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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



CONVEYANCE

U 043609  
 REGISTRAR TOWER PVT. LTD.  
 Director / Authorized Signatory  
 REGISTRAR BUILDING PVT. LTD.  
 Director/Authorized Signatory

1. Date: 21/01/2015.
2. Place: Kolkata
3. Parties:

assumed that the document is admitted for registration. the signature sheets and the endorsement sheets attached with this document are part of this document

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

21 JAN 2015

22 DEC 2014

Sl. No. 45840 DATE  
NAME  
ADD.  
AMT 1500

PRIYANKA D. ROWMIK  
Advocate  
High Court, Calcutta

Gautam Mukherjee

N.C. No 121/15  
dt. 21.1.15

N.C. No. B  
No. 197

EKARAJ PROPERTIES PVT. LTD.

Gautam Mukherjee

Director Authorised Signatory

EKARAJ REAL ESTATE PVT. LTD.

Gautam Mukherjee

Director Authorised Signatory

EESHI TOWER PVT. LTD.

Gautam Mukherjee

Director / Authorised Signatory

WISMFUL BUILDCON PVT. LTD.

Gautam Mukherjee

Director/Authorised Signatory



*Bhal*  
MOUSUM GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



N.C.T. 1  
No. 198

*Ajay Kumar*

*[Signature]*  
District Sub-Registrar-IW  
Registrar U/S 7(2) of  
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Alipore, South 24 Parganas  
21 JAN 2015

Sandip Das  
2nd Floor KVI Tower  
7D Indra Raj Rd  
KOL-700 025.  
Bairhat



- 3.1 **ANJAN BASU**, son of Fani Bhusan Basu, residing at A-3/8, Diamond Park, Joka, Kolkata-700 104, Police Station Haridevpur, District South 24 Parganas [**PAN AISP B1455C**]  
(**Vendor**, includes successors-in-interest)

**And**

- 3.2 **EKARAJ PROPERTIES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at 122/1R, Satyendranath Majumdar Sarani, Police Station Tollygunge, Kolkata-700 026 [**PAN AADCE4254A, CIN NO. U45400WB2013PTC195343**]
- 3.3 **EKARAJ REAL ESTATE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at 122/1R, Satyendranath Majumdar Sarani, Police Station Tollygunge, Kolkata-700 026 [**PAN AADCE4257D, CIN NO. U45400WB2013PTC195342**]
- 3.4 **EESHVI TOWER PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at 122/1R, Satyendranath Majumdar Sarani, Police Station Tollygunge, Kolkata-700 026 [**PAN AADCE3812C, CIN NO. U45400WB2013PTC193726**]
- 3.5 **WISHFUL BUILDCON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at Room No. 41, 161/1, Mahatma Gandhi Road, Police Station Jorasanko, Kolkata-700 007 [**PAN AABCW3672N, CIN NO. U45400WB2013PTC191985**]

All being represented by their Authorised Signatory Gautam Mukherjee, son of Late Jiban Krishna Mukherjee [**PAN. BISP M1970E**]  
(collectively **Purchasers**, includes successors-in-interest)

**And**

- 3.6 **LAKHMI KANTA KAYAL**, son of Late Kritibash Kayal, residing at Daulatpur, Police Station Bishnupur, District South 24 Parganas
- 3.7 **PARUL MONDAL NEE KAYAL**, wife of Goabinda Mandal and daughter of Late Kritibash Kayal, residing at Daulatpur, Sardar Para, Daulatpur, Police Station Bishnupur, District South 24 Parganas

N.C.T-1  
No. 199

Shubhrajyoti Banerjee

As Constituted attorney of  
Lakshmi Kanta Kayal

Parul Mandal nee Kayal

Debi Mandal nee Kayal

Rina Naskar nee Kayal

Bharati Sandan nee Kayal

Bikash Mandal

Piyanghada Mandal

Ruhitayy Mandal



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Sandip Sait.

