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

CONVEYANCE

1. Date: 17/06/2015.
2. Place: Kolkata
3. Parties:

N.C. NO 1035/15  
Dt. 17.6.15

Swaraj Saha

9945 25/03/15

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Value \_\_\_\_\_  
 Member \_\_\_\_\_  
 SAHIDUL HOQUE GAZI  
 Barapur Civil & Criminal Court

H. SARDAR  
Advocate  
Barapur Civil & Criminal Court

N.C.T.1  
No 2288

EESHVI REAL ESTATE PVT. LTD.  
Swaraj Saha  
Director / Authorised Signatory

N.C.T.1  
No. 2289

Swaraj Saha

N.C.T.1  
No. 2290



*[Signature]*  
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Swaraj Saha

Prakash Moudali  
S/O Raj Kr. Moudali  
126, Lord Sinha Road,  
Kolkata - 71.  
P.S. Shree Sree Sani  
Service.

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

**And**

- 3.3 **EESHVI REAL ESTATE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Police Station – Tollygunge, Kolkata – 700 026 [**PAN AADCE3807F, CIN U45400WB2013PTC193672**] being represented by its authorized signatory Swapan Saha, son of Late Gouronga Saha, residing at 41, Simla Road, Police Station Maniktalla, Kolkata – 700 006 [**PAN DOSPS8167D**]  
(**Purchaser**, includes successors-in-interest, assigns).

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

**NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Undivided land measuring 0.416 (zero point four one six) decimal, more or less, out of 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 23, recorded in L.R. *Khatian* No.1632, *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** 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,



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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.

## **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 land measuring 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 23, recorded in R.S. *Khatian* No.261, *Mouza* Daulatpur, J.L. No. 79, Police Station Bishnupur, within Kulerdari *Gram Panchayet*, Additional District Registration Office Bishnupur, District South 24 Parganas (**Larger Property**).

**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. The details of their share is as follows:

<b>Name of the Legal Heir</b>	<b>Share In Larger Property</b>
Kalidasi Pailan	0.4 decimal
Kasinath Pailan	0.4 decimal
Ratikanata Pailan	0.4 decimal



  
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Biswanath Pailan	0.4 decimal
Renubala Mondal	0.4 decimal
<b>Total</b>	<b>2 decimal</b>

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.480, 490, 1227, 1518 and 1632.

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. The details of the share of legal heirs and heiress of Late Matilal Pailan and Late Kalidasi Pailan are as follows:

<b>Name of the Legal Heir</b>	<b>Share In Larger Property</b>
Kasinath Pailan	0.4 decimal [inherited from Late Matilal Pailan] +0.1 decimal [inherited from Late Kalidasi Pailan]=0.5 decimal
Ratikanata Pailan	0.4 decimal [inherited from Late Matilal Pailan] +0.1 decimal [inherited from Late Kalidasi Pailan]=0.5 decimal
Biswanath Pailan	0.4 decimal [inherited from Late Matilal Pailan] +0.1 decimal [inherited from Late Kalidasi Pailan]=0.5 decimal
Renubala Mondal	0.4 decimal [inherited from Late Matilal Pailan] +0.1 decimal [inherited from Late Kalidasi Pailan]=0.5 decimal
<b>Total</b>	<b>2 decimal</b>

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



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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 0.25 (zero point two five) 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. The details of share of Biswanath Pailan, Ratikanta Pailan and Renubala Mondal, after the demise of Late Kasinath Pailan and aforesaid sale, are as follows:

<b>Name of the Legal Heirs</b>	<b>Share In Larger Property</b>
Ratikanata Pailan	0.4 decimal [inherited from Late Matilal Pailan] +0.1 decimal [inherited from Late Kalidasi Pailan] + 0.166 decimal [inherited from Late Kasinath Pailan] + 0.125 decimal [purchase from Renubala Mondal] =0.791 decimal
Biswanath Pailan	0.4 decimal [inherited from Late Matilal Pailan] +0.1 decimal [inherited from Late Kalidasi Pailan] + 0.166 decimal [inherited from Late Kasinath Pailan] + 0.125 decimal [purchase from Renubala Mondal] =0.791 decimal
Renubala Mondal	0.25 decimal [balance land after the aforesaid sale] + 0.166 decimal [inherited from Late Kasinath Pailan]=0.416 decimal
<b>Total</b>	<b>2 decimal</b>




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- 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 **Sale by Renubala Mondal:** By a Deed of Conveyance dated 10th March, 2015, registered in the District Sub-Registrar\_IV South 24 Parganas, in Book No.I, CD Volume No.9, at Pages 4545 to 4564, being Deed No.02445 for the year 2015, Renubala Mondal sold to Dhiraj Pailan and Swaraj Pailan land measuring 0.416 (zero point four one six) decimal, more or less, being her balance share in the Larger Property.
- 5.1.10 **Absolute Ownership of Vendors:** In the aforesaid circumstances the Vendors have become the absolute owners of the Said Property, i.e. land measuring 0.416 (zero point four one six) 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.




