

03/25

VC-94/13 1-02946/13



পশ্চিমবঙ্গ

पश्चिम बंगाल WEST BENGAL

District Sub-Register-III  
 Alipore, South 24-parganas  
 25.03.2013

63AA 933389

Handwritten notes on the left margin:  
 20/3/13  
 4.4.06  
 20/3/13

**THIS SALE CERTIFICATE** made on this 9<sup>th</sup> day of March

2013 by **M/S. ALLAHABAD BANK**, a Banking Company constituted under the Banking Companies (Acquisition and Transfer of undertakings) Act, 1990 and having its Asset Recovering Management Branch, at 7, Red Cross Place, Kolkata - 700 001 in favour of **M/S. LUMINOUS DEVELOPERS PVT. LTD.**, a company incorporated under the Companies Act, 1956 and having its office at 18, Rabindra Sarani, Poddar Court, Kolkata - 700 001 as Purchasers.

**Subject Property** - "All that piece & parcel of the land measuring an area of 16 Cottahas, 5 Chittacks and 5 Sq.ft. being premises No. - 14, Tangra Road South within Holding No. - 58 in Dihi Panchannagram in the District - 24 Pargana."

14/420

AWANI KUMAR ROY  
Advocate,

NAME 10, Kiron Shankar Roy Road,  
 ADD. 1st Floor Kolkata, 700 001  
 Rs. \_\_\_\_\_  
 11 FEB 2013  
 SUSANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol-1

*[Handwritten signature]*



NET-2110

11 FEB 2013

11 FEB 2013

LUMINOUS DEVELOPERS PVT, LTD

*[Handwritten signature]*  
Director

(NARENDRA DHANUKA)



NET-2111

कुते इलाहाबाद बैंक  
For ALLAHABAD BANK

प्रधिकृत अधिकारी / Authorised Officer  
ए. आर. एम. शाखा, कोलकाता  
A. R. M. Branch, Kolkata

(ANIL KUMAR SINHA)

District Sub-Registrar-III  
Alipore, South 24-Parganas

23 MAR 2013

Partha Nandy  
S/O Anam K. Nandy  
10, K. S. Roy Road  
Kolkata-700001  
Service

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 4238 to 4246  
being No 02946 for the year 2013.



*Rajendra Prasad Upadhyay*

(Rajendra Prasad Upadhyay) 26-March-2013  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R. - III SOUTH 24-PARGANAS  
West Bengal **District Sub-Registrar-III**  
Alipore South 24-Parganas





Government Of West Bengal  
Office Of the D.S.R. - III SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 02946 of 2013  
(Serial No. 03125 of 2013)

On 22/03/2013

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

Presented for registration at 16.40 hrs on :22/03/2013, at the Private residence by Narendra Dhanuka  
, Claimant.

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

Execution is admitted on 22/03/2013 by

1. Anil Kumar Sinha  
Authorised Officer, M/s. Allahabad Bank, 7, Red Cross Place, Kolkata, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
, By Profession : Others
2. Narendra Dhanuka  
Director, M/s. Luminous Developers Pvt. Ltd., 18, Rabindra Sarani, Kolkata, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
, By Profession : Others

Identified By Partha Nandy, son of Arun Kr. Nandy, 10, K. S. Roy Road, Kolkata, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

On 25/03/2013

**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, 4 of Indian Stamp Act 1899.

**Payment of Fees:**

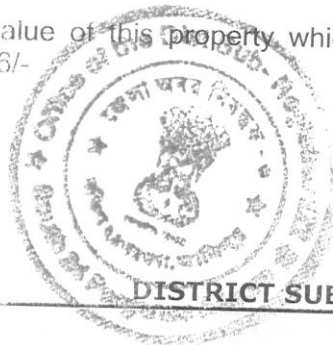
Amount by Draft

Rs. 304427/- is paid , by the draft number 703351, Draft Date 18/03/2013, Bank Name State Bank of  
India, ELGIN ROAD, received on 25/03/2013

( Under Article : A(1) = 304381/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 25/03/2013 )

**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.-2,76,71,866/-



District Sub-Registrar-III  
Alipore, South 24-Parganas  
( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

25/03/2013 17:55:00

EndorsementPage 1 of 2





Government Of West Bengal  
Office Of the D.S.R. - III SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 02946 of 2013  
(Serial No. 03125 of 2013)


Certified that the required stamp duty of this document is Rs.- 1937051 /- and the Stamp duty paid as:  
impresive Rs.- 10/-

**Deficit stamp duty**

Deficit stamp duty Rs. 1937051/- is paid , by the draft number 703353, Draft Date 18/03/2013, Bank :  
State Bank of India, ELGIN ROAD, received on 25/03/2013

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS



  
District Sub-Registrar-III  
( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS







Asset Recovery Management Branch, 7, Red Cross Place, Kolkata-1

Ref No: ARMB/KOL/Kaycee/260

Date: 09.03.2013

M/s Luminous Developers Pvt Ltd  
18, Rabindra Sarani  
Poddar Court  
Kolkata-700001