- 3.8 **DEBI MANDAL nee KAYAL**, wife of Lalu Mandal and daughter of Late Kritibash Kayal, residing at U. Bagi Mondal and See Pa. Bagi, Police Station Bishnupur, District South 24 Parganas
- 3.9 **RINA NASKAR nee KAYAL**, wife of Nishikanta Naskar and daughter of Late Kritibash Kayal, residing at Chotoramnagar, Paschimpara, Kashtamahar, Police Station Bishnupur, District South 24 Parganas
- 3.10 **BHARATI SARDAR nee MANDAL**, wife of Shyamal Sardar and daughter of Late Angur Bala Mandal, residing at Ghughu Para, Kalikapur, Police Station Maheshtala, South 24 Parganas
- 3.11 **BIKASH MANDAL**, son of Late Angur Bala Mandal, residing at Ramnagar, Mandal Para, Khagramuri, Police Station Bishnupur, South 24 Parganas, Pin-700 140
- 3.12 **PIYANGBADA MANDAL**, daughter of Late Angur Bala Mandal, residing at Ramnagar, Mandal Para, Khagramuri, Police Station Bishnupur, South 24 Parganas, Pin-743 313
- 3.13 **RUHITAYY MANDAL**, son of Late Ashiwini Mandal and husband of Late Angur Bala Mandal, residing at Ramnagar Mandal Para, Khagramuri, Police Station Bishnupur, South 24 Parganas, Pin-700 140

All being represented by their constituted attorney **SHUBHRANGSHU BANERJEE**, son of Late Sankar Banerjee, residing at 65, Bande Ali Pally, Police Station Bansdrani, Kolkata-700 070 [**PAN AQGPB8554J**]

(collectively **Confirming Parties**, includes successors-in-interest).


Vendor, Purchasers and Confirming Parties collectively **Parties** and individually **Party**.

**NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** *Sali* land measuring 37 (thirty seven) decimal, more or less, comprised in R.S./L.R. *Dag* No. 32, recorded in L.R. *Khatian* No. 2713, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas (**Said Property**), morefully described in the **Schedule** below and delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **and together with** all title, benefits, easement,



  
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authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

## **5. Background, Representations, Warranties and Covenants**

**5.1 Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

**5.1.1 Ownership of Dulal Kayal:** Dulal Kayal was the recorded owner of land measuring 45 (forty five) decimal, more or less, comprised in R.S./L.R. *Dag* No. 32, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within Kulardari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas (**Mother Property**) vide L.R. *Khatian* No. 831.

**5.1.2 Sale to Vendor:** By a Deed of Conveyance dated 12th December, 2011, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas, in Book No. I, CD Volume No. 1, at Pages 4059 to 4072, being Deed No. 00232 for the year 2012, Dulal Kayal sold to the Vendor the entirety of the Said Property, being land measuring 37 (thirty seven) decimal, more or less, out of the Mother Property.


**5.1.3 Records of Rights:** Subsequent to the purchase the Vendor has recorded his name in the records of Land Reforms Settlements, vide L.R. *Khatian* No. 2713.

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

**5.1.5 Confirmation by Confirming Parties:** The Confirming Parties hereby declare and confirm that, the Confirming Parties have no claim and/or objection of any nature whatsoever with regard to the Intending transfer of the Said Property made herein in favour of the Purchasers and to accord the same the Confirming Parties have joined and executed this Conveyance.

**5.1.6 Grant of POA:** By a Power of Attorney dated 25th October, 2013, registered in the Office of the Additional District Sub-Registrar, Bishnupur, in Book No. IV, CD Volume No.1, at Pages 4733 to 4747, being Deed No. 00403 for the year 2013 (**POA**), the Confirming Parties have appointed Shubhrangshu Banerjee, as their lawful and constituted attorney and authorised and empowered him to sign and execute this Conveyance and all other documents in connection with the intending transfer, on behalf of



  
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the Confirming Parties and the POA is still subsisting and has not yet been revoked by the Confirming Parties.

- 5.1.7 **Agreement For Sale:** By an Agreement For Sale dated 5th March, 2104, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas, in Book No. I, CD Volume No.10, at Pages 1039 to 1064, being Deed No.01734 for the year 2014 (**Said Agreement**), the Vendor has agreed to sell and the Purchasers have agreed to purchase the Said Property, the Confirming Parties have duly confirmed the Said Agreement.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.



  
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5.2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding


6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchasers are that the Vendor shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchasers shall purchase the same from the Vendor.