  
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- 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.
- 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 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 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



  
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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 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 Vendors.

## 7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser 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 land measuring 0.416 (zero point four one six) decimal, more or less, out of 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 23, recorded in L.R. *Khatian* No.1632, *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 benefits and advantages of ancient and other lights all yards, courtyards, areas,



  
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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.

7.2 **Total Consideration:** Thus, aforesaid transfer is being made in a total consideration of a sum of Rs.1,00,000/- (Rupees One Lac only) paid by the Purchaser 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, *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 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.




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- 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 Purchaser 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 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.
- 8.3 **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 Purchaser.
- 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 Purchaser fully and comprehensively saved, harmless and indemnified.



  
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- 8.6 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's 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.
- 8.7 **No Objection to Mutation:** The Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly **(1)** consent to the same and **(2)** appoint the Purchaser as the constituted attorney of the Vendors' and empower 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 Vendors undertake 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.
- 8.8 **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 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.



*[Signature]*  
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
**Schedule**  
**(Said Property)**

Undivided land measuring 0.416 (zero point four one six) decimal, more or less, out of 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 23, recorded in L.R. *Khatian* No.1632, *Mouza* Daulatpur, J.L. No. 79, 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.22 & 24 (*Mouza* Daulatpur)
- On the East** : By R.S. *Dag* No.116 (*Mouza* Sarmasterchak)
- On the South** : By R.S. *Dag* No.115 (*Mouza* Sarmasterchak)
- On the West** : By R.S. *Dag* No.115 (*Mouza* Sarmasterchak) &  
R.S. *Dag* No.22 (*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.



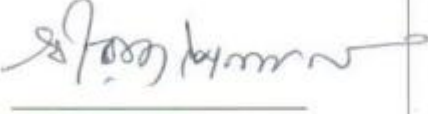
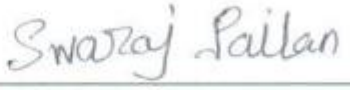
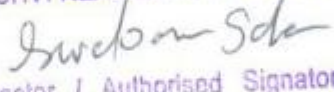
  
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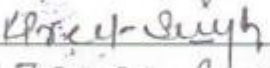



## 9. Execution and Delivery

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


 <u>[DHIRAJ PAILAN]</u>	 <u>[SWARAJ PAILAN]</u>
<b>[Vendors]</b>	
<p>EESHVI REAL ESTATE PVT. LTD.              Director / Authorised Signatory</p> <p><b>(EESHVI REAL ESTATE PRIVATE LIMITED)</b>            (Authorised Signatory)</p>	
<b>[Purchaser]</b>	

### Witnesses:

Signature   
 Name KIREET SINGH  
 Father's Name T. B. SINGH  
 Address 201/A M.G. Road,  
Kolkata - 700071.

Signature   
 Name Chaiti Mukherjee  
 Father's Name A. Mukherjee  
 Address Dumdum, Airport, Gate No. 1  
Kolkata - 700074

Drafted by,

  
 Advocate F-1194/03  
 Alipore Judges Court  
 Kol-27



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
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**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <i>Swapan Saha</i>	<i>Swapan Saha</i>						
		<b>Little      Ring      Middle      Fore      Thumb</b>	<b>(Left Hand)</b>				
							
		<b>Thumb      Fore      Middle      Ring      Little</b>	<b>(Right Hand)</b>				
 <i>Swapan Saha</i>	<i>Swapan Saha</i>						
		<b>Little      Ring      Middle      Fore      Thumb</b>	<b>(Left Hand)</b>				
							
		<b>Thumb      Fore      Middle      Ring      Little</b>	<b>(Right Hand)</b>				
 <i>Swaraj Saitan</i>	<i>Swaraj Saitan</i>						
		<b>Little      Ring      Middle      Fore      Thumb</b>	<b>(Left Hand)</b>				
							
		<b>Thumb      Fore      Middle      Ring      Little</b>	<b>(Right Hand)</b>				



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

17 JUN 2015



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

Query No / Year	16040000320629/2015	Query Date	16/06/2015
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Alamgir Reza		
Address	Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027		
Applicant Status	Advocate		
Other Details	Mobile No. : 9874196499		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 1,00,000/-	Total Market Value:	Rs. 1,00,000/-
Stampduty Payable	Rs. 5,020/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 1,135/-	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			

