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CONVEYANCE

1. Date: 19/01/2015.
2. Place: Kolkata
3. Parties:

V.C  
82

The endorsement sheets attached to this document are the part of it's documents.

  
 Addl. Dist. Secy Registrar,  
 Bishnupur, South-24 Pgs

22 JAN 2015

V.C  
19/1/15  
29/1/15

22 DEC 2014

Sl. No. 45837 DATE.....  
NAME.....  
ADD.....  
AMT 1000

PRIYANKA BHOWMIK  
Advocate  
High Court, Calcutta

*Swapan Saha*



V.C.T. 1  
179

AYANNA DEVELOPERS PVT LTD.

*Swapan Saha*

Director/Authorised Signatory

AYANNA HOMES PVT. LTD.

*Swapan Saha*

Director/Authorised Signatory

*Bhael*

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



V.C.T. 1  
180

Swarna Pailan



V.C.T. 1  
181

*Swarnaj Lallan*

*[Signature]*  
Addnl. Dist. Sub-Registrar  
Beshnupur 24 Pgs. (SI)

19.07.15



V.C.T. 1  
182

Swarnaj Lallan

2105 211 8 8

- 3.1 **SUSAMA PAILAN**, widow of Late Biswanath Pailan, residing at Daulatpur, Sardar Para, Kulerdari, Police Station Bishnupur, South 24 Parganas, PIN- 743 512 [**PAN BEOPP3442N**]
- 3.2 **DHIRAJ PAILAN**, son of Late Biswanath Pailan, residing at Daulatpur, Sardar Para, Kulerdari, Police Station Bishnupur, South 24 Parganas, PIN- 743 512 [**PAN CAKPP2311P**]
- 3.3 **SWARAJ PAILAN**, son of Late Biswanath Pailan, residing at Daulatpur, Sardar Para, Kulerdari, Police Station Bishnupur, South 24 Parganas, PIN- 743 512 [**PAN BDWPP5147H**]
- 3.4 **RATIKANTA PAILAN**, son of Late Matilal Pailan, residing at Daulatpur, Sardar Para, Police Station Bishnupur, South 24 Parganas [**PAN CRWPP6886N**]  
(collectively **Vendors**, includes successors-in-interest)

And

- 3.5 **AYANNA DEVELOPERS PVT. LTD.**, a company incorporated under the Companies Act, 1956 [**PAN AAMCA4921H, CIN U45400WB2014PTC200561**] having its registered office at 55/1A, Strand Road, Room No. 2, 5th floor, Police Station-Jorabagan, Kolkata-700 006,
- 3.6 **AYANNA HOMES PVT. LTD.**, a company incorporated under the Companies Act, 1956 [**PAN AAMCA4922E, CIN U45400WB2014PTC200562**] having its registered office at 55/1A, Strand Road, Room No. 2, 5th floor, Police Station-Jorabagan, Kolkata-700 006,

Both being represented by their authorized signatory Swapan Saha, son of Late Gouronga Saha  
(jointly **Purchasers**, includes successors-in-interest, assigns).

Vendors and Purchasers jointly **Parties** and individually **Party**.

**NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Undivided *Sali* Land measuring 15 (fifteen) decimal, more or less, out of 16.5 (sixteen point five) decimal, more or less, comprised in R.S. *Dag* No. 116 corresponding to L.R. *Dag* No. 115, recorded in L.R. *Khatian* Nos. 227, 228, 229 and 230, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas (**Said Property**) **together with** all benefits

v.c.T.1  
183

L.T.I OF RATIKANTA PAILAN  
BY THE PEN OF RAJKUMAR PAILAN



*Railan*  
RAJKUMAR PAILAN  
BHABANI PAILAN  
Daulat Pori  
P.S. Bishnupur  
Service

*[Signature]*  
Asst. Dir. Sub-Registrar  
Bishnupur. 24 Pgs. (S)

19-07-15

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 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 with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors 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 Vendors represent, warrant and covenant regarding title as follows:

5.1.1 **Ownership of Matilal Pailan:** Matilal Pailan was the absolute owner of the Said Property, i.e. land measuring 16.5 (sixteen point five) decimal, more or less, comprised in R.S. *Dag* No. 116 corresponding to L.R. *Dag* No. 115, recorded in R.S. *Khatian* No.80, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas (**Larger Property**), having undivided ½ (half) share therein.

5.1.2 **Demise of Matilal Pailan:** Matilal Pailan, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate, leaving behind him surviving his widow Kalidasi Pailan, 3 (three) sons, namely, Kasinath Pailan, Biswanath Pailan and Ratikanta Pailan and only daughter Renubala Mondal, as his only legal heirs and heiresses, who inherited the entirety of the Larger Property, jointly and in equal share.

