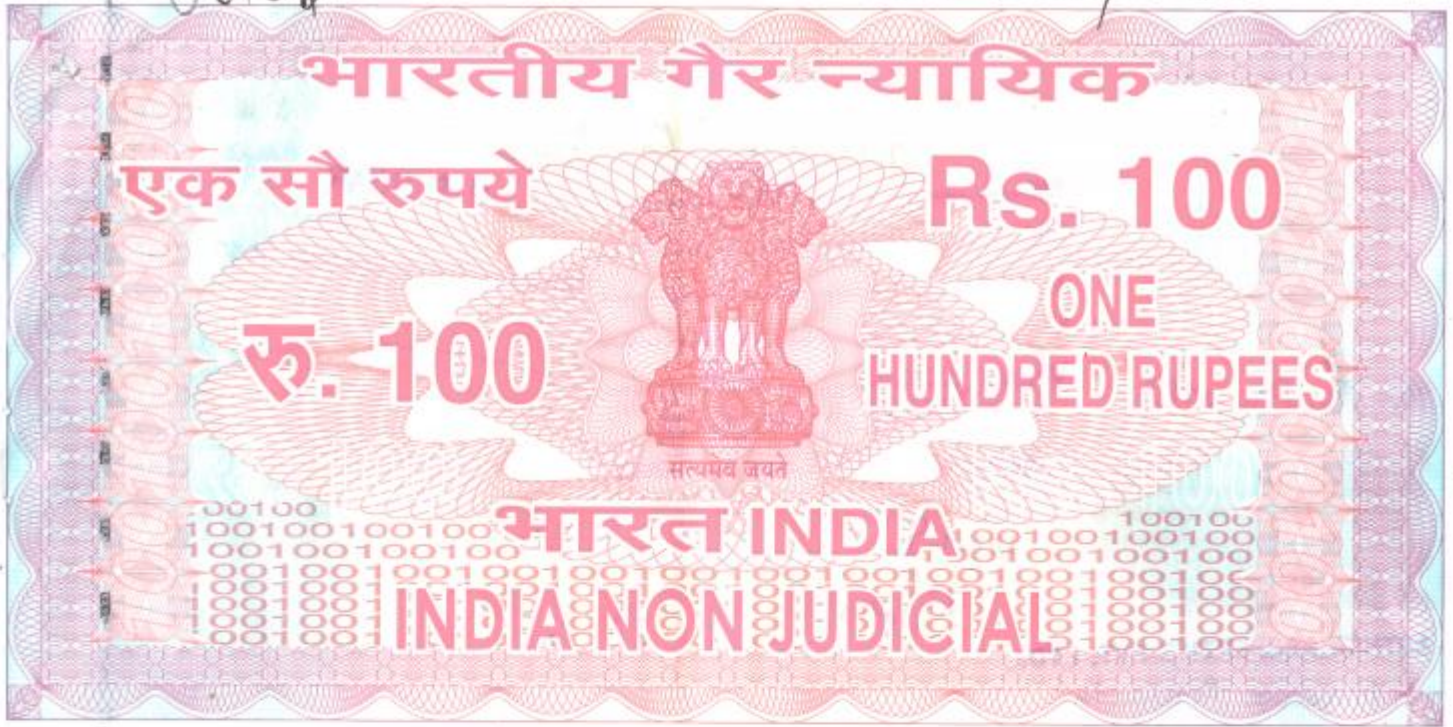


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T 996560

Certified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document.

GA 1600  
565133



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

CONVEYANCE

1. Date: 04/08/2015
2. Place: Kolkata
3. Parties:

No. 9948 25/03/15 Date

H. SARDAR  
Advocate  
Baruipur Civil & Criminal Court

Name .....  
Address .....  
Value .....