*Swajej Sallan*  
Swajej Sallan


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:- 23 , RS Khatian No:- 1632	0.416 Decima I	1,00,000/-	1,00,000/-	Proposed Use: Industrial Purpose, ROR: Shali, Width of Approach Road: 2 Ft.,

**Transfer of Property from Seller To Buyer**

Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)
L1	Mr Dhiraj Pailan	EESHVI REAL ESTATE PRIVATE LIMITED	0.208	50
L1	Mr Swaraj Pailan	EESHVI REAL ESTATE PRIVATE LIMITED	0.208	50

**Seller Details**

Name & Address	Status	Execution And Admission Details	Other Details
Mr Dhiraj Pailan Son of Late Biswanath Pailan Daulatpur, Sardar Para, Kulerdari, Post Office: Bishnupur, Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, PIN - 743512	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CAKPP2311P,
Mr Swaraj Pailan Son of Late Biswanath Pailan Daulatpur, Sardar Para, Kulerdari, Post Office: Bishnupur, Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, PIN - 743512	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BDWPP5147H,

  
 Swaraj Pailan



Buyer Details			
Name & Address ( Organization )	Status	Execution And Admission Details	Other Details
EESHVI REAL ESTATE PRIVATE LIMITED 122/1R, S.N. Majumder Sarani, Post Office: Tollygunge, Tollygunge, District:-South 24- Parganas, WEST BENGAL, India, PIN - 700026	Organization	Executed by: Representative,	PAN No. AADCE3807F,

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Mr Swapan Saha Son of Rev Gouronga Saha 41, Simla Road, Post Office: Maniktala, Maniktala, District:-South 24-Parganas, WEST BENGAL, India, PIN - 700006	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. DOSPS8167D,		EESHVI REAL ESTATE PRIVATE LIMITED

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr Prakash Musaddi Son of Mr R K Musaddi 122/1R, S.N. Majumder Sarani, Block/Sector: Other, Post Office: Tollygunge, Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, PIN - 700026	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Dhiraj Pailan, Mr Swaraj Pailan, Mr Swapan Saha

Bank Details
Bank details have not been supplied

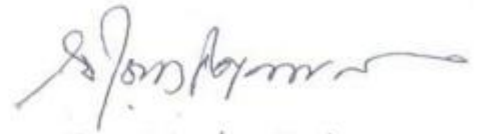
For Information only

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L1	District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 23 , RS Khatian No:- 1632	DLRS Server does not return any information about RS Plo

*Swaraj Pailan*

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. e-Assessment report is valid for one month only.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).  
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).

  
Swaraj Pallan




Government of West Bengal

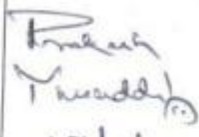
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16040000320629/2015


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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with Date
1	Mr Dhiraj Pailan Daulatpur, Sardar Para, Kulerdari, P.O:- Bishnupur, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 743512	Seller	 <i>Dhiraj Pailan</i>		<i>Dhiraj Pailan</i> 17/6/2015
2	Mr Swaraj Pailan Daulatpur, Sardar Para, Kulerdari, P.O:- Bishnupur, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 743512	Seller	 <i>Swaraj Pailan</i>		<i>Swaraj Pailan</i> 17-06-15
3	Mr Swapan Saha 41, Simla Road, P.O:- Maniktala, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN - 700006	Represent ative of Buyer [EESHVI REAL ESTATE PRIVATE LIMITED]	 <i>Swapan Saha</i>		<i>Swapan Saha</i> 17-6-15

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Prakash Musaddi Son of Mr R K Musaddi 122/1R, S.N. Majumder Sarani, Block/Sector: Other, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Mr Dhiraj Pailan, Mr Swaraj Pailan, Mr Swapan Saha	 17/6/15.

