I 03090/15 I 03077/15

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

V.C. Case No. 466/2015

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

S 263270

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Additional District Sub-Registrar, Garia South 24 Parganas

07 SEP 2015

A-1-252052/15
09/09/15
7.00

INDENTURE

THIS **INDENTURE** is made on the 4th day of **September, 2015** (Two Thousand Fifteen) **BETWEEN DILIP KUMAR KAJARIA @ AGARWALLA** (PAN NO. AEWPK6070N), son of Late S. Gupta @ Kajaria @ Agarwalla by faith Hindu, by occupation- Business, by nationality- Indian, residing at-155, Netaji Subhas Chandra Bose Road, Tollygunge, P.S.- Regent Park, Kolkata- 700040 hereinafter called and referred to as the "**LANDOWNER**"

31 AUG 2015

S.L. No. 1990 Date.....
Name.....
Address.....
Value 505
Govt. Stamp Vender
SABYASACHI DEB
Sonarpur, A.D.S.R.O., Cal-150

D. Bhattacharya (Adv)
High Court Calcutta

Dilip Kumar Kapuria @ Agarwalla

N.C.T. 1388

Dilip Kumar Kapuria @ Agarwalla

Seal of the Addl. District Sub-Registrar, Garia, South 24 Parganas, West Bengal

Additional District Sub-Registrar,
Garia South 24 Parganas

04 SEP 2015

Amallick Advocate
High Court, Calcutta
W.B. 502 of 1986

(which term or expression shall unless excluded by or repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

A N D

(1) LAHOTI INFRAPROJECTS LTD. (PAN NO. AACCL2563N), having its registered office at – 4, Fairlie Place, HMP House, 1st Floor, Kolkata- 700001, **(2) TALGO CONSTRUCTION PVT. LTD** (PAN NO. AAFCT0778C), **(3) LOJACK PROPERTIES PVT. LTD** (PAN NO. AACCL7227P), **(4) DHATAB NIRMAN PVT. LTD** (PAN NO. AAFCD0904J), **(5) CERIUM TRADERS PVT. LTD** (PAN NO. AAGCC1007Q), **(6) EXECUTIVE REALTORS PVT. LTD** (PAN NO. AAECE0044K), **(7) LIABLE COMMERCIAL PVT. LTD** (PAN NO. AACCL8920B), **(8) LIABLE TRADERS PVT. LTD** (PAN NO. AACCL8921A), **(9) NEWBIE PROJECTS PVT. LTD** (PAN NO. AAECN9763C), **(10) ORPHIC BUILDERS PVT. LTD** (PAN NO. AACCO1704G), **(11) QUATRE SUPPLIERS PVT. LTD** (PAN NO. AACCQ3878K), **(12) TECHMECH PLAZA PVT. LTD** (PAN NO. AAFCT4049J), **(13) TRASHION DEALTRADE PVT. LTD** (PAN NO. AAFCT4050K), all registered under Companies Act, 1956 and having its registered office at- 32, Ezra Street, 6th Floor, Kolkata – 700001, **(14) GANGULY HOME SEARCH PVT. LTD.** (PAN NO. AADCG2860J), having its registered office at- 167, Garia Station Road, Kolkata – 700084, **(15) FORE SIGHT CONSTRUCTION PVT. LTD.** (PAN NO. AABCF2889G), having its registered office at- 2, Garia Station Road, Kolkata - 700084, **(16) FORE SIGHT DEVELOPERS PVT. LTD.** (PAN NO. AABCF2888H), having its registered office at- 2, Garia Station Road, Kolkata – 700084 - all represented by their Authorized Signatory- **SRI SANDIP PRAMANIK,**

Additional District Sub-Registrar,
Garia South 24 Parganas

04 SEP 2015

(PAN NO. APCPP5996D) son of- Sri Biswanath Pramanik, by faith- Hindu, by occupation- Service, by nationality- India, residing at – 14, Garia Place (North), "Paresnath Dham", P.O. Garia, P.S. Sonarpur, Kolkata - 700084, **(17) SRI RUPESH RANJAN PRASAD** (PAN NO. AKLPP5810A) son of- Sri Makeswar Prasad, by faith- Hindu, by occupation- Business, residing at- 54, Garia Main Road, Lahabagan, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084, **(18) SRI AMIT GANGULY** (PAN NO. AIEPG3746R), son of – Sri Ranjit Ganguly, by faith- Hindu, by occupation- Business, by nationality- India, residing at – 174, Garia Station Road, P.O. Garia, P.S. Sonarpur, Kolkata- 700084, hereinafter jointly called and referred to as the **"PURCHASERS"** (which term or expression shall unless excluded by or repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, successors and/or successors-in-office, executors, administrators, legal representatives and assigns) of the **SECOND PART**

WHEREAS the **LANDOWNER** herein is the owner in respect of the land measuring about 7 decimal, more fully and more particularly described in the Schedule hereunder.