Dear Sir,

Sale Certificate

A/c. M/s Kaycee Trading Company

All that piece & parcel of the land measuring an area of  
16 Cottahas, 5 Chittacks and 5 Sq ft being premises  
No-14, Tangra Road South within Holding No- 58  
in Dihi Panchannagram in the District- 24 Pargana

On receipt of the entire bid amount of Rs.2,13,00,000/- (Rupees two crore thirteen lakh only) the undersigned being the Authorised Officer of Allahabad Bank issued Sale certificate dated 09/03/2013 with regard to the sale of the above property. The relative sale certificate is enclosed. The Title Deed No-I2208 dated 2<sup>nd</sup> November, 1966 (in original) executed by Sri Sachindra Nath Das & others in favour of Sri Khem Chandra Kapur containing 11 pages, Sale Certificate(original) issued by the Collector, District 24- Pargana dated 25.01.1938 in favour of Sri Jogendra Nath Das containing 2 pages & Original General power of Attorney executed by Sri Gopal Kumar Das to Sri Nirmal Kumar Das dated 18.09.1963 containing 4 pages are also enclosed.

Please acknowledge the receipt.

Encl: As stated

Yours faithfully

  
Authorised Officer





District Sub-Registrar-III  
Alipore, South 24-Parganas

23 MAR 2013



Assets Recovery Management Branch, 7, Red Cross Place, Kolkata:-1

SALE CERTIFICATE

Whereas,


The undersigned being the Authorised Officer of the Allahabad Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(54 of 2002), and in exercise of powers conferred under Section 13(12) read with Rule 9(6) of the Security Interest (Enforcement) Rules, 2002 sold on behalf of the Allahabad Bank in favour of **M/s Luminous Developers Pvt Ltd**, 18, Rabindra Sarani, Poddar Court, Kolkata-700001, the immovable property shown in the schedule below secured in favour of Allahabad Bank by Sri Khem Chandra Kapur S/o Faquir Chand Kapur towards the credit facility provided to **M/s Kaycee Trading Company**, 105, Park Street, 31, Kohinoor Building, 6<sup>th</sup> Floor, Kolkata-700016. The undersigned acknowledge the receipt of the Sale Price of **Rs.2,13,00,000/- (Rupees two crore thirteen lakh only)** in full and handed over the delivery and possession of the schedule property. The sale of the scheduled property was made free from all encumbrances known to the secured creditor.

Schedule of property

All the piece & parcel of the land measuring an area of 16 Cottahas 5 Chittacks and 5 Sq ft be the same a little more or less situated lying at and being premises No-14, Tangra Road South within municipal limits of the Corporation of Calcutta in Tangra Division, Division No- 4, Sub Divisional Holding No- 58 in Dihi Panchannagram, Touzi No- 2833, P.S- Entally, Sub-Registrar - Sealdah in the District- 24 Pargana which is butted and bounded on the **North** - Collectorate Holding No- 56  
On the **South**- Premises No- 14/1, Tangra Road, South belonging to Kaycee Trading Company  
On the **West**- Collectorate Holding No- 57  
On the **East** -Tangra 1<sup>st</sup> Lane

Date : 09/03/2013

Place: Kolkata

  
Authorised Officer  
Allahabad Bank





*M*  
District Sub-Registrar-III  
Alipore, South 24-Parganas  
23 MAR 2013

SPECIMEN FORM FOR TEN FINGERPRINTS



ANIL KUMAR SINHA

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



NARENDRA DHANUKA

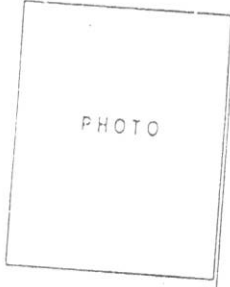
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Dist. Registrar-III  
Alipore, South 24-Parganas  
23 MAR 2013

**SIGNED, SEALED AND DELIVERED**  
by the **M/S. ALLAHABAD BANK** in the  
Presence of:

- ① Aditya Bose.  
6A, Elgin Road  
Kolkata - 700020
- ② Partha Nandy  
10, K.S. Roy Road  
Kolkata - 700001

**SIGNED, SEALED AND DELIVERED**  
by the **M/S. LUMINOUS DEVELOPERS**  
**PVT. LTD.** in the Presence of:

- ① Aditya Bose  
S.
- ② Partha Nandy

कलकत्ता अलाहाबाद बैंक  
For ALLAHABAD BANK

प्राधिकृत अधिकारी / Authorized Officer  
ए. आर. एम. शाखा, कोलकाता  
A. R. M. Branch, Kolkata

(ANIL KUMAR SINHA)

LUMINOUS DEVELOPERS PVT, LTD



Director

(NARENDRA DHANUKA)



*M*  
District Sub-Registrar-III  
Alipore, South 24-Parganas  
23 MAR 2013