(Tridip Misra)

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

  
Swaraj Pailan  
Swapan Saha

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr Dhiraj Pailan                      Son of Late Biswanath Pailan                      Daulatpur, Sardar Para, Kulerdari, P.O:- Bishnupur, P.S:-                      Bishnupur, District:-South 24-Parganas, West Bengal, India,                      PIN - 743512                      Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of:                      India, PAN No. CAKPP2311P,                      Status : Self                      Date of Execution : 17/06/2015                      Date of Admission : 17/06/2015                      Place of Admission of Execution : Pvt. Residence</p>	Photo	Finger Print
		Signature	
2	<p>Mr Swaraj Pailan                      Son of Late Biswanath Pailan                      Daulatpur, Sardar Para, Kulerdari, P.O:- Bishnupur, P.S:-                      Bishnupur, District:-South 24-Parganas, West Bengal, India,                      PIN - 743512                      Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of:                      India, PAN No. BDWPP5147H,                      Status : Self                      Date of Execution : 17/06/2015                      Date of Admission : 17/06/2015                      Place of Admission of Execution : Pvt. Residence</p>	Photo	Finger Print
		Signature	

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	EESHVI REAL ESTATE PRIVATE LIMITED 122/1R, S.N. Majumder Sarani, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AADCE3807F, Status : Organization Represented by representative as given below:-		
1(1)	Mr Swapan Saha Son of Rev Gouronga Saha 41, Simla Road, P.O:- Maniktala, P.S:- Maniktala, District:- South 24-Parganas, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. DOSPS8167D, Status : Representative Date of Execution : 17/06/2015 Date of Admission : 17/06/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Prakash Musaddi Son of Mr R K Musaddi 122/1R, S.N. Majumder Sarani, Block/Sector: Other, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Dhiraj Pailan, Mr Swaraj Pailan, Mr Swapan Saha	

### 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:- 23, RS Khatian No:- 1632	0.416 Decimal	1,00,000/-	1,00,000/-	Proposed Use: Industrial Purpose, ROR: Shali, Width of Approach Road: 2 Ft.,

Transfer of Land from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)
L1	Mr Dhiraj Pailan	EESHVI REAL ESTATE PRIVATE LIMITED	0.208	50
	Mr Swaraj Pailan	EESHVI REAL ESTATE PRIVATE LIMITED	0.208	50

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Alamgir Reza
Address	Alipore, 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 - 160404717 / 2015

Query No/Year	16040000320629/2015	Serial no/Year	16041604004993 / 2015
Deed No/Year	I - 160404717 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Swapan Saha	Presented At	Private Residence
Date of Execution	17-06-2015	Date of Presentation	17-06-2015

Remarks

On 17/06/2015

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

Presented for registration at 14:30 hrs on : 17/06/2015, at the Private residence by Mr Swapan Saha .

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 1,00,000/-

Endorsement by Commissioner after execution of Visit Commission Case No:-001035 of 2015

Having visited the residence of

Mr Dhiraj Pailan, Son of Late Biswanath Pailan, Daulatpur, Sardar Para, Kulerdari, P.O: Bishnupur, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743512, By caste Hindu, By Profession Others Who has been identified to my satisfaction by Mr Prakash Musaddi, Son of Mr R K Musaddi, 122/1R, S.N. Majumder Sarani, Sector: Other, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession Service and the said

1. Mr Dhiraj Pailan has admitted the execution of this document

Endorsement by Commissioner after execution of Visit Commission Case No:-001035 of 2015

Having visited the residence of

Mr Swaraj Pailan, Son of Late Biswanath Pailan, Daulatpur, Sardar Para, Kulerdari, P.O: Bishnupur, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743512, By caste Hindu, By Profession Others Who has been identified to my satisfaction by Mr Prakash Musaddi, Son of Mr R K Musaddi, 122/1R, S.N. Majumder Sarani, Sector: Other, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession Service and the said

1. Mr Swaraj Pailan has admitted the execution of this document

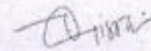
Endorsement by Commissioner after execution of Visit Commission Case No:-001035 of 2015

Having visited the residence of

Mr Swapan Saha, , 122/1R, S.N. Majumder Sarani, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession Service Who has been identified to my satisfaction by Mr Prakash Musaddi, Son of Mr R K Musaddi, 122/1R, S.N. . Majumder Sarani, Sector: Other, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession Service and the said

1. Mr Swapan Saha has admitted the execution of this document





(Tridip Misra)

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

On 18/06/2015

**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 1,135/- ( A(1) = Rs 1,089/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 1,135/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Draft Rs 5,000/-, by Stamp Rs 100/-

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 9945, Purchased on 25/03/2015, Vendor named Sahidul Haque Gazi.

**Description of Draft**

1. Rs 5,000/- is paid, by the Draft(other) No: 328216000427, Date: 17/06/2015, Bank: STATE BANK OF INDIA (SBI), ALIPORE.



(Tridip Misra)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2015, Page from 14328 to 14355

being No 160404717 for the year 2015.



Digitally signed by TRIDIP MISRA  
Date: 2015.06.26 05:14:48 -07:00  
Reason: Digital Signing of Deed.

(Tridip Misra) 26-Jun-15 5:14:47 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)