Vender SAHIDUL HOQUE GAZI  
Baruipur Civil & Criminal Court

V.C. 9  
2928  
4/8/15

Anuva Awasthi



ESTHER PROPERTIES PVT. LTD.  
Anuva Awasthi  
Director/Authorised Signatory

Registered for the document in the  
office of the District Sub-Registrar  
Alipore, South 24 Parganas, West Bengal

V.C. 9  
2929  
4/8/15



Rekha Rani Sau



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Prakash Muraddi  
Slo Raj Kr. Muraddi  
12B, Lord Siva Road,  
Kolkata - 71, P.S. Shakespeare Sarani,  
P.O. Little Russell Street,  
Service.



- 3.1 **REKHA RANI SAU**, wife of Sri Dilip Kumar Sau, residing at Village Buddhapur, Post Office Kakdwip, Police Station Kakdwip, District 24 Parganas (South), Pin Code 743 347 [**PAN GFBPS8950F**]  
(**Vendor**, includes successors-in-interest)

**And**

- 3.2 **ESTHER PROPERTIES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 [**PAN AADCE5460E, CIN U45400WB2013PTC198676**] having its registered office at 55/1A, Strand Road, Room No. 2, 5th floor, Police Station-Jorabagan, Post Office – Beadon Street, 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 and Post Office – Budge Budge, Kolkata 700 137.  
(**Purchaser**, includes successors-in-interest).

Vendor and Purchaser jointly **Parties** and individually **Party**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Sali land measuring 2 (two) *cottah* 8 (eight) *chittack*, more or less, comprised in R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* No. 3003, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within *Kulerdari Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas (**Said Property**) **together with** right to use common passage **And together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, including 2 feet wide land on road side demarcated for drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging thereto or in anyways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto and **together**



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**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.

## **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 Tarini Charan Mondal:** Tarini Charan Mondal was seized and possessed of and/or otherwise well and sufficiently entitled to the **(i)** land measuring 153 (one hundred and fifty three) decimal, more or less, comprised in R.S. *Dag* No. 33, recorded in R.S. *Khatian* No. 228, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, District South 24 Parganas (**First Mother Property**) **And (ii)** land measuring 82 (eighty two) decimal, more or less, comprised in R.S. *Dag* No. 34, recorded in R.S. *Khatian* No. 228, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, District South 24 Parganas (**Second Mother Property**). The First Mother Property and the Second Mother Property (collectively **Mother Property**), **totalling to** land measuring 235 (two hundred and thirty five) decimal, more or less.

**5.1.2 Demise of Tarini Charan Mondal:** Tarnini Charan Mondal, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his 3 (three) sons, namely, (i) Digambar Mondal, (ii) Balai Chandra Mondal and (iii) Dayal Chandra Mondal and 3 (three) daughters, namely, (i) Kamini Bor nee Mondal, (ii) Durga Bor nee Mondal and (iii) Tarangini Dhara nee Mondal, as his only legal heirs and heiresses (collectively **Legal Heirs Of Late Tarini Charan Mondal**) who inherited the entirety of the Mother Property, jointly and in equal share.

**5.1.3 Demise of Kamini Bor nee Mondal:** Kamini Bor, being one of the Legal Heirs Of Late Tarini Charan Mondal, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind her surviving husband Sudhyana Kumar Bor, 1 (one) son, Palan Chandra Bor and 1 (one) daughter, Bijalibala Mal nee Bor, as her only legal





heirs and heiress, who inherited the entire right, title and interest of Late Kamini Bor in the Mother Property.

