I:-3316/15 I 03128/15 I 03076/15

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

V.C. CASE NO. 468/2015

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

S 263274

Q-0-663423/15
09/09/15
6.00

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

INDENTURE

THIS INDENTURE is made on the 4th day of **September, 2015** (Two Thousand Fifteen) **BETWEEN SHRI PRASHANT KAJARIA @ AGARWALLA** (PAN NO. CUAPK2224G), son of- Shri Shiw Prakash Kajaria @ Agarwalla, by faith Hindu, by occupation- Business, by nationality- Indian, residing at- 117/1, Netaji Subhas Chandra Bose Road, P.S.- Regent Park, Kolkata- 700040

30 AUG 2015

S.L. No. 1994 Date.....
Name.....
Address.....
Value 5.9.L
Govt. Stamp Vender
SABYASACHI DEB
Sonarpur, A.D.S.R.O., Cal-150

D. Bhattacharya (Adv)
High Court Calcutta

Shri Pranash Rajaria @ Agarwalla

N.C.T 1381

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

Prashant Rajaria @ Agarwalla
By the Pen of
Shri Pranash Rajaria @ Agarwalla
Constituted Attorney

Additional District Sub-Registrar,
Garia South 24 Parganas

04 SEP 2015

Bhattacharya Advocate
High Court, Calcutta
W.P. 502 of 1986

– represented by his Lawful Constituted Attorney **SHRI SHIW PRAKASH KAJARIA @ AGARWALLA** (PAN NO. AGBPK2251L), son of- Late Mahavir Prasad Kajaria @ Agarwalla, by faith Hindu, by occupation- Business, by nationality- Indian, residing at- 117/1, Netaji Subhas Chandra Bose Road, P.S.- Regent Park, Kolkata-700040, hereinafter called and referred to as the **"LANDOWNER"** (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

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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,** (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 10 decimal, more fully and more particularly described in the Schedule hereunder;

AND WHEREAS by virtue of a Sale Deed registered on 08.12.1960 Sri Gopal Krishna Naskar (being the recorded owners as per

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Revisional Settlement Record-of- Rights (Parcha) in respect of the land measuring about 53 decimal in R.S. Dag No. 1542, R.S. Khatian No. 1652), Son of – Late Kunja Bihari Naskar sold the said entire land of 53 decimal as afore stated to Giniya Devi Kajaria @ Girija Debi Agarwalla, the said Sale Deed was registered in the Office of D.R.- Alipore and recorded in Book No. I, Vol. No. 74, Pages 262 to 268, Being No. 3572 for the year 1960 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 being the owner of the said entire land of 53 decimal in R.S. Dag No. 1542, R.S. Khatian No. 1652 Giniya Devi Kajaria @ Girija Debi Agarwalla gifted the land measuring about 10 decimal in favour of her grand-son SHRI PRASHANT 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 13th day of June 2011 and recorded in Book No. I, C.D. Volume No. 16, Pages 5211 to 5224, Being No. 6959 for the year 2011.

AND WHEREAS thus Shri Prashant Kajaria @ Agarwalla (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. 06959 for the year 2011 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 to look after and to initiate sale proceedings in respect of his said land (as he is busy with his day-to-day work schedule) the Landowner herein executed a General Power of

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Attorney in favour of his father Shri Shiw Prakash Kajaria @ Agarwalla, the said General Power of Attorney was registered before Additional Registrar of Assurances- III, Kolkata and recorded in Book No. IV, C.D. Volume No. 7, Pages 756 to 767, Being No. 3889 for the year 2014.

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 Purchaser No. 1 herein contributed 90% of the total consideration amount (i.e. Rs. 92,72,500/-) 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 Rs. 92,72,500/- (Rupees Ninety Two Lakh Seventy Two Thousand Five Hundred) only by the Purchasers to the Landowner paid (the receipt

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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 Landowner had at all material times heretofore and now have good right, full power, absolute authority and marketable title to

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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 effectually granting, transferring, conveying assigning and assuring the said land hereby

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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. 92,72,500/- (Rupees Ninety Two Lakh Seventy Two Thousand Five Hundred) 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 undivided land measuring more or less **10 decimal** out of total 53 decimal in R.S. Dag No. 1542, C.S. Khatian No.1042, R.S. Khatian No. 1652, 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).