5.1.3 **Records of Rights:** Kalidasi Pailan, Kasinath Pailan, Biswanath Pailan, Ratikanta Pailan and Renubala Mondal, all recorded their names in the records of the Block Land And Land Reforms Office, vide L.R. *Khatian* Nos. 227, 228, 229, 230 and 231.

5.1.4 **Demise of Kalidasi Pailan:** Kalidasi Pailan, widow of Late Matilal Pailan, died intestate on 30th October, 1998, leaving behind her surviving her 3 (three) sons, namely, Kasinath Pailan, Biswanath Pailan and Ratikanta Pailan and only daughter Renubala Mondal, as her only legal heirs and heiress, who inherited the entire right, title and interest of Late Kalidasi Pailan in the Larger Property, jointly and in equal share.



  
Aaidel. Dbi. Sub-Registrar  
Beshnur 24 Psc. (S)

19.07.15

- 5.1.5 **Sale by Renubala Mondal:** By a Deed of Conveyance dated 15th June, 2001, registered in the District Sub-Registrar\_IV South 24 Parganas, in Book No. I, CD Volume No.34, at Pages 155 to 164, being Deed No. 1522 for the year 2002, Renubala Mondal sold to Biswanath Pailan and Ratikanta Pailan land measuring 4 (four) decimal, more or less, out of her share in the Larger Property.
- 5.1.6 **Demise of Kasinath Pailan:** Kasinath Pailan, being one of the sons of Late Matilal Pailan and Late Kalidasi Pailan, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate and bachelor on 11th February, 2002, leaving behind him surviving his 2 (two) brothers, namely, Biswanath Pailan and Ratikanta Pailan and only sister Renubala Mondal, as his only legal heirs and heiress, who inherited the entire right, title and interest of Late Kasinath Pailan in the Larger Property, jointly and in equal share.
- 5.1.7 **Demise of Biswanath Pailan:** Biswanath Pailan, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate on 2nd October, 2004, leaving behind him surviving his widow Susama Pailan and 2 (two) sons, namely, Dhiraj Pailan and Swaraj Pailan, as his only legal heirs and heiress, who inherited the entire right, title and interest of Late Biswanath Pailan in the Larger Property, jointly and in equal share.
- 5.1.8 **Absolute Ownership of Susama Pailan And Others:** In the aforesaid circumstances, Susama Pailan, Dhiraj Pailan, Swaraj Pailan, Ratikanta Pailan and Renubala Mondal (collectively **Susama Pailan And Others**) have become the absolute owners of the Larger Property, each of them having their respective share therein.
- 5.1.9 **Absolute Ownership of Vendors:** In the aforesaid circumstances, Susama Pailan, Dhiraj Pailan, Swaraj Pailan and Ratikanta Pailan have become the absolute owners of the Said Property, i.e. land measuring 15 (fifteen) decimal, more or less, out of the Larger Property.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have 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 Vendors do 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.



*[Signature]*  
Asst. Dir. Sub-Registrar  
Bangalore 24 (S)

19-07-15



- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have 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 Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 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 Vendors.
- 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 Vendors 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 Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors 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 Vendors 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 Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature



✓  
Asst. Dist. Sub-Registrar  
Bachnur 24 Pgs.(S)

19.07.15

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 Vendors.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **Schedule** below being Undivided *Sali* Land measuring 15 (fifteen) decimal, more or less, out of 16.5 (sixteen point five) decimal, more or less, comprised in R.S. *Dag* No. 116 corresponding to L.R. *Dag* No. 115, recorded in L.R. *Khatian* Nos. 227, 228, 229 and 230, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas **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 Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Total Consideration:** Thus, aforesaid transfer is being made in a total consideration of a sum of Rs.43,56,000/- (Rupees Forty Three Lacs Fifty Six Thousand only) paid by the Purchasers to the Vendors.

## 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, *debutter*s, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein



*[Handwritten signature]*

Sub-Registrar  
Bhubaneswar 24 Pgs.(S)

19.07.15

through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have 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 **Indemnification:** The Vendors hereby expressly indemnify about the correctness of the Vendors' title, Vendors' 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 Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors' in law, trust and equity, shall, at all times hereafter, indemnify 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 by the Purchasers and/or the Purchasers' successors-in-interest by reason of the aforesaid.
- 8.3 **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.
- 8.4 **Delivery of Possession:** The Vendors hereby handed over *Khas*, vacant and peaceful possession of the Said Property to the Purchasers.
- 8.5 **Outgoings:** The Vendors hereby declare that, 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 Vendors, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.6 **Holding Possession:** The Vendors 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 Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.