- 5.1.4 **First Gift to Digambar Mondal And Others:** By a Deed of Gift dated 4<sup>th</sup> March, 1986, registered in the Office of the Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 16, at Pages 459 to 464, being Deed No.1397 for the year 1986, Palan Chandra Bor and Bijalibala Mal nee Bor gifted their undivided share in the Mother Property to Digambar Mondal, Balai Chandra Mondal and Dayal Chandra Mondal (collectively **Digambar Mondal And Others**), all being the brothers of their mother Late Kamini Bor.
- 5.1.5 **Second Gift to Digambar Mondal And Others:** By another Deed of Gift dated 4<sup>th</sup> March, 1986, registered in the Office of the Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 16, at Pages 471 to 475, being Deed No.1399 for the year 1986, Tarangini Dhara nee Mondal, being one of the Legal Heirs Of Late Tarini Charan Mondal gifted her entire share in the Mother Property to Digambar Mondal And Others.
- 5.1.6 **Sale by Sudhanya Kumar Bor to Digambar Mondal And Others:** By a Deed of Conveyance dated 5<sup>th</sup> March, 1986, registered in the Office of the Sub-Registrar, Bishnupur, South 24 Parganas, Book No. I, Volume No. 17, at Pages 321 to 328, being Deed No.1455 for the year 1986, Sudhyana Kumar Bor sold to Digambar Mondal And Others land measuring 13.05 (thirteen point zero five) decimal, more or less, out of his share in the Mother Property.
- 5.1.7 **Ownership of Digambar Mondal And Others:** Thus, Digambar Mondal And Others became the owners of land measuring 195.85 (one hundred ninety five point eighty five) decimal, out of the Mother Property, each of them having undivided land measuring 65.28 (sixty five point two eight) decimal, more or less.
- 5.1.8 **Demise of Balai Chandra Mondal:** Balai Chandra Mondal, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Shachi Rani Mondal and 3 (three) daughters, namely, Asima Mondal, Susama Sen nee Mondal and Panchi Bala Sing nee Mondal, as his only legal heiresses (collectively **Legal Heiresses Of Late Balai Chandra Mondal**), who



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inherited the entire right, title and interest of Late Balai Chandra Mondal in the Mother Property, i.e. land measuring 65.28 (sixty five point two eight) decimal, more or less (**Larger Property**).

- 5.1.9 **Sale to Digambar Mondal And Chandi Bala Mondal:** By a Deed of Conveyance dated 9th February, 1989, registered in the Office of the Sub-Registrar, Bishnupur, South 24 Parganas, in Book No. I, Volume No. 6, at Pages 223 to 230, being Deed No.478 for the year 1989, the Legal Heiresses Of Late Balai Chandra Mondal sold to Digambar Mondal and Chandi Bala Mondal land measuring 9 (nine) decimal, more or less, out of the Larger Property. Subsequently, the Legal Heiresses Of Late Balai Chandra Mondal recorded their names in the records of the Land Reforms Settlements, vide L.R. *Khatian* Nos. 104, 1001, 1685 and 1923 with respect to remaining land measuring 56.28 (fifty six point two eight) decimal, out of the Larger Property.
- 5.1.10 **Sale to Ashutosh Mukhopadhyay:** By a Deed of Conveyance dated 15th December, 1997, registered in the Office of the Additional District Sub-Registrar, Bishnupur, in Book No. I, Volume No. 31, at Pages 219 to 232, being Deed No.3463 for the year 1998, the Legal Heiresses Of Late Balai Chandra Mondal sold to Ashutosh Mukhopadhyay land measuring 56.28 (fifty six point two eight) decimal, more or less, being the remaining land of the Larger Property (**Ashutosh's Property**).
- 5.1.11 **Sale to Vendor:** By a Deed of Conveyance dated 29<sup>th</sup> November, 2011, registered in the Office of the District Sub-Registrar IV, South 24 Parganas, in Book No. I, CD Volume No.28, at Pages 2790 to 2810, being Deed No.08496 for the year 2011, Ashutosh Mukhopadhyay sold the Said Property, i.e. land measuring 2 (two) *cottah* 8 (eight) *chittack*, more or less, out of Ashutosh's Property, to Rekha Rani Sau, the Vendor herein.
- 5.1.12 **Records of Rights:** Thereafter the Vendor recorded her name in the records of the Block Land And Land Reforms Office, vide L.R. *Khatian* No.3003.
- 5.1.13 **Absolute Ownership of Vendor:** In the aforesaid circumstances, by virtue of aforesaid purchase and record of rights, the Vendor has become the absolute owner of the Said Property.



