Ring Little (Right Hand)</p>				
 <p>Priyanka Ghosh</p>	<p>Priyanka Ghosh</p>										
<p>Little Ring Middle Fore Thumb (Left Hand)</p>											
							<p>Thumb Fore Middle Ring Little (Right Hand)</p>				




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

- 1 SEP 2015



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

Query No / Year	16041000220010/2015	Query Date	13/08/2015 12:37:45 PM
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		
Applicant Status	Advocate		
Other Details	Mobile No. : 9874196499		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4305] Declaration [No of Declaration : 1]		
Set Forth value	Rs. 17,76,000/-	Total Market Value:	Rs. 17,76,000/-
Stampduty Payable	Rs. 88,810/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 19,564/-	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			

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:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 49 , RS Khatian No:- 4144	4 Dec	17,76,000/-	17,76,000/-	Proposed Use: Bastu, ROR: Shali
Seller Details						
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details		
1	Ayanna Construction Pvt Ltd 55/1a Stran Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Organizatio n	Executed by: Representative,	PAN No. AAMCA4923F,		
Representative Details						
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of		
1	Mrs Anuva Awasthi, Designation: Authorized Signatory Daughter of Shri Birendra Krishna Awasthi 118 Mahatma Gandhi Rd, P.O:- Budge Budge, P.S:- Budge Budge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700137	Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BBUPA4756K,		Ayanna Construction Pvt Ltd		
Buyer Details						
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details		
1	Eclair Infracon Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Organizatio n	Executed by: Representative,	PAN No. AACCE9305P,		
2	Ekdant Infracon Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Organizatio n	Executed by: Representative,	PAN No. AACCE9303M,		



Buyer Details				
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
3	Etaka Realestate Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Organization	Executed by: Representative,	PAN No. AADCE5326R,
4	Wriddhi Developer Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Organization	Executed by: Representative,	PAN No. AABCW3621R,
5	Ikka Infra Projects Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Organization	Executed by: Representative,	PAN No. AADCL1900M,
6	Ekaraj Buildcon Pvt Ltd 122/1r Satyendra Nath Majumdar Sarani, P.O:- Tollygunge, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Organization	Executed by: Representative,	PAN No. AADCE4252G,
Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr Siddhartha Mukherjee, Designation: Director Son of Mr Ashutosh Mukhopadhyay 119 BHUPEN ROY ROAD, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIFPM4138C,		Eclair Infracon Pvt Ltd , Etaka Realestate Pvt Ltd , Ekaraj Buildcon Pvt Ltd
2	Mrs Priyanka Ghosh, Designation: Authorized Signatory Wife of Mr Atanu Ghosh 814 Kalitala, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AYYPB3773F,		Ekdant Infracon Pvt Ltd , Wriddhi Developer Pvt Ltd , Ikka Infra Projects Pvt Ltd

Identifier Details				
Identifier Name & Address		Other Details		Identifier of
Mr Alamgir Reza Son of Mr Jahangir Reza 28/1 Judges Court Rd, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027		Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India,		Mrs Anuva Awasthi, Mr Siddhartha Mukherjee, Mrs Priyanka Ghosh
Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L1	Ayanna Construction Pvt Ltd	Eclair Infracon Pvt Ltd	0.666667 Dec	16.6667
L1	Ayanna Construction Pvt Ltd	Ekdant Infracon Pvt Ltd	0.666667 Dec	16.6667
L1	Ayanna Construction Pvt Ltd	Etaka Realestate Pvt Ltd	0.666667 Dec	16.6667
L1	Ayanna Construction Pvt Ltd	Wriddhi Developer Pvt Ltd	0.666667 Dec	16.6667
L1	Ayanna Construction Pvt Ltd	Ikka Infra Projects Pvt Ltd	0.666667 Dec	16.6667
L1	Ayanna Construction Pvt Ltd	Ekaraj Buildcon Pvt Ltd	0.666667 Dec	16.6667
Bank Details				
Bank details have not been supplied				

For Information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees-six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).