*[Handwritten signature]*

Asstnl. Dist. Sub-Registrar  
Bahapur 24 Pgs. (S)

19-07-15

- 8.7 **No Objection to Mutation:** The Vendors declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendors hereby expressly **(1)** consent to the same and **(2)** appoint the Purchasers as the constituted attorney of the Vendors' and empower and authorize 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 Vendors undertake 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.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors' shall and will from time to time and at all times hereafter, upon every request and at the cost 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)**

Undivided *Sali* Land measuring 15 (fifteen) decimal, more or less, out of 16.5 (sixteen point five) decimal, more or less, comprised in R.S. *Dag* No. 116 corresponding to L.R. *Dag* No. 115, recorded in L.R. *Khatian* Nos. 227, 228, 229 and 230, *Mouza* Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas and is butted and bounded as follows:

- On the North** : By R.S. *Dag* No. 24 (*Mouza* Daulatpur)  
**On the East** : By R.S. *Dag* No. 26 (*Mouza* Daulatpur)  
**On the South** : By R.S. *Dag* No.117 (*Mouza* Sarmasterchak)  
**On the West** : By R.S. *Dag* No.115 (*Mouza* Sarmasterchak) &  
R.S. *Dag* No.23 (*Mouza* Daulatpur)

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




  
Acdml. Dist. Sub-Registrar  
Basiruddin, Islamabad (S)

19. 11. 15



## 9. Execution and Delivery

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

<u>Susama Pailan</u> [Susama Pailan]	<u>[Signature]</u> [Dhiraj Pailan]
<u>Swaraj Pailan</u> [Swaraj Pailan]	 L.T.I OF RATIKANTA PAILAN BY THE PEN OF RAJ KUMAR PAILAN [Ratikanta Pailan]
[Vendors]	
AYANNA DEVELOPERS PVT. LTD. <u>[Signature]</u> Authorized Signatory  (AYANNA DEVELOPERS PVT. LTD.) (Authorised Signatory)	AYANNA HOMES PVT. LTD. <u>[Signature]</u> Director/Authorised Signatory  (AYANNA HOMES PVT. LTD.) (Authorised Signatory)
[Purchasers]	

### Witnesses:

Signature [Signature]  
Name RAJ KUMAR PAILAN  
Father's Name BAABANI PAILAN  
Address Daulat Pur  
P.S. Bishnu Pur

Signature [Signature]  
Name \_\_\_\_\_  
Father's Name Laxmikanta Naskar  
Address VI-Daulat Pur  
P.O. Pailan . P.S. Bishnu Pur

Drafted by,  
Sujata Ghosh  
Advocate  
High Court, Calcutta

Read over and explained in Bengali the true meaning and substance of this Deed of Conveyance and the Receipt and Memo of Consideration hereinabove to the Vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named.

Swaraj Pailan



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Audhi. Dis. Sub-Registrar  
Bishnupur 24 Pgs.(S)

19-07-15

### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.43,56,000/- (Rupees Forty Three Lacs Fifty Six Thousand only towards full and final payment of consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Draft No.	Date	Bank	Amount (Rs.)	Favouring
011365	17.01.2015	Indian Overseas Bank, Kalighat Br.	5,00,000.00	Ratikanta Pailan
011368	-do-	-do-	4,00,000.00	Susama Pailan
011367	-do-	-do-	5,00,000.00	Swaraj Pailan
011366	-do-	-do-	7,78,000.00	Dhiraj Pailan
011363	-do-	-do-	5,00,000.00	Ratikanta Pailan
011362	-do-	-do-	4,00,000.00	Susama Pailan
011361	-do-	-do-	5,00,000.00	Swaraj Pailan
011364	-do-	-do-	7,78,000.00	Dhiraj Pailan
<b>Total</b>			<b>43,56,000.00</b>	

<u>Susama Pailan</u> [Susama Pailan]	<u>[Signature]</u> [Dhiraj Pailan]
<u>Swaraj Pailan</u> [Swaraj Pailan]	<u>[Signature]</u> [Ratikanta Pailan]
[Vendors]	

L.T.I OF RATIKANTA PAILAN  
BY THE PEN OF R.S.J. KUMAR  
PAILAN

#### Witnesses:

Signature Raila

Signature Debnath Naskar

Name \_\_\_\_\_

Name \_\_\_\_\_















































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Asstt. Dist. Sub-Registrar  
Behrampur 24 Pgs. (S)

19.01.15



**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Swarna Pailan</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<i>Sonu Aggarwal</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<i>Swaraj Pailan</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<i>R.A.T. Kania Pailan</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				