  
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- 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 declare 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 whosoever 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.
- 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





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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 Purchaser is that the Vendor shall sell the Said Property to the Purchaser, 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 Purchaser shall purchase the same from the Vendor.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **Schedule** below, being Sali land measuring 2 (two) *cottah* 8 (eight) *chittack*, more or less, comprised in R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* No. 3003, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas, (**Said Property**) **together with** right to use common passage **And together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, including 2 feet wide land on road



  
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side demarcated for drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging thereto or in any ways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto and **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.

- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.10,00,000/- (Rupees Ten Lacs only) paid by the Purchaser 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




  
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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 Purchaser 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 Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's 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 Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing 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 Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's assigns shall and may, from time to






  
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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 Purchaser, 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 Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly **(1)** consents to the same and **(2)** appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorize the Purchaser 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 Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

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 of the Purchaser and/or Purchaser's 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.



  
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**Schedule**  
**(Said Property)**

Sali Land measuring 2 (two) *cottah* 8 (eight) *chittack*, more or less, comprised in R.S./L.R. *Dag* No. 33, recorded in L.R. *Khatian* No. 3003, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas, delineated in the **Plan** attached herewith and bordered in colour **Red** thereon and is butted and bounded as follows:

**On the North** : By 16ft wide kutcha road ;


**On the East** : By Part of R.S. *Dag* No. 33 ;

**On the South** : By R.S. *Dag* No. 34 and

**On the West** : By Part of R.S. *Dag* No. 33

**Together with** 2' (two feet) wide land on roadside for drain **And Together with** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging thereto or in any ways appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **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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**9. Execution and Delivery**

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

<p><u>Rekha Rani Sau</u> (REKHA RANI SAU)</p>
<p><b>[Vendor]</b></p>
<p>ESTHER PROPERTIES PVT, LTD. Anuva Awasthi Director/Authorised Signatory</p> <hr style="width: 20%; margin: auto;"/> <p>(ESTHER PROPERTIES PVT. LTD.) [Authorised Signatory]</p>
<p><b>[Purchaser]</b></p>

**Witnesses:**

Signature <u>Rati Kanta Sau</u>	Signature <u>Animesh Aich.</u>
Name <u>RATI KANTA SAU</u>	Name <u>Animesh Aich.</u>
Father's Name <u>JHARU CHARAN SAU</u>	Father's Name <u>Bheupati Aich.</u>
Address <u>63/D, Kalipoda Mulchogyi Road, Barisha, Kolkata - 8</u>	Address <u>vill+P.O- Kakdwip P.S- Kakdwip Dist - 24Pgs (S)</u>

Drafted by:-

[Signature]  
Advocate  
Alipora police Court  
1201-27  
WB-613/2001



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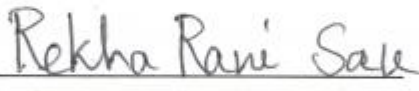
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### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.10,00,000/- (Rupees Ten 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:

Draft No.	Date	Bank	Amount (Rs.)
010314	03.08.2015	Indian Overseas Bank, Kalighat	5,00,000.00
010315	03.08.2015	- Do-	5,00,000.00
<b>Total</b>			<b>10,00,000.00</b>

  
 (REKHA RANI SAU)  
 [Vendor]

#### Witnesses:

Signature Rati Kanta Sau

Name RATI KANTA SAU

Signature A. Aich.



Name Animesh Aich.