AND WHEREAS by virtue of a Sale Deed registered on 18th day of March, 1948 made between (1) Smt. Jyotirmoyee Debi and (2) Sri Kunja Behari Chattapadhyay in respect of the land measuring about 37 decimal in R.S. Dag No. 1540,1539 and 1541, R.S. Khatian No. 1063 and 1452, Mouza- Barhans Fartabad, J.L. No. 47, they sold the said entire land of 37 decimal as afore stated to M/S. Regent Estates Ltd the said Sale Deed was registered in the Office of D.R.- Alipore and

Additional District Sub-Registrar,
Garia South 24 Parganas

04 SEP 2015

recorded in Book No. I, Vol. No. 25, Pages 126 to 133, Being No. 945 for the year 1948.

AND WHEREAS after purchasing the said land Regent Estates Ltd. mutated their name in respect of the said land and their names have been published as recorded owner in the Revisional Settlement Record-of-Rights (Parcha) in respect of the land measuring about 21 decimal in R.S. Dag No. 1540, R.S. Khatian No. 1063, 7 decimal in R.S. Dag No. 1539, R.S. Khatian No. 1452 and 9 decimal in R.S. Dag No. 1541, R.S. Khatian No. 1452, total measuring about 37 decimal and thereafter they sold the said entire land of 37 decimal to Sri B.K. Gupta by virtue of a Sale Deed registered on 25.05.1959 before D.R. Alipore and recorded in Book No. I, Vol. No. 36, Pages 280 to 285, Being No. 1725 for the year 1959 and became the sole, absolute and exclusive owner of the afore-said land having permanent, heritable and transferable right, title and interest therein;

AND WHEREAS after purchasing the said land as afore stated Sri B.K. Gupta mutated his name before B.L. & L.R.O. Sonarpur and obtain mutation certificate for the same.

AND WHEREAS being the owner of the said entire land of 37 decimal in R.S. Dag No. 1540, 1539 and 1541, R.S. Khatian No. 1063 and 1452, Mouza- Barhans Fartabad, J.L. No. 47, Sri B.K. Gupta gifted the land measuring about 7 decimal from Dag no.- 1539, Khatian no.- 1452 in favour of Dilip Kumar Kajaria @ Agarwalla by virtue of Deed of Gift, the said Deed of Gift was registered in the Office of A.D.S.R. Sonarpur on 14th day of January, 2013 and recorded in Book No. I, C.D. Volume No. 1, Pages 6109 to 6124, Being No. 00281 for the year 2013.

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Additional District Sub-Registrar,
Garia South 24 Parganas

04 SEP 2015

AND WHEREAS thus the Landowner herein got the ownership of the said land as mentioned in the Schedule hereunder by virtue of the said Gift Deed Being No. 00281 for the year 2013 and thereafter the Landowner herein mutated his name in the records of BL&LRO Sonarpur in respect of the Schedule land and since then the Landowner herein is enjoying the ownership of the same without any interference from anyone.

AND WHEREAS the Purchasers herein has inspected the location, legal papers and searched the title of the land and after being satisfied approached the Landowner herein to purchase the said Schedule land and the Landowner also have given his free consent thereto, subject to as is where is basis condition;

IT IS TO BE NOTED THAT the Purchasers No. 1 herein contributed 90% of the total consideration amount (i.e. Rs. 72,12,000/-) payable to the Landowner herein and the Purchasers No. 2 to 18 herein due to their financial stringency contributed only rest 10% of the total consideration amount payable to the Landowner herein, for such the ownership of right, title and interest in respect of the Schedule land will be in the following manner:-

a. Purchasers No. 1 herein will hold 90% right, title and interest in respect of the Schedule land.
b. Purchasers No. 2 to 18 herein will hold rest 10% right, title and interest in respect of the Schedule land.