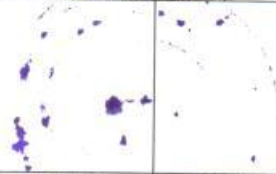
L.T.I OF R.A.T. KANIA PAILAN  
 BY THE PEN OF RAJKUMAR  
 PAILAN



*R*  
Asstt. Dist. Sub-Registrar  
Bishnupur, 24 Ppt. (S)

19. 11. 15

**SPECIMEN FORM FOR TEN FINGER PRINTS**

PHOTO						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
	<i>Juleson Soler</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
	(Right Hand)					
PHOTO						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
PHOTO						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					



✓

Audhi. Dist. Sub-Registrar  
Bishnupur 24 Pgs.(S)

19

~~20~~ JAN 2015





Government Of West Bengal  
Office Of the A.D.S.R. BISHNUPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 00350 of 2015  
(Serial No. 00287 of 2015 and Query No. 1613L000000397 of 2015)

**On 19/01/2015**

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

Presented for registration at 14.17 hrs on :19/01/2015, at the Private residence by Swapan Saha ,Claimant.

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

Execution is admitted on 19/01/2015 by

1. Susama Pailan, wife of Lt. Biswanath Pailan , Daulatpur, Sardar Para, Kulerdanri, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743512, By Caste Hindu, By Profession : House wife
2. Dhiraj Pailan, son of Lt. Biswanath Pailan , Daulatpur, Sardar Para, Kulerdanri, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743512, By Caste Hindu, By Profession : Business
3. Swaraj Pailan, son of Lt. Biswanath Pailan , Daulatpur, Sardar Para, Kulerdanri, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743512, By Caste Hindu, By Profession : Business
4. Ratikanta Pailan, son of Lt. Matilal Pailan , Daulatpur, Sardar Para, Kulerdanri, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743512, By Caste Hindu, By Profession : Business
5. Swapan Saha  
Authorized Signatory, Ayanna Developers Pvt. Ltd., 55/1 A, Strand Road, Room No- 2, 5th Floor, Kolkata, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006.  
Authorized Signatory, Ayanna Homes Pvt. Ltd., 55/1 A, Strand Road, Room No- 2, 5th Floor, Kolkata, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006.  
, By Profession : Business  
Identified By Raj Kumar Pailan, son of Bhabani Pailan, Village:Daulatpur, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Service.

( Abu Hena Mobassir )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

**On 20/01/2015**

**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.-48,00,000/-


Certified that the required stamp duty of this document is Rs.- 288020 /- and the Stamp duty paid as: Impressive Rs.- 100/-

( Abu Hena Mobassir )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

22/01/2015 11:47:00

EndorsementPage 1 of 2



  
Asstt. Dist. Sub-Registrar  
Bahnupur 24 Pgs. (S)

22 JAN 2015



Government Of West Bengal  
Office Of the A.D.S.R. BISHNUPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 00350 of 2015  
(Serial No. 00287 of 2015 and Query No. 1613L000000397 of 2015)

( Abu Hena Mobassir )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

On 22/01/2015

**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, 5 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. 52803.00/-, on 22/01/2015

( Under Article : A(1) = 52789/- ,E = 14/- on 22/01/2015 )

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 674432, Draft Date 21/01/2015, Bank : State Bank of India, Amtala Bazar Branch, received on 22/01/2015
2. Rs. 49000/- is paid , by the draft number 334754, Draft Date 20/01/2015, Bank : State Bank of India, KULERDARI (SAB), received on 22/01/2015
3. Rs. 49000/- is paid , by the draft number 674414, Draft Date 20/01/2015, Bank : State Bank of India, Amtala Bazar Branch, received on 22/01/2015
4. Rs. 49000/- is paid , by the draft number 334757, Draft Date 21/01/2015, Bank : State Bank of India, KULERDARI (SAB), received on 22/01/2015
5. Rs. 49000/- is paid , by the draft number 334758, Draft Date 21/01/2015, Bank : State Bank of India, KULERDARI (SAB), received on 22/01/2015
6. Rs. 43020/- is paid , by the draft number 331917, Draft Date 21/01/2015, Bank : State Bank of India, AMTALA, received on 22/01/2015

( Abu Hena Mobassir )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR

( Abu Hena Mobassir )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

22/01/2015 11:47:00

EndorsementPage 2 of 2



*(Handwritten signature)*

Registrar, West Bengal  
Bachchanpur, 24 Pgs. (S)

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22 JAN 2015

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 1  
Page from 5231 to 5247  
being No 00350 for the year 2015.



(Abu Hena Mobassir) 22-January-2015  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR  
Office of the A.D.S.R. BISHNUPUR  
West Bengal