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**SPECIMEN FORM FOR TEN FINGER PRINTS**

<b>PHOTO</b>					
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
	<b>(Left Hand)</b>				
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
<b>(Right Hand)</b>					
 <p>Amuva Awasthi</p>					
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
	<b>(Left Hand)</b>				
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
<b>(Right Hand)</b>					
 <p>Rekha Ravi Sahu</p>					
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
	<b>(Left Hand)</b>				
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
<b>(Right Hand)</b>					



  
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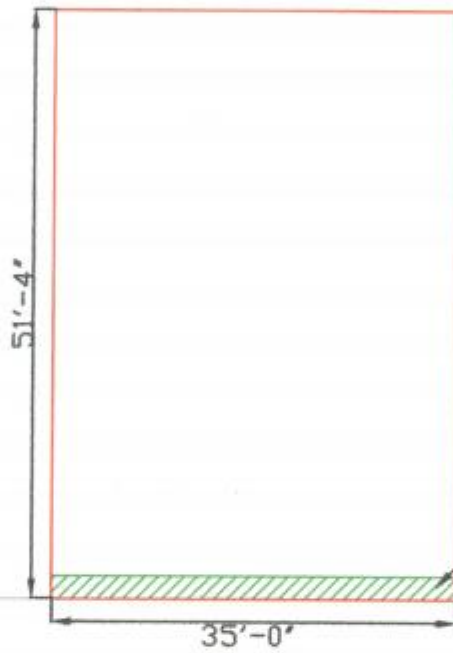
SITE PLAN OF PLOT OF LAND UNDER R.S. DAG No. 33,  
MOUZA- DAULATPUR, UNDER KULERDARI GRAM  
PANCHAYET, P.S.- BISHNUPUR, DIST.- 24 PARGANAS (S)

Area- 2K- 8 Ch.  
(more or less)

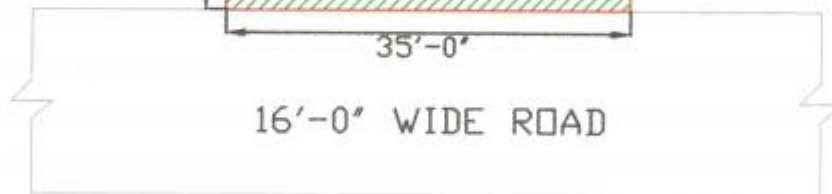
DAG No.- 34

LAND UNDER  
DAG No.- 33

LAND UNDER  
DAG No.- 33



HATCHED PORTION SHOWS THE  
AREA (2ft. WIDE) ADJACENT TO ROAD  
TO BE THROWN FOR DRAIN




**ESTHER PROPERTIES PVT, LTD,**

Anuva Awasthi  
Director/Authorised Signatory

Rekha Rani Sau



  
District Sub-Registrar-IV  
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Alipore, South 24 Parganas






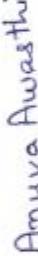
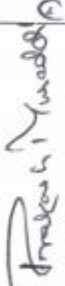
- 4 AUG 2015




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 16040000545173/2015


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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs REKHA RANI SAU VILL- BUDDHAPUR, P.O:- KAKDWIP, P.S:- Kakdwip, District:-South 24-Parganas, West Bengal, India, PIN - 743347	Seller			
2	Miss ANUVA AWASTHI 118, MAHATMA GANDHI ROAD, P.O:- BUDGE BUDGE, P.S:- Budge Budge, District:- South 24-Parganas, West Bengal, India, PIN - 700137	Represent ative of Buyer [ESTHER PROPER TIES PRIVATE LIMITED ]			
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr PRAKASH MUSADDI Son of Mr RAJ KUMAR MUSADDI 12B, LORD SINHA ROAD, P.O:- LITTLE RUSSEL STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Mrs REKHA RANI SAU, Miss ANUVA AWASTHI			

  
(Tridip Misra)  
DISTRICT SUB-  
REGISTRAR







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





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ANUVA AWASTHI

BIRENDRA KRISHNA AWASTHI

31/07/1988

BBUPA4756K

Anuva Awasthi



16052012

Anuva Awasthi,  
02-08-2015



Track PAN Application Status



[Home](#)

Application Number  
Coupon Number  
PAN NUMBER  
Applicant Name  
Status

156560938  
563703216  
GFEPSP9950F  
REKHA RANI SAU  
UNDER PROCESS

For Further Details You may contact our nearest [Branch](#) or [PAN Application Center](#)

[BACK](#)

Designed by UTIITS.