NOW THIS INDENTURE WITNESSETH THAT IN CONSIDERATION of land mentioned in Schedule hereunder and on consideration of sum of

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Additional District Sub-Registrar
Garia South 24 Parganas

04 SEP 2019

Rs. 72,12,000/- (Rupees Seventy Two Lakh Twelve Thousand) only by the Purchasers to the Landowner paid (the receipt where of the Landowner do hereby as also by the receipt and Memo hereunder written, admit and acknowledge) and of and from the same and every part thereof acquit, release and discharge the Purchasers and the land as described in the Schedule hereunder hereby conveyed, the Landowner as beneficial Owners do hereby grant, convey, transfer and assign unto the Purchasers on as is where is basis and which is free from all mortgages, charges, liens, lispendences, attachments, trusts, acquisitions, requisitions whatsoever, hereinafter for the sake of brevity referred to as the "said land" or any part thereof subject to as is where is basis condition belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the rents, issues and profits thereof and of every part thereof together furthermore with all the estate, right, title, inheritance use trust property claim and demand whatsoever both at law and in equity of the Landowner into and upon the said land of every part thereof **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with its rights, members and appurtenances **UNTO AND TO THE USE OF** the Purchasers forever on as is where is basis on the marketable title of the property **AND** the Landowner do hereby his heirs, executors, administrators, legal representatives and/or assigns covenant with the Purchasers that notwithstanding any act Deed or thing whatsoever, by the Landowner or by any of his heirs, executors, administrators, legal representatives and/or assigns done or executed or knowingly suffered to the contrary the

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Additional District Sub-Registrar,
Garia South 24 Parganas

04 SEP 2018

Landowner had at all material times heretofore and now have good right, full power, absolute authority and marketable title to grant, sell, convey, transfer assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be **UNTO AND TO THE USE OF** the Purchasers, in the manner aforesaid **AND** that the Purchasers shall and may at all times hereafter peaceably and quietly entered into, hold, possess and enjoy the said land and premises hereby granted transferred, sold, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers subject to as is where is basis condition in any manner aforesaid and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Landowner or any person/persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or under any of their legal heirs, successors, executors and assigns in title **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 Purchaser. The Landowner declares that the land is free from charges, debts, attachment etc. **AND FURTHER MORE** that the Landowner and all persons having or lawfully or equitably claiming any estate or interest whatsoever fully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them the Landowner or from or under any of his heirs, executors, administrators, legal representatives and/or assigns in title shall and will from time to time and at all times hereafter at the requests and costs of the Purchasers their heirs, executors, administrators, legal representatives and/or assigns do and execute or cause to be done and executed all such acts, Deeds and things whatsoever for further better or more perfectly and

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Additional District Sub-Registrar,
Garia South 24 Parganas

04 SEP 2018

effectually granting, transferring, conveying assigning and assuring the said land hereby transferred sold, conveyed and confirmed and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required. The Purchaser shall keep the Landowner free from any demand, claims, charges etc. of any nature whatsoever and the Landowner declares that the title is marketable.

BE IT NOTED THAT THE LANDOWNER has handed over to the Purchasers the peaceful possession of the Schedule land and the necessary copy of documents such as original copy of the Sale Deed, previous Deeds, Mutation Certificate, Tax Receipt, Parcha of the said land for perfection of the Purchasers title to the said land as described in the Schedule hereunder. The total consideration value of the said land is Rs. 72,12,000/- (Rupees Seventy Two Lakh Twelve Thousand) only.

AND FURTHER that if any error or omission is transpired in this Deed in further the Landowner herein shall at the cost and request of the Purchasers herein do and execute or cause to be done and executed a supplementary Deed of Rectification in favour of the Purchasers at the free of remuneration.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less **7 decimal** in R.S. Dag No. 1539, R.S. Khatian No. 1452, Mouza- Barhans Fartabad, J.L. No. 47, Holding No. 476, Barhans, within Ward No. 30 of Rajpur-Sonarpur Municipality under Sub-Registry Office- Garia, Police Station– Sonarpur within the District– 24 Parganas (South).

Additional District Sub-Registrar,
Garia South 24 Parganas

04 SEP 2015

The said land is butted and bounded as follows :-

ON THE NORTH : By R.S. Dag No. 1539;

ON THE SOUTH : By R.S. Dag No.1540;

ON THE EAST : By R.S. Dag No.1538;

ON THE WEST : By R.S. Dag No. 470, 1542(P);

IN WITNESS WHEREOF the Landowner herein have put his signature hereto on the day, month and year first above written.

WITNESSES

1. Koushik Banik.
10 old Post office Street
Kolkata - 700001

2. Mallick Advocate
High Court, Calcutta

Dilip Kumar Rajoria @ Agarwalla.
SIGNATURE OF THE LANDOWNER

Drafted by –

Dibakar Bhattacharjee
Dibakar Bhattacharjee
Advocate
High Court, Calcutta.