## 7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in *sali* land measuring 37 (thirty seven) decimal, more or less, comprised in R.S./L.R. *Dag* No. 32, recorded in L.R. *Khatian* No. 2713, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas, **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.





  
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- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.90,00,000/- (Rupees Ninety Lacs only) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.


8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, waqf, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered



  
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by the Purchasers and/or the Purchasers' successors-in-interest by reason of the aforesaid.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly **(1)** consents to the same and **(2)** appoints the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost



  
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of the Purchasers and/or Purchasers' successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule  
(Said Property)**

*Sali* land measuring 37 (thirty seven) decimal, more or less, comprised in R.S./L.R. *Dag* No. 32, recorded in L.R. *Khatian* No. 2713, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas, delineated on the **Plan** annexed hereto, bordered in colour **Red** thereon and the said *dag* is butted and bounded as follows:

- On the North** : By the balance portion of R.S./L.R. *Dag* No. 32
- On the East** : By R.S./L.R. *Dag* Nos. 48 and 49
- On the South** : By R.S./L.R. *Dag* No. 33
- On the West** : By R.S./L.R. *Dag* No. 31

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

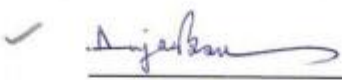
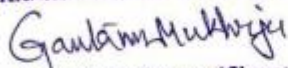
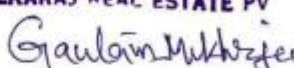
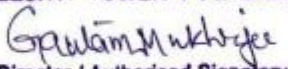
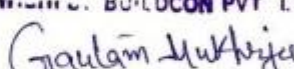
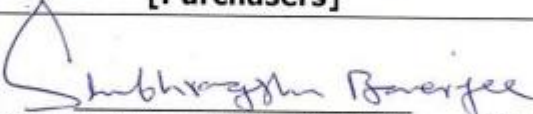


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## 9. Execution and Delivery

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

 (ANJAN BASU)	
[Vendor]	
<b>EKARAJ PROPERTIES PVT. LTD</b>  Director Authorised Signatory (EKARAJ PROPERTIES PRIVATE LIMITED) (Authorised Signatory)	<b>EKARAJ REAL ESTATE PV</b>  Director Authorised Signatory (EKARAJ REAL ESTATE PRIVATE LIMITED) (Authorised Signatory)
<b>EESHVI TOWER PVT. LTD.</b>  Director / Authorised Signatory (EESHVI TOWER PRIVATE LIMITED) (Authorised Signatory)	<b>WISHFUL BUILDCON PVT LTD</b>  Director/Authorised Signatory (WISHFUL BUILDCON PRIVATE LIMITED) (Authorised Signatory)
[Purchasers]	
 <b>(LAKHMI KANTA KAYAL, PARUL MONDAL nee KAYAL, DEBI          MANDAL nee KAYAL, RINA NASKAR nee KAYAL, BHARATI          SARDAR nee MANDAL, BIKASH MANDAL, PIYANGBADA          MONDAL and RUHITAYY MANDAL)</b> [all being represented by their constituted attorney SHUBHRANGSHU BANERJEE]	
[Confirming Parties]	

### Witnesses:

Signature Pandip Saha

Signature Atangir Rega Adv

Father's Name Lali. Sunit K. Saha

Father's Name \_\_\_\_\_

Address 7D Gindra Reg Road.  
Kolkata 700 025.

Address 28/1, Judges Court Road  
Kol-27

Drafted by,

Sujata Ghosh.  
Advocate

High Court, Calcutta



  
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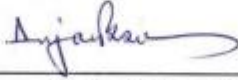
### Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.90,00,000/- (Rupees Ninety Lacs only) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Cheque/Draft/ RTGS No.	Date	Bank	Amount (Rs.)
322210	05.03.2014	Indian Overseas Bank, Kalighat	2,50,000/-
322311	-do-	-do-	2,50,000/-
324007	-do-	-do-	2,50,000/-
324059	-do-	-do-	2,50,000/-
324060	-do-	-do-	25,000/-
324008	-do-	-do-	25,000/-
322312	-do-	-do-	25,000/-
322211	-do-	-do-	25,000/-
322220	06.09.2014	-do-	2,50,000/-
322321	-do-	-do-	2,50,000/-
324015	-do-	-do-	2,50,000/-
324067	-do-	-do-	2,50,000/-
UTR No. 10BAR S201S012100049120	21.01.2015	-do-	17,25,000/-
UTR No. 10BAR S201 S012100046739	-do-	-do-	17,25,000/
UTR No. 10BAR S201 S012100046601	-do-	-do-	17,25,000/
UTR No. 10BAR S201 S012100050238	-do-	-do-	17,25,000/
		<b>Total</b>	<b>90,00,000/-</b>