Rekha Rani Sau





Vinaydatta



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

Query No / Year	16040000545173/2015	Query Date	30/07/2015
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Bapi Das		
Address	ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027		
Applicant Status	Advocate		
Other Details	Mobile No. : 9836980696		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 10,00,000/-	Total Market Value:	Rs. 10,10,625/-
Stampduty Payable	Rs. 50,551/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 11,156/-	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			

Anuva Awasthi

Rekha Ravi Sau



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, Thana: Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 33, RS Khatian No:- 3003	2 Katha 8 Chatak	10,00,000/-	10,10,625/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 16 Ft.,
Seller Details						
Name & Address		Status	Execution And Admission Details	Other Details		
Mrs REKHA RANI SAU Wife of Mr DILIP KUMAR SAU VILL- BUDDHAPUR, Post Office: KAKDWIP, Kakdwip, District:-South 24-Parganas, West Bengal, India, PIN - 743347		Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. GFBPS8950F,		
Buyer Details						
Name & Address ( Organization )		Status	Execution And Admission Details	Other Details		
ESTHER PROPERTIES PRIVATE LIMITED 55/1A, STRAND ROAD, ROOM NO. 2, 5TH FLOOR, Post Office: BEADON STREET, Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700006		Organization	Executed by: Representative,	PAN No. AADCE5460E,		
Representative Details						
Representative Name & Address		Other Details	Execution And Admission Details	Representative of		
Miss ANUVA AWASTHI, AUTHORIZED SIGNATORY Daughter of Mr BIRENDRA KRISHNA AWASTHI 118, MAHATMA GANDHI ROAD, Post Office: BUDGE BUDGE, Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN - 700137		Sex: Female, By Caste: Hindu, Occupation: Business Service Citizen of: India, PAN No. BBUPA4756K,		ESTHER PROPERTIES PRIVATE LIMITED		

Anuva Awasthi

Rekha Rani Sau







Government of West Bengal  
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1604001304/2015	Date of Application	04/08/2015
Query No / Year	16040000545173/2015		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Bapi Das		
Stampduty Payable	Rs.50,551/-		
Registration Fees Payable	Rs.11,156/-		
Applicant Name of the Visit Commission	Mr Ananga Mohan Roy		
Applicant Address	alipore police court		
Place of Commission	Monoharpukur Rd		
Expected Date and Time of Commission	04/08/2015 1:00 AM		
Fee Details	J1: 250/-, J2: 200/-, PTA-J(2): 0/-, Total Fees Paid: 450/-		
Remarks			



## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mrs REKHA RANI SAU Wife of Mr DILIP KUMAR SAU VILL- BUDDHAPUR, P.O:- KAKDWIP, P.S:- Kakdwip, District:-South 24-Parganas, West Bengal, India, PIN - 743347 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. GFBPS8950F, Status : Self Date of Execution : 04/08/2015 Date of Admission : 04/08/2015 Place of Admission of Execution : Pvt. Residence</p>





Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	ESTHER PROPERTIES PRIVATE LIMITED 55/1A, STRAND ROAD, ROOM NO. 2, 5TH FLOOR, P.O:- BEADON STREET, P.S:- Jorasanko, District:- Kolkata, West Bengal, India, PIN - 700006 PAN No. AADCE5460E, Status : Organization Represented by representative as given below:-
1(1)	Miss ANUVA AWASTHI, AUTHORIZED SIGNATORY Daughter of Mr BIRENDRA KRISHNA AWASTHI 118, MAHATMA GANDHI ROAD, P.O:- BUDGE BUDGE, P.S:- Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN - 700137 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BBUPA4756K, Status : Representative Date of Execution : 04/08/2015 Date of Admission : 04/08/2015 Place of Admission of Execution : Pvt. Residence