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Additional District Sub-Registrar,
Garia South 24 Parganas

04 SEP 2018

MEMO OF CONSIDERATION

RECEIVED **Rs. 72,12,000/- (Rupees Seventy Two Lakh Twelve Thousand)** only from the within named Purchasers as per written below subject to deduction of TDS return @ 1%, i.e. Rs. 72,120/-:-

Company Name	Date	Draft No.	Bank Name	Amount
LAHOTI INFRAPROJECTS LTD.	03.09.15	000067	Axis Bank	64,25,892/-
TALGO CONSTRUCTION PVT. LTD	03.09.15	284260	PNB	37,611/-
	04.09.15	284338	PNB	4,389/-
LOJACK PROPERTIES PVT. LTD	03.09.15	284278	PNB	37,611/-
	04.09.15	284332	PNB	4,389/-
DHATAB NIRMAN PVT. LTD	03.09.15	284252	PNB	37,611/-
	04.09.15	284326	PNB	4,389/-
CERIUM TRADERS PVT. LTD	03.09.15	284232	PNB	37,611/-
	04.09.15	284319	PNB	4,389/-
EXECUTIVE REALTORS PVT. LTD	03.09.15	284239	PNB	37,611/-
	04.09.15	284315	PNB	4,389/-
LIABLE COMMERCIAL PVT. LTD	03.09.15	284219	PNB	37,611/-
	04.09.15	284182	PNB	4,389/-
LIABLE TRADERS PVT. LTD	03.09.15	284286	PNB	37,611/-
	04.09.15	284173	PNB	4,389/-
NEWBIE PROJECTS PVT. LTD	03.09.15	284267	PNB	37,611/-
	04.09.15	284167	PNB	4,389/-
ORPHIC BUILDERS PVT. LTD	03.09.15	284303	PNB	37,611/-
	04.09.15	284162	PNB	4,389/-
QUATRE SUPPLIERS PVT. LTD	01.09.15	284202	PNB	37,611/-
	04.09.15	284156	PNB	4,389/-
TECHMECH PLAZA PVT. LTD	01.09.15	284210	PNB	37,611/-
	04.09.15	284150	PNB	4,389/-
TRASHION DEALTRADE PVT. LTD	03.09.15	284294	PNB	37,611/-
	04.09.15	284144	PNB	4,389/-
GANGULY HOME SEARCH PVT LTD	01.09.15	005298	IDBI Bank	37,611/-
	03.09.15	005312	IDBI Bank	4,389/-
FORESIGHT CONSTRUCTION PVT LTD	03.09.15	114606	Axis Bank	37,611/-
	04.09.15	114646	Axis Bank	4,389/-
FORESIGHT DEVELOPERS PVT LTD	03.09.15	114616	Axis Bank	37,611/-
	04.09.15	114640	Axis Bank	4,389/-
SRI RUPESH RANJAN PRASAD	03.09.15	114626	Axis Bank	37,611/-
	04.09.15	114662	Axis Bank	4,389/-
SRI AMIT GANGULY	04.09.15	114656	Axis Bank	37,603/-
	04.09.15	114634	Axis Bank	4,385/-
T.D.S.				72,120/-
			Gross Total:-	**72,12,000/-**

WITNESSES:-

1. Amalkick Advocate High Court, Calcutta
2. Bhaskar Chanda

Dilip Kumar Tekriwal @ Agarwalla

SIGNATURE OF THE LANDOWNER

Dilip

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Additional District Sub-Registrar,
Garia South 24 Parganas

04 SEP 2015

SPECIMEN FORM FOR TEN FINGER PRINTS

Dilip Kumar Kapuria @ Agarwalla

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Sandip Bhowmik.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Rupesh Rajan Prasad

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Joint District Sub-Registrar, Alipore, South 24 Parganas, W.B.

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Additional District Sub-Registrar,
Garia South 24 Parganas

04 SEP 2015

Government of West Bengal

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

OFFICE OF THE A.D.S.R. GARIA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16291000252052/2015

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Dilip Kumar Kajaria Alias Mr Dilip Kumar Agarwalla 155, Netaji Subhas Chandra Bose Rd Tollygunge, P.O:- Regent Park, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700040	Seller			Dilip Kumar Kajaria @ Agarwalla 4/9/2015

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mrs RITA MALLICK Wife of Mr TILAK MALLICK 10 OLD POST OFFICE ST, P.O:- SHAKESPEAR SARANI, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700001	Mr Dilip Kumar Kajaria, , Mr RUPESH RANJAN PRASAD, Mr AMIT GANGULY	Mallick 4/9/2015

(Abhijit Bera)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Additional District Sub-Registrar, Garia South 24 Parganas

04 SEP 2015

Seal of the Addl. District Sub-Registrar, Garia, South 24 Parganas, West Bengal

Query No:-16291000252052/2015, 04/09/2015 03:53:32 PM GARIA (A.D.S.R.)