Anjan Basu


✓

  
 (Anjan Basu)  
 [Vendor]

#### Witnesses:

Signature Sandip Saha      Signature Atangir Reza Adv  
 Name \_\_\_\_\_      Name ATANGIR REZA



  
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**SITE PLAN OF R.S. & L.R. DAG NO.- 32, MOUZA- DAULATPUR,  
J.L.-NO.- 79, P.S.- BISHNUPUR, DIST.- 24 PARAGANAS(S)**

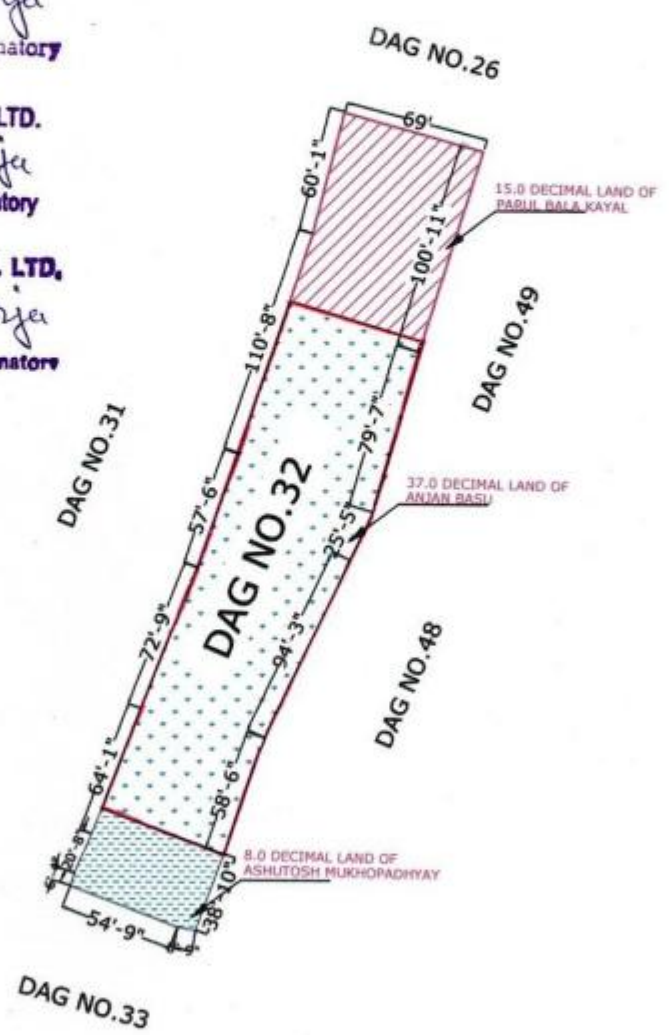


**EKARAJ PROPERTIES PVT. LTD.**  
*Gautam Mukherjee*  
 Director/Authorised Signatory

**EKARAJ REAL ESTATE PVT. LTD.**  
*Gautam Mukherjee*  
 Director/Authorised Signatory

**EESHI TOWER PVT. LTD.**  
*Gautam Mukherjee*  
 Director / Authorised Signatory

**WISHFUL BUILDCON PVT. LTD.**  
*Gautam Mukherjee*  
 Director/Authorised Signatory




✓ *Ajankumar*





























*Sambhrajit Banerjee*  
 As Considered Adjoining of Lakshmi Kanta Kayastha, Parul Mondal nee Kayastha, Debji Mondal nee Kayastha, Rina Nishkar nee Kayastha, Bhadrakanti Sankar nee Mondal, Bikash Mondal, Piyarabada Mondal, Rukhraj Mondal.