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr PRAKASH MUSADDI Son of Mr RAJ KUMAR MUSADDI 12B, LORD SINHA ROAD, P.O:- LITTLE RUSSEL STREET, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mrs REKHA RANI SAU, Miss ANUVA AWASTHI	

### 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:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 33 , RS Khatian No:- 3003	2 Katha 8 Chatak	10,00,000/-	10,10,625/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 16 Ft.,

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Bapi Das
Address	ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate





Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160405969 / 2015

Query No/Year	16040000545173/2015	Serial no/Year	1604006305 / 2015
Deed No/Year	I - 160405969 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Miss ANUVA AWASTHI	Presented At	Private Residence
Date of Execution	04-08-2015	Date of Presentation	04-08-2015

Remarks

On 04/08/2015

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

Presented for registration at 15:30 hrs on : 04/08/2015, at the Private residence by Miss ANUVA AWASTHI ..

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 10,10,625/-

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

Execution is admitted on 04/08/2015 by

Mrs REKHA RANI SAU, Wife of Mr DILIP KUMAR SAU, VILL- BUDDHAPUR, P.O: KAKDWIP, Thana: Kakdwip, , South 24-Parganas, WEST BENGAL, India, PIN - 743347, By caste Hindu, By Profession Others  
Indetified by Mr PRAKASH MUSADDI, Son of Mr RAJ KUMAR MUSADDI, 12B, LORD SINHA ROAD, P.O: LITTLE RUSSEL STREET, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, By caste Hindu, By Profession Service

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

Execution is admitted on 04/08/2015 by

Miss ANUVA AWASTHI, AUTHORIZED SIGNATORY, ESTHER PROPERTIES PRIVATE LIMITED , 55/1A, STRAND ROAD, ROOM NO. 2, 5TH FLOOR, P.O: BEADON STREET, Thana: Jorasanko, , Kolkata, WEST BENGAL, India, PIN - 700006

Indetified by Mr PRAKASH MUSADDI, Son of Mr RAJ KUMAR MUSADDI, 12B, LORD SINHA ROAD, P.O: LITTLE RUSSEL STREET, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, By caste Hindu, By Profession Service



(Tridip Misra)

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

South 24-Parganas, West Bengal

On 05/08/2015

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 11,156/- ( A(1) = Rs 11,110/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 11,156/-

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50,551/- and Stamp Duty paid by Draft Rs 50,500/-, by Stamp Rs 100/-

#### Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 9948, Purchased on 25/03/2015, Vendor named Sahidul Haque Gazi.

#### Description of Draft

1. Rs 20,000/- is paid, by the Draft(other) No: 050323000382, Date: 03/08/2015, Bank: STATE BANK OF INDIA (SBI), SARAT BOSE ROAD.
2. Rs 30,500/- is paid, by the Draft(other) No: 050325000382, Date: 03/08/2015, Bank: STATE BANK OF INDIA (SBI), SARAT BOSE ROAD.

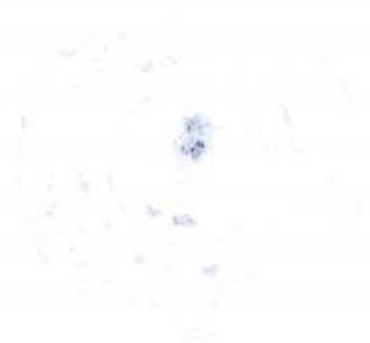


(Tridip Misra)

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

South 24-Parganas, West Bengal





1



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2015, Page from 51175 to 51204

being No 160405969 for the year 2015.



Digitally signed by TRIDIP MISRA  
Date: 2015.08.11 18:26:47 -07:00  
Reason: Digital Signing of Deed.

*Tridip Misra*

(Tridip Misra) 11/08/2015 18:26:46

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

(This document is digitally signed.)