Seal of the Addl. District Sub-Registrar, Garia, 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	Mr Dilip Kumar Kajaria (Alias: Mr Dilip Kumar Agarwalla) Son of Late S Agarwalla 155, Netaji Subhas Chandra Bose Rd Tollygunge, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. aewpk6070n, Status : Self Date of Execution : 04/09/2015 Date of Admission : 04/09/2015 Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr RUPESH RANJAN PRASAD Son of Mr MAKESWAR PRASAD 54 GARIA MAIN RD, LAHABAGAN, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKLPP5810A, Status : Self
2	Mr AMIT GANGULY Son of Mr RANJIT GANGULY 174 GARIA STATION RD, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIEPG3746R, Status : Self
3	Mr Sandip Pramanik Son of Mr Biswanath Pramanik 14 Garia Place North Paresh Nath Dham, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. apcpp5996d, Status : Self

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mrs RITA MALLICK Wife of Mr TILAK MALLICK 10 OLD POST OFFICE ST, P.O:- SHAKESPEAR SARANI, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,	Mr Dilip Kumar Kajaria, , Mr RUPESH RANJAN PRASAD, Mr AMIT GANGULY	

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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad	RS Plot No:- 1539 , RS Khatian No:- 1452	7 Dec	72,12,000/-	72,12,000/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr Dilip Kumar Kajaria		0.388889	5.55556
	Mr Dilip Kumar Kajaria	Mr AMIT GANGULY	0.388889	5.55556
	Mr Dilip Kumar Kajaria	Mr RUPESH RANJAN PRASAD	0.388889	5.55556

D. Applicant Details

Details of the applicant who has submitted the requsition form	
Applicant's Name	Dibakar Bhattacharjee
Address	High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL
Applicant's Status	Advocate

Office of the A.D.S.R. GARIA, District: South 24-Parganas

Endorsement For Deed Number : I - 162903090 / 2015

Query No/Year	16291000252052/2015	**Serial no/Year**	1629003318 / 2015
Deed No/Year	I - 162903090 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Dilip Kumar Kajaria	**Presented At**	Private Residence
Date of Execution	04-09-2015	**Date of Presentation**	04-09-2015
Remarks			

On 04/09/2015

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

Presented for registration at 19:00 hrs on : 04/09/2015, at the Private residence by Mr Dilip Kumar Kajaria Alias Mr Dilip Kumar Agarwalla,Executant.

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 72,12,000/-

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

Execution is admitted on 04/09/2015 by

Mr Dilip Kumar Kajaria, Alias Mr Dilip Kumar Agarwalla, Son of Late S Agarwalla, 155, Netaji Subhas Chandra Bose Rd Tollygunge, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, By caste Hindu, By Profession Business

Indetified by Mrs RITA MALLICK, Wife of Mr TILAK MALLICK, 10 OLD POST OFFICE ST, P.O: SHAKESPEAR SARANI, Thana: Shakespear Sarani, , South 24-Parganas, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession House wife

(Abhijit Bera)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 07/09/2015

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 79,335/- (A(1) = Rs 79,321/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 79,335/-

Description of Online Payment

1. Rs 79,335/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: AXIS Bank (UTIB0000005)

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 79,335/- (A(1) = Rs 79,321/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-

Description of Online Payment

1. Rs 79,335/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: AXIS Bank (UTIB0000005)

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,04,860/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 5,04,860/-

Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 1990, Purchased on 31/08/2015,Vendor named S Deb.

Description of Online Payment

1. Rs 5,04,860/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: AXIS Bank (UTIB0000005)

(Abhijit Bera)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 08/09/2015

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.

(Abhijit Bera)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2015, Page from 26066 to 26084

being No 162903090 for the year 2015.

Seal of the Additional District Sub-Registrar, Garia, District South 24 Parganas

Digitally signed by ABHIJIT BERA
Date: 2015.09.10 16:21:36 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 9/10/2015 4:21:35 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

West Bengal.

(This document is digitally signed.)