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The said land is butted and bounded as follows :

ON THE NORTH : By R.S. Dag No. 470;

ON THE SOUTH : By R.S. Dag No.1544;

ON THE EAST : By R.S. Dag No.1539, 1540 & 1541;

ON THE WEST : By R.S. Dag No. 1542(Part);

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

WITNESSES

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

Prashant Kajaria @ Agarwalla
By the Pen of
Shri Pramod Kajaria @ Agarwalla
Constituted Attorney

SIGNATURE OF THE LANDOWNER

2. Mallick Advocate
High Court, Calcutta

Drafted by –

Dibakar Bhattacharjee.

Dibakar Bhattacharjee
Advocate
High Court, Calcutta.

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MEMO OF CONSIDERATION

RECEIVED **Rs. 92,72,500/- (Rupees Ninety Two Lakh Seventy Two Thousand Five Hundred)** only from the within named Purchasers as per written below subject to deduction of TDS return @ 1%, i.e. Rs. 92,725/-:-

Company Name	Date	Draft No.	Bank Name	Amount
LAHOTI INFRAPROJECTS LTD.	03.09.15	000063	Axis Bank	82,61,798/-
TALGO CONSTRUCTION PVT. LTD	03.09.15	284263	PNB	53,729/-
	04.09.15	284171	PNB	270/-
LOJACK PROPERTIES PVT. LTD	03.09.15	284248	PNB	53,729/-
	04.09.15	284154	PNB	270/-
DHATAB NIRMAN PVT. LTD	03.09.15	284274	PNB	53,729/-
	04.09.15	284148	PNB	270/-
CERIUM TRADERS PVT. LTD	03.09.15	284290	PNB	53,729/-
	04.09.15	284177	PNB	270/-
EXECUTIVE REALTORS PVT. LTD	03.09.15	284230	PNB	53,729/-
	04.09.15	284180	PNB	270/-
LIABLE COMMERCIAL PVT. LTD	03.09.15	284215	PNB	53,729/-
	04.09.15	284312	PNB	270/-
LIABLE TRADERS PVT. LTD	03.09.15	284236	PNB	53,729/-
	04.09.15	284313	PNB	270/-
NEWBIE PROJECTS PVT. LTD	03.09.15	284256	PNB	53,729/-
	04.09.15	284318	PNB	270/-
ORPHIC BUILDERS PVT. LTD	03.09.15	284282	PNB	53,729/-
	04.09.15	284324	PNB	270/-
QUATRE SUPPLIERS PVT. LTD	01.09.15	284198	PNB	53,729/-
	04.09.15	284330	PNB	270/-
TECHMECH PLAZA PVT. LTD	01.09.15	284206	PNB	53,729/-
	04.09.15	284336	PNB	270/-
TRASHION DEALTRADE PVT. LTD	03.09.15	284298	PNB	53,729/-
	04.09.15	284160	PNB	270/-
GANGULY HOME SEARCH PVT LTD	01.09.15	005296	IDBI Bank	53,729/-
	03.09.15	005310	IDBI Bank	270/-
FORESIGHT CONSTRUCTION PVT LTD	03.09.15	114604	Axis Bank	53,729/-
	04.09.15	114644	Axis Bank	270/-
FORESIGHT DEVELOPERS PVT LTD	03.09.15	114614	Axis Bank	53,729/-
	04.09.15	114638	Axis Bank	270/-
SRI RUPESH RANJAN PRASAD	03.09.15	114624	Axis Bank	53,729/-
	04.09.15	114660	Axis Bank	270/-
SRI AMIT GANGULY	04.09.15	114654	Axis Bank	53,735/-
	04.09.15	114632	Axis Bank	259/-
T.D.S.				92,725/-
			Gross Total:-	**92,72,500/-**

WITNESSES:-

1. Anallick Advocate High Court, Calcutta.

2. Bhaskar Chanda

Prashant Rajoria @ Agarwalla by the pen of Shri Prakash Rajoria constituted Attorney