  
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**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <i>Ganesh Mukherja</i>	<i>Ganesh Mukherja</i>							
		<b>Little</b> <b>Ring</b> <b>Middle</b> <b>Fore</b> <b>Thumb</b> (Left Hand)						
								
		<b>Thumb</b> <b>Fore</b> <b>Middle</b> <b>Ring</b> <b>Little</b> (Right Hand)						
 <i>Anjan Kumar</i>	<i>Anjan Kumar</i>							
		<b>Little</b> <b>Ring</b> <b>Middle</b> <b>Fore</b> <b>Thumb</b> (Left Hand)						
								
		<b>Thumb</b> <b>Fore</b> <b>Middle</b> <b>Ring</b> <b>Little</b> (Right Hand)						
 <i>Shrikrishna Bhoiraj</i>	<i>Shrikrishna Bhoiraj</i>							
		<b>Little</b> <b>Ring</b> <b>Middle</b> <b>Fore</b> <b>Thumb</b> (Left Hand)						
								
		<b>Thumb</b> <b>Fore</b> <b>Middle</b> <b>Ring</b> <b>Little</b> (Right Hand)						
<b>PHOTO</b>								
	<b>Little</b> <b>Ring</b> <b>Middle</b> <b>Fore</b> <b>Thumb</b> (Left Hand)							
	<b>Thumb</b> <b>Fore</b> <b>Middle</b> <b>Ring</b> <b>Little</b> (Right Hand)							



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





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

Endorsement For Deed Number : I - 00509 of 2015  
(Serial No. 00555 of 2015 and Query No. 1604L000001060 of 2015)

On 21/01/2015

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

Presented for registration at 14.30 hrs on :21/01/2015, at the Private residence by Gautam Mukherjee ,Claimant.

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

Execution is admitted on 21/01/2015 by

1. Anjan Basu, son of Fani Bhusan , A-3/8, Diamond Park, Joka, P. S.- Haridevpur,, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Hindu, By Profession : Others

2. Gautam Mukherjee  
Authorised Signatory, Ekaraj Properties Pvt Ltd., 122/1 R, Satyendranath Majumdar Sarani,, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026.

Authorised Signatory, Ekaraj Real Estate Pvt Ltd., 122/1 R, Satyendranath Majumdar Sarani,, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026.

Authorised Signatory, Eeshvi Tower Pvt Ltd., 122/1 R, Satyendranath Majumdar Sarani,, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026.

Authorised Signatory, Wishful Buildcon Pvt Ltd., Room No. 41, 161/1, Mahatma Gandhi Road,, Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, Pin :-700007.  
, By Profession : Others

Identified By Sandip Sinha, son of Late Sumit Kr. Sinha, 7 D Indra Ray Road,, District:-Kolkata, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Business.

**Executed by Attorney**

Execution by

1. Shubhrangshu Banerjee (confirming Parties), son of Sankar Banerjee , 65, Bande Ali Pally, P. S.- Bansdroni,, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070 By Caste Hindu By Profession: Others,as the constituted attorney of 1. Lakshmi Kanta Kayal 2. Parul Mondal alias Parul Kayal 3. Debi Mandal alias Debi Kayal 4. Rina Naskar alias Rina Kayal 5. Bharati Sardar alias Bharati Mandal 6. Bikash Mandal 7. Piyangbada Mandal 8. Ruhitay Mandal is admitted by him.

Identified By Sandip Sinha, son of Late Sumit Kr. Sinha, 7 D Indra Ray Road,, District:-Kolkata, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Business.

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

On 22/01/2015

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**



( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV

22/01/2015 17:07:00

EndorsementPage 1 of 2





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

Endorsement For Deed Number : I - 00509 of 2015  
(Serial No. 00555 of 2015 and Query No. 1604L000001060 of 2015)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10/-

**Payment of Fees:**

Amount By Cash

Rs. 99149.00/-, on 22/01/2015

( Under Article : A(1) = 99110/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 22/01/2015 )

**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.-90,10,881/-

Certified that the required stamp duty of this document is Rs.- 20 /- and the Stamp duty paid as: Impresive Rs.- 100/-

( Tridip Misra )  
DISTRICT SUB-REGISTRAR-IV



( Tridip Misra )