9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(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

Presentant Details	
SL No.	Name and Address of Presentant
1	Mrs Anuva Awasthi, Authorized Signatory Authorized Signatory, Ayanna Construction Pvt Ltd 55/1a Stran Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Ayanna Construction Pvt Ltd 55/1a Stran Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 PAN No. AAMCA4923F, Status : Organization Represented by representative as given below:-
1(1)	Mrs Anuva Awasthi, Authorized Signatory Authorized Signatory, Ayanna Construction Pvt Ltd 55/1a Stran Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BBUPA4756K, Status : Representative Date of Execution : 01/09/2015 Date of Admission : 01/09/2015 Place of Admission of Execution : Pvt. Residence

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Eclair Infracon Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 PAN No. AACCE9305P, Status : Organization
2	Ekdant Infracon Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 PAN No. AACCE9303M, Status : Organization
3	Etaka Realestate Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 PAN No. AADCE5326R, Status : Organization
4	Wriddhi Developer Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 PAN No. AABCW3621R, Status : Organization
5	Ikka Infra Projects Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 PAN No. AADCL1900M, Status : Organization Represented by their (1-5) representative as given below:-

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1-5 (1)	<p>Mrs Priyanka Ghosh, Authorized Signatory Authorized Signatory, Ekdant Infracon Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006; Authorized Signatory, Wriddhi Developer Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007; Authorized Signatory, Ikka Infra Projects Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AYYPB3773F, Status : Representative Date of Execution : 01/09/2015 Date of Admission : 01/09/2015 Place of Admission of Execution : Pvt. Residence</p>
6	<p>Ekaraj Buildcon Pvt Ltd 122/1r Satyendra Nath Majumdar Sarani, P.O:- Tollygunge, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AADCE4252G, Status : Organization Represented by their representative as given below:-</p>
6(1)	<p>Mr Siddhartha Mukherjee, Director Director, Eclair Infracon Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006; Director, Etaka Realestate Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006; Director, Ekaraj Buildcon Pvt Ltd 122/1r Satyendra Nath Majumdar Sarani, P.O:- Tollygunge, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIFPM4138C, Status : Representative Date of Execution : 01/09/2015 Date of Admission : 01/09/2015 Place of Admission of Execution : Pvt. Residence</p>

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Alamgir Reza Son of Mr Jahangir Reza 28/1 Judges Court Rd, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India,	Mrs Anuva Awasthi, Mr Siddhartha Mukherjee, Mrs Priyanka Ghosh	

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:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 49 , RS Khatian No:- 4144	4 Dec	17,76,000/-	17,76,000/-	Proposed Use: Bastu, ROR: Shali

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Ayanna Construction Pvt Ltd	Eclair Infracon Pvt Ltd	0.666667	16.6667
	Ayanna Construction Pvt Ltd	Ekaraj Buildcon Pvt Ltd	0.666667	16.6667
	Ayanna Construction Pvt Ltd	Ekdant Infracon Pvt Ltd	0.666667	16.6667
	Ayanna Construction Pvt Ltd	Etaka Realestate Pvt Ltd	0.666667	16.6667
	Ayanna Construction Pvt Ltd	Ikka Infra Projects Pvt Ltd	0.666667	16.6667
	Ayanna Construction Pvt Ltd	Wriddhi Developer Pvt Ltd	0.666667	16.6667

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
Applicant's Status	Advocate

Execution is admitted on 01/09/2015 by

1. Mrs Priyanka Ghosh , Authorized Signatory, Ekdant Infracon Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006;
Authorized Signatory, Wriddhi Developer Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007;
Authorized Signatory, Ikka Infra Projects Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007
2. Mrs Priyanka Ghosh , Authorized Signatory, Ekdant Infracon Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006;
Authorized Signatory, Wriddhi Developer Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007;
Authorized Signatory, Ikka Infra Projects Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007
3. Mrs Priyanka Ghosh , Authorized Signatory, Ekdant Infracon Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006;
Authorized Signatory, Wriddhi Developer Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007;
Authorized Signatory, Ikka Infra Projects Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007
Identified by Mr Alamgir Reza, Son of Mr Jahangir Reza, 28/1 Judges Court Rd, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Muslim, By Profession Advocate



(Tridip Misra)

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

On 13/08/2015

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 17,76,000/-



(Tridip Misra)

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

On 16/09/2015

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 19,564/- (A(1) = Rs 19,525/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 19,564/-

Description of Draft

1. Rs 19,564/- is paid, by the Draft(other) No: 335206000427, Date: 16/09/2015, Bank: STATE BANK OF INDIA (SBI), ALIPORE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 88,810/- and Stamp Duty paid by Draft Rs 83,810/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 7988, Purchased on 21/08/2015, Vendor named Santosh Kr Dey.

Description of Draft

1. Rs 83,810/- is paid, by the Draft(other) No: 335205000427, Date: 16/09/2015, Bank: STATE BANK OF INDIA (SBI), ALIPORE.



(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 73404 to 73425

being No 160406859 for the year 2015.



Tridip Misra

Digitally signed by TRIDIP MISRA
Date: 2015.09.16 18:07:48 -07:00
Reason: Digital Signing of Deed.

(Tridip Misra) 16/09/2015 18:07:47

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)