SIGNATURE OF THE LANDOWNER

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Additional District Sub-Registrar,
Garia South 24 Parganas

04 SEP 2015

SPECIMEN FORM FOR TEN FINGER PRINTS

Asit Pramanik Kayina @ Apanab

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Sandip Pramanik.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Rupak Roy Biswas

	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					

Addl. District Sub-Registrar Garia, South 24 Parganas

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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 16290000663422/2015

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	Shri SHIW PRAKASH KAJARIA Alias Shri SHIW PRAKASH AGARWALLA 117/1, NETAJI SUBHS CHANDRA BOSE RD, P.O:- GARIA, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700084	Attorney of Seller [Shri Prashant Kajaria]			Prashant Kajaria @ Agarwalla By the Pow of Shiw Prakash Kajaria @ Agarwalla Constituted Attorney 04.09.2015

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	Shri SHIW PRAKASH KAJARIA	Mallick Rita 4/9/15

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

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Additional District Sub-Registrar, Garia South 24 Parganas

04 SEP 2015

Query No:-16290000663422/2015, 04/09/2015 03:59:22 PM GARIA (A.D.S.R.)

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Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Shri Prashant Kajaria (Alias: Shri Prashant Agarwalla) Son of Shri Shiw Prakash Kajaria 117/1 NETAJI SUBHAS CHANDRA RD, P.O:- REGENT PARK, P.S:- Regent Park, District:-Kolkata, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. cuapk2224g, Status : Self Represented by his constituted attorney as given below:-
1(1)	Shri SHIW PRAKASH KAJARIA (Alias Name: Shri SHIW PRAKASH AGARWALLA) Son of Late MAHAVIR PRASAD KAJARIA 117/1, NETAJI SUBHS CHANDRA BOSE RD, P.O:- GARIA, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGBPK2251L, Status : Attorney 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 32, EZRA STREET, 6TH FLOOR, 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. apcpp5669d, 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: Business, Citizen of: India,	Shri SHIW PRAKASH KAJARIA	

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

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:- 1542 , RS Khatian No:- 1652	10 Dec	92,26,250/-	92,72,730/-	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	Shri Prashant Kajaria		0.555556	5.55556
	Shri Prashant Kajaria	Mr Amit Ganguly	0.555556	5.55556
	Shri Prashant Kajaria	Mr Rupesh Ranjan Prasad	0.555556	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 - 162903128 / 2015

Query No/Year	16290000663422/2015	**Serial no/Year**	1629003316 / 2015
Deed No/Year	I - 162903128 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri SHIW PRAKASH 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 18:00 hrs on : 04/09/2015, at the Private residence by Shri SHIW PRAKASH KAJARIA Alias Shri SHIW PRAKASH AGARWALLA,.

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 92,72,730/-

Executed by Attorney

Execution by

Shri SHIW PRAKASH KAJARIAAlias , Shri SHIW PRAKASH AGARWALLA, 117/1, NETAJI SUBHS CHANDRA BOSE RD, P.O: GARIA, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700084
as the constituted attorney of
1. Shri Prashant KajariaAlias , Shri Prashant Agarwalla, 117/1 NETAJI SUBHAS CHANDRA RD, P.O: REGENT PARK, Thana: Regent Park, , Kolkata, WEST BENGAL, India, PIN - 700040
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 Business
is admitted by him

(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 1,02,006/- (A(1) = Rs 1,01,992/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,02,006/-

Description of Online Payment

1. Rs 1,02,006/- 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 1,02,006/- (A(1) = Rs 1,01,992/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-

Description of Online Payment

1. Rs 1,02,006/- 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. 6,49,111/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 6,49,111/-

Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 1994, Purchased on 31/08/2015,Vendor named S Deb.

Description of Online Payment

1. Rs 6,49,111/- 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 11/09/2015

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 26461 to 26479

being No 162903128 for the year 2015.

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

Digitally signed by ABHIJIT BERA
Date: 2015.09.11 16:07:52 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 9/11/2015 4:07:51 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)