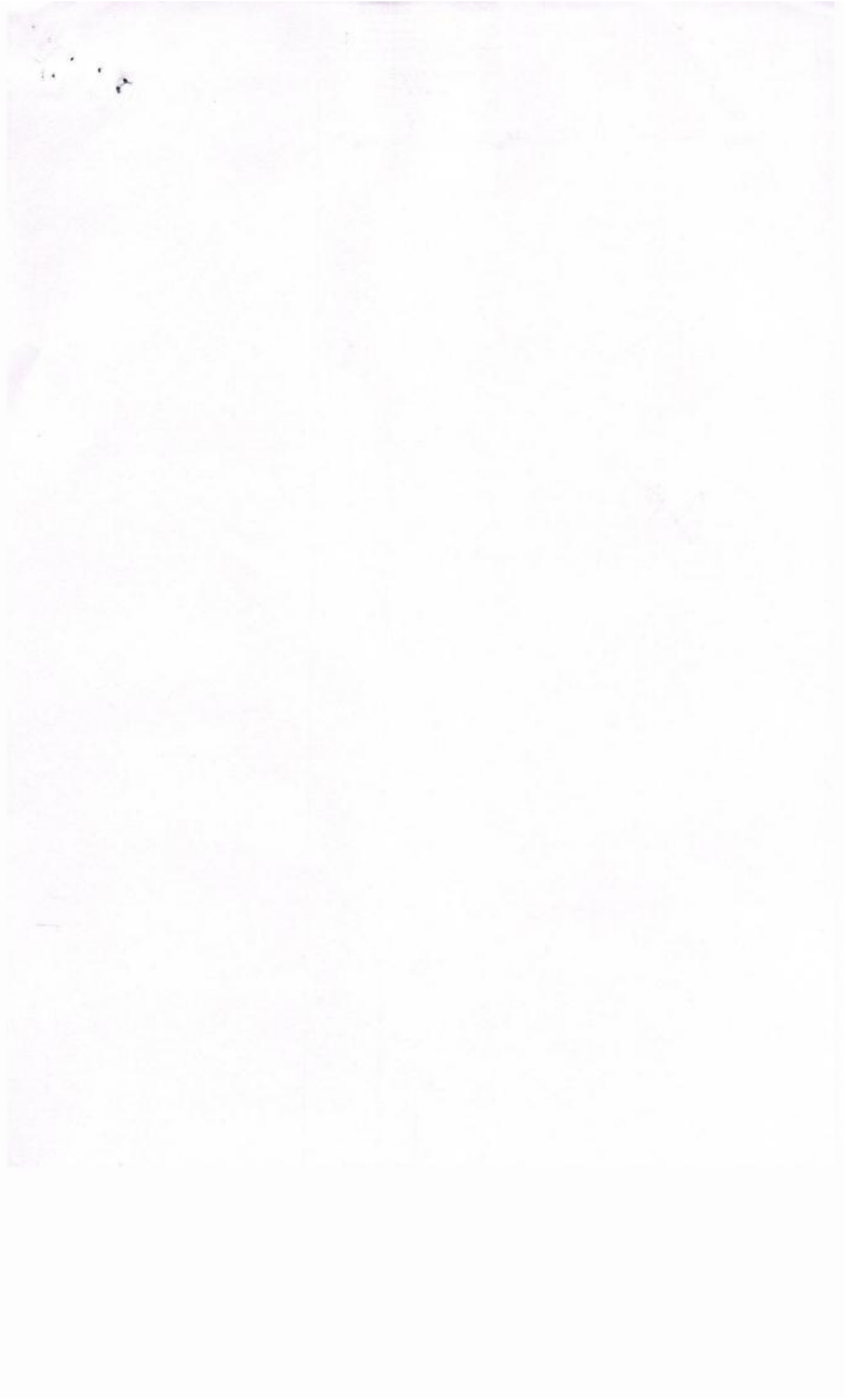
DISTRICT SUB-REGISTRAR-IV

22/01/2015 17:07:00

EndorsementPage 2 of 2



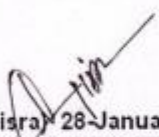




Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 3898 to 3915  
being No 00509 for the year 2015.



  
(Tridip Misra) 28-January-2015  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal