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I - 6898/15



Am
11/9/15

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted to registration. the signature sheets and the endorsement sheets attached with this document are part of this document. 310506

1604
212857/15

District Registrar
Registration
Alipore, South 24

5 SEP 2015

1st 12/9/15

THIS INDENTURE made this 1st day of September Two Thousand Fifteen BETWEEN AYANNA PROPERTIES PVT. LTD., CIN U45400WB2014PTC200565, PAN AAMCA4919K, a company incorporated under the Companies Act, 1956, having its registered office at 55/1A, Strand Road, Room No.2, 5th floor, Police Station Jorabagan, 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 Budge Budge, Kolkata 700 137, hereinafter referred to as the VENDOR (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or

7987 21/8/15 5000
Alomgir Reza ADR
Allipore Judges Court
KOL-27

Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata 27

Anuva Awasthi



VCTD
3335

AYANNA PROPERTIES PVT. LTD.

Anuva Awasthi

Director/Authorised Signatory



VCTD
3333



ECLAIR INFRACON PVT. LTD.

Ardhanar Mukherjee

Director/Authorised Signatory

ETAKA REALESTATE PVT. LTD.

Ardhanar Mukherjee

Director/Authorised Signatory

EKARAJ BUILDCON PVT. LTD

Ardhanar Mukherjee

Director Authorised Signatory

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

21 SEP 2015

successors in interest and assigns) of the **ONE PART AND (1) ÉCLAIR INFRACON PRIVATE LIMITED**, CIN U45400WB2012PTC172234, PAN AACCE9305P, a Company incorporated under the Companies Act, 1956, having its registered office at 55/1A Strand Road, Police Station Jorabagan, Kolkata 700 006, **(2) ETAKA REALESTATE PRIVATE LIMITED**, CIN U45400WB2013PTC198404, PAN AADCE5326R, a Company incorporated under the Companies Act, 1956, having its registered office at 55/1A Strand Road, 5th Floor, Room No.2, Police Station Jorabagan, Kolkata 700 006, **(3) EKARAJ BUILDCON PRIVATE LIMITED**, CIN U45400WB2013PTC195336, PAN AADCE4252G, a Company incorporated under the Companies Act, 1956, having its registered office at 122/1R, Satyendra Nath Majumdar Sarani, Police Station Tollygunge, Kolkata 700 026, all being represented by one of their Directors Siddhartha Mukherjee, PAN AIFPM4138C, son of Ashutosh Mukhopadhyay, residing at premises no.119, Bhupen Roy Road, Police Station Behala, Kolkata 700 034, **(4) EKDANT INFRACON PRIVATE LIMITED**, CIN U45400WB2012PTC172292, PAN AACCE9303M, a Company incorporated under the Companies Act, 1956, having its registered office at 55/1A Strand Road, Police Station Jorabagan, Kolkata 700 006, **(5) WRIDDHI DEVELOPER PRIVATE LIMITED**, CIN U45400WB2013PTC191422, PAN AABCW3621R **AND (6) IKKA INFRA PROJECTS PRIVATE LIMITED**, CIN U45400WB2013PTC191426, PAN AADCL1900M, both Companies incorporated under the Companies Act, 1956, both having their respective registered offices at 161/1, Mahatma Gandhi Road, 2nd Floor, Room No-41, Police Station Jorasanko, Kolkata 700 007, all being represented by their authorized signatory Priyanka Ghosh, wife of Atanu Ghosh, PAN AYYPB3773F, residing at 814, Kalitala, Kolkata 700 084, hereinafter collectively referred to as the **PURCHASERS** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their respective successor or successors in interest and assigns) of the **OTHER PART**:

WHEREAS:

A) One Parul Mondal alias Parul Bala Kayal was seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 15 (fifteen) decimal, be the same a little more or less, lying situate at Mouza Daulatpur, J.L. No. 79, R.S. and L.R. Dag No.32, under L.R. Khatian No.1076, Police Station Bishnupur, within Kulerdari Gram Panchayet, District South 24 Parganas (hereinafter referred as **said entire land**).

B) By a Deed of Conveyance dated 22nd December, 2014, made between the said Parul Mondal alias Parul Bala Kayal therein referred to as the Vendor of the one part and one Ayanna Properties Pvt. Ltd. And another therein jointly referred to as the Purchasers of the other part and registered at the Office of the District Sub-Registrar-IV, South 24 Parganas, in Book No.I, CD Volume No.58, at Pages 1086 to 1101, Being No.9736 for the year 2014, the Vendor therein for the consideration therein mentioned granted



District Sub-Registrar-IV
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transferred conveyed assigned and assured unto and in favour of the Purchasers therein All That the said entire land.

C) By virtue of the aforesaid purchase the Vendor herein became the absolute owner of All That the piece and parcel of land containing an area of 7.5 (seven point five) decimal, be the same a little more or less, lying situate at Mouza Daulatpur, J.L. No. 79, R.S. and L.R. Dag No.32, Police Station Bishnupur, within Kulerdari Gram Panchayet, District South 24 Parganas (hereinafter referred as **said subject land**) being undivided $\frac{1}{2}$ (half) share of the said entire land and has duly recorded its name in respect of said subject land in the records of Block Land and Land Reforms Office at Bishnupur-I under L.R. Khatian No.4126.

D) The Vendor herein has agreed to sell and the Purchasers have agreed to purchase All That piece and parcel of land containing an area of 6 (six) decimal, be the same a little more or less, out of the said subject land more fully and particularly described in the **Schedule** hereunder written (hereinafter referred to as **said land**) free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions, trusts of whatsoever nature at and for the consideration of Rs.17,22,000/- (Rupees Seventeen Lacs Twenty Two Thousand only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.17,22,000/- (Rupees Seventeen Lacs Twenty Two Thousand only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers and the said land) the Vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchasers **All That** the piece and parcel of land measuring an area of 6 (six) decimal, be the same a little more or less, lying situate at Mouza Daulatpur, J.L. No. 79, R.S. and L.R. Dag No.32, under L.R. Khatian No.4126, Police Station Bishnupur, within Kulerdari Gram Panchayet, District South 24 Parganas more fully and particularly described in the **Schedule** hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour **RED** thereon (hereinafter referred to as **said land**) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattaahs,




District Sub-Registrar IV
Regional Office (D) of
Legal Services 1903
Kathmandu, Nepal
21 SEP 2015

muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever and the Vendor doth hereby covenant with the Purchasers **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or its successor or successors in interest and assigns done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor has now in itself good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid **AND** the Purchasers shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for it **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for it the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and each of them doth hereby and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required.



Dist. Sub-Registrar
REGISTRATION ACT 1908
Alipore, South 24 Parganas

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THE SCHEDULE ABOVE REFERRED TO:

(Said land)

ALL THAT the piece and parcel of Bastu land measuring an area of 6 (six) decimal, be the same a little more or less, lying situate at Mouza Daulatpur, J.L. No. 79, R.S. and L.R. Dag No.32, under L.R. Khatian No.4126, Police Station Bishnupur, within Kulerdari Gram Panchayet, District South 24 Parganas and shown and delineated in the map or plan annexed hereto and bordered in colour **RED** thereon and butted and bounded as follows:

ON THE NORTH : By Part of R.S. Dag No.49

ON THE SOUTH : By Part of R.S. Dag No.32

ON THE EAST : By R.S. Dag No.49

ON THE WEST : By Part of R.S. Dag No.49

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED by the **VENDOR** at Kolkata in the presence of:-

1. Prakash Muraddi
12B, Lord Sinha Road,
Kolkata - 700071.

AYANNA PROPERTIES PVT. LTD
Anuva Awasthi
Director, Authorised Signatory

2. Anvita Ghosh
VILL - Beliachandi, P.O. Acharon
P.S - Joy nagari, DIST - 24 P.G.S (9)

SIGNED SEALED AND DELIVERED by the **PURCHASERS** at Kolkata in the presence of:-

1. Prakash Muraddi
2. Anvita Ghosh

ECTAIR INFRACON PVT. LTD.

Abhanta Mukherjee
Director/Authorised Signatory

ETAKA REALSTATE PVT. LTD

Abhanta Mukherjee
Director/Authorised Signatory

EKARAJ BUILDCON PVT. LTD

Abhanta Mukherjee
Director Authorised Signatory

AKDANT INFRACON PVT. LTD.

Priyanka Ghosh
Director/Authorised Signatory

WRIDDHI DEVELOPER PVT. LTD.

Priyanka Ghosh
Director/Authorised Signatory

IKKA INFRA PROJECTS PVT. LTD.


Priyanka Ghosh
Director / Authorised Signatory

Drafted by,

Alamgir Reza
Advocate

ALAMGIR REZA
Advocate
Alipore Judges Court,
Room No.-8 (New Shed)
Kolkata-27
Enroll. No.-F/118483




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
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= 1 SEP 2015

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.17,22,000/- (Rupees Seventeen Lacs Twenty Two Thousand only being the consideration money as per Memo below:-

MEMO OF CONSIDERATION

Date	Cheque No.	Bank, Branch	Amount (Rs.)
25.08.2015	249871	Indian Overseas Bank, Kalighat	2,87,000.00
25.08.2015	249924	-DO-	2,87,000.00
25.08.2015	113937	-DO-	2,87,000.00
01.09.2015	338124	-DO-	2,87,000.00
01.09.2015	323973	-DO-	2,87,000.00
01.09.2015	247626	-DO-	2,87,000.00
Total			17,22,000.00

(RUPEES SEVENTEEN LACS TWENTY TWO THOUSAND ONLY)

AYANNA PROPERTIES PVT. LTD

Anuva Awasthi

Director/Authorised Signatory


Signature of the Vendor

WITNESSES :-

1. Prakash Mureddy

2. Anurita Chhabh




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
= 1 SEP 2015

SITE PLAN OF PLOT OF LAND UNDER
R.S. DAG No. 32, MOUZA- DAULATPUR,
P.S.- BISHNUPUR, DIST.- 24 PARGANAS (S)

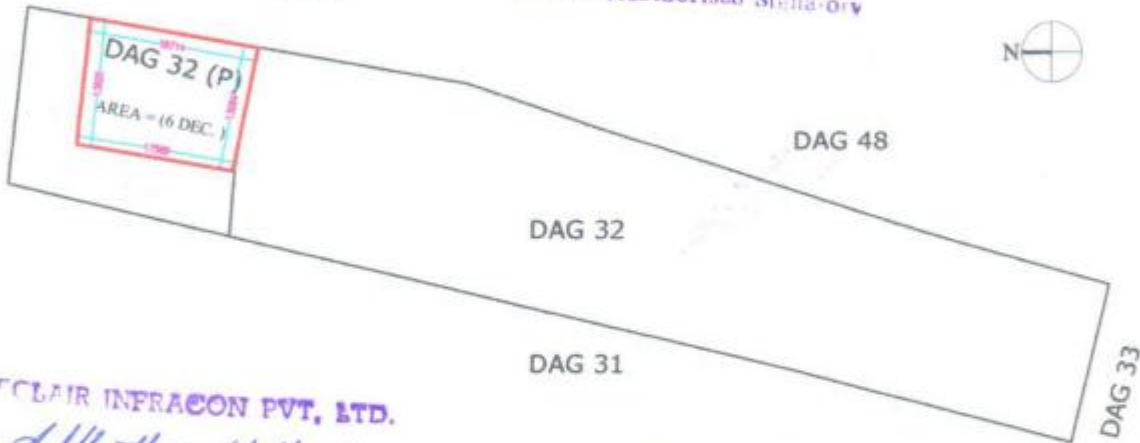
LAND AREA - 6 DECIMAL
(more or less)

AYANNA PROPERTIES PVT. LTD

Anuva Awasthi

Director/Authorised Signatory

DAG 49



CLAIR INFRACON PVT. LTD.

Adalhantra Mukherjee

Director/Authorised Signatory

ETAKA REALESTATE PVT. LTD

Adalhantra Mukherjee

Director/Authorised Signatory

EKARAJ BUILDCON PVT. LTD

Adalhantra Mukherjee

Director Authorised Signatory

EKDANI INFRACON PVT. LTD.

Priyanka Ghosh

Director/Authorised Signatory

WRIDDHI DEVELOPER PVT. LTD.

Priyanka Ghosh

Director/Authorised Signatory

IKKA INFRA PROJECTS PVT. LTD.

Priyanka Ghosh

























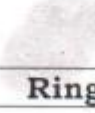








Director / Authorised Signatory




District Sub-Registrar-IV
Registration Act 1908
Medinipur, South 24 Parganas

SEP 2015

SPECIMEN FORM FOR TEN FINGER PRINTS

 <i>Anuva Awasthi</i>	<i>Anuva Awasthi</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
 <i>Siddhanta Malhotra</i>	<i>Siddhanta Malhotra</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
 <i>Priyanka Ghosh</i>	<i>Priyanka Ghosh</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
= 1 SEP 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-Pargenas
Signature / LTI Sheet of Query No/Year 16041000217356/2015




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 Anuva Awasthi 118 Mahatma Gandhi Rd, P.O:- Budge Budge, P.S:- Budge Budge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700137	Representative of Seller [Ayanna Properties Pvt Ltd]	 Anuva Awasthi		Anuva Awasthi 01-09-2015
2.0	Mr Siddhartha Mukherjee 119 Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034	Representative of Buyer [Eclair Infracon Pvt Ltd]	 Siddhartha Mukherjee		Siddhartha Mukherjee 01/09/2015
2.1	Mr Siddhartha Mukherjee 119 Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034	Representative of Buyer [Ekaraj Buildcon Pvt Ltd]	 Siddhartha Mukherjee		Siddhartha Mukherjee 01/09/2015
2.2	Mr Siddhartha Mukherjee 119 Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034	Representative of Buyer [Etaka Realestate Pvt Ltd]	 Siddhartha Mukherjee		Siddhartha Mukherjee 01/09/2015



Dist. Sub-Registrar IV
Registration Act 1908
Alipor, South 24 Parganas
SEP 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
3.0	Mrs Priyanka Ghosh 814 Kalitala, P.O:- Garia, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700084	Represent ative of Buyer [Ekdant Infracon Pvt Ltd]			<i>Priyanka Ghosh</i> 01.09.15
3.1	Mrs Priyanka Ghosh 814 Kalitala, P.O:- Garia, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700084	Represent ative of Buyer [Ikka Infra Projects Pvt Ltd]	<i>Priyanka Ghosh</i> 		<i>Priyanka Ghosh</i> 01.09.15
3.2	Mrs Priyanka Ghosh 814 Kalitala, P.O:- Garia, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700084	Represent ative of Buyer [Wriddhi Developer Pvt Ltd]			<i>Priyanka Ghosh</i> 01.09.15
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Alamgir Reza Son of Mr Jahangir Reza 28/1 Judges Court Rd, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Mrs Anuva Awasthi, Mr Siddhartha Mukherjee, Mrs Priyanka Ghosh		<i>Alamgir Reza</i> 01.09.15	

(Tadip Misra)

DISTRICT SUB-
REGISTRAR

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




District Sub-Registrar-14
Registration Act 1908
Alipore, South 24 Parganas

21 SEP 2015



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

Query No / Year	16041000217356/2015	Query Date	11/08/2015 6:26:39 PM
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		
Applicant Status	Advocate		
Other Details	Mobile No. : 9874196499		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4305] Declaration [No of Declaration : 1]		
Set Forth value	Rs. 17,22,000/-	Total Market Value:	Rs. 17,22,000/-
Stampduty Payable	Rs. 86,110/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 18,970/-	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			



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:- 32 , RS Khatian No:- 4126	6 Dec	17,22,000/-	17,22,000/-	Proposed Use: Bastu, ROR: Bastu
Seller Details						
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details		
1	Ayanna Properties Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Organizatio n	Executed by: Representative,	PAN No. AAMCA4919K,		
Representative Details						
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of		
1	Mrs Anuva Awasthi, Designation: Authorized Signatory Daugther of Mr Birendra Krishna Awasthi 118 Mahatma Gandhi Rd, P.O:- Budge Budge, P.S:- Budge Budge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700137	Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BBUPA4756K,		Ayanna Properties Pvt Ltd		
Buyer Details						
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details		
1	Eclair Infracon Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Organizatio n	Executed by: Representative,	PAN No. AACCE9305P,		
2	Ekdant Infracon Pvt Ltd 55/1 Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Organizatio n	Executed by: Representative,	PAN No. AACCE9303M,		



Buyer Details				
Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
3	Etaka Realestate Pvt Ltd 55/1 Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006	Organization	Executed by: Representative,	PAN No. AADCE5326R,
4	Wriddhi Developer Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Organization	Executed by: Representative,	PAN No. AABCW3621R,
5	Ikka Infra Projects Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Organization	Executed by: Representative,	PAN No. AADCL1900M,
6	Ekaraj Buildcon Pvt Ltd 122/1r Satyendra Nath Majumdar Sarani, P.O:- Tollygunge, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Organization	Executed by: Representative,	PAN No. AADCE4252G,
Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr Siddhartha Mukherjee, Designation: Director Son of Mr Ashutosh Mukhopadyay 119 Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJUPA7246B,		Eclair Infracon Pvt Ltd , Etaka Realestate Pvt Ltd , Ekaraj Buildcon Pvt Ltd
2	Mrs Priyanka Ghosh, Designation: Authorized Signatory Wife of Mr Atanu Ghosh 814 Kalitala, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AYYPB3773F,		Ekdant Infracon Pvt Ltd , Wriddhi Developer Pvt Ltd , Ikka Infra Projects Pvt Ltd



Identifier Details				
Identifier Name & Address		Other Details		Identifier of
Mr Alamgir Reza Son of Mr Jahangir Reza 28/1 Judges Court Rd, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027		Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India,		Mrs Anuva Awasthi, Mr Siddhartha Mukherjee, Mrs Priyanka Ghosh
Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L1	Ayanna Properties Pvt Ltd	Eclair Infracon Pvt Ltd	1 Dec	16.6667
L1	Ayanna Properties Pvt Ltd	Ekdant Infracon Pvt Ltd	1 Dec	16.6667
L1	Ayanna Properties Pvt Ltd	Etaka Realestate Pvt Ltd	1 Dec	16.6667
L1	Ayanna Properties Pvt Ltd	Wriddhi Developer Pvt Ltd	1 Dec	16.6667
L1	Ayanna Properties Pvt Ltd	Ikka Infra Projects Pvt Ltd	1 Dec	16.6667
L1	Ayanna Properties Pvt Ltd	Ekaraj Buildcon Pvt Ltd	1 Dec	16.6667
Bank Details				
Bank details have not been supplied				

For Information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
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).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Tridip Misra)
DISTRICT SUB-REGISTRAR



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



Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mrs Anuva Awasthi, Authorized Signatory Authorized Signatory, Ayanna Properties Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Ayanna Properties Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 PAN No. AAMCA4919K, Status : Organization Represented by representative as given below:-
1(1)	Mrs Anuva Awasthi, Authorized Signatory Authorized Signatory, Ayanna Properties Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BBUPA4756K, Status : Representative Date of Execution : 01/09/2015 Date of Admission : 01/09/2015 Place of Admission of Execution : Pvt. Residence

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Eclair Infracon Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 PAN No. AACCE9305P, Status : Organization
2	Ekdant Infracon Pvt Ltd 55/1 Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 PAN No. AACCE9303M, Status : Organization
3	Etaka Realestate Pvt Ltd 55/1 Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 PAN No. AADCE5326R, Status : Organization
4	Wriddhi Developer Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 PAN No. AABCW3621R, Status : Organization
5	Ikka Infra Projects Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 PAN No. AADCL1900M, Status : Organization Represented by their (1-5) representative as given below:-

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1-5 (1)	<p>Mrs Priyanka Ghosh, Authorized Signatory Authorized Signatory, Ekdant Infracon Pvt Ltd 55/1 Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006; Authorized Signatory, Wriddhi Developer Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007; Authorized Signatory, Ikka Infra Projects Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AYYPB3773F, Status : Representative Date of Execution : 01/09/2015 Date of Admission : 01/09/2015 Place of Admission of Execution : Pvt. Residence</p>
6	<p>Ekaraj Buildcon Pvt Ltd 122/1r Satyendra Nath Majumdar Sarani, P.O:- Tollygunge, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AADCE4252G, Status : Organization Represented by their representative as given below:-</p>
6(1)	<p>Mr Siddhartha Mukherjee, Director Director, Eclair Infracon Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006; Director, Etaka Realestate Pvt Ltd 55/1 Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006; Director, Ekaraj Buildcon Pvt Ltd 122/1r Satyendra Nath Majumdar Sarani, P.O:- Tollygunge, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIFPM4138C, Status : Representative Date of Execution : 01/09/2015 Date of Admission : 01/09/2015 Place of Admission of Execution : Pvt. Residence</p>

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Alamgir Reza Son of Mr Jahangir Reza 28/1 Judges Court Rd, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India,	Mrs Anuva Awasthi, Mr Siddhartha Mukherjee, Mrs Priyanka Ghosh	

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
L1	District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur	RS Plot No:- 32 , RS Khatian No:- 4126	6 Dec	17,22,000/-	17,22,000/-	Proposed Use: Bastu, ROR: Bastu

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Ayanna Properties Pvt Ltd	Eclair Infracon Pvt Ltd	1	16.6667
	Ayanna Properties Pvt Ltd	Ekaraj Buildcon Pvt Ltd	1	16.6667
	Ayanna Properties Pvt Ltd	Ekdant Infracon Pvt Ltd	1	16.6667
	Ayanna Properties Pvt Ltd	Etaka Realestate Pvt Ltd	1	16.6667
	Ayanna Properties Pvt Ltd	Ikka Infra Projects Pvt Ltd	1	16.6667
	Ayanna Properties Pvt Ltd	Wriddhi Developer Pvt Ltd	1	16.6667

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
Applicant's Status	Advocate

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

Endorsement For Deed Number : I - 160406898 / 2015

Query No/Year	16041000217356/2015	Serial no/Year	1604006956 / 2015
Deed No/Year	I - 160406898 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mrs Anuva Awasthi	Presented At	Private Residence
Date of Execution	01-09-2015	Date of Presentation	01-09-2015

Remarks

On 01/09/2015

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

Presented for registration at 17:21 hrs on : 01/09/2015, at the Private residence by Mrs Anuva Awasthi ..

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

Execution is admitted on 01/09/2015 by

Mrs Anuva Awasthi , Authorized Signatory, Ayanna Properties Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Indetified by Mr Alamgir Reza, Son of Mr Jahangir Reza, 28/1 Judges Court Rd, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Muslim, By Profession Advocate

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

Execution is admitted on 01/09/2015 by

1. Mr Siddhartha Mukherjee , Director, Eclair Infracon Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006;
Director, Etaka Realestate Pvt Ltd 55/1 Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006;
Director, Ekaraj Buildcon Pvt Ltd 122/1r Satyendra Nath Majumdar Sarani, P.O:- Tollygunge, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026
 2. Mr Siddhartha Mukherjee , Director, Eclair Infracon Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006;
Director, Etaka Realestate Pvt Ltd 55/1 Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006;
Director, Ekaraj Buildcon Pvt Ltd 122/1r Satyendra Nath Majumdar Sarani, P.O:- Tollygunge, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026
 3. Mr Siddhartha Mukherjee , Director, Eclair Infracon Pvt Ltd 55/1a Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006;
Director, Etaka Realestate Pvt Ltd 55/1 Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006;
Director, Ekaraj Buildcon Pvt Ltd 122/1r Satyendra Nath Majumdar Sarani, P.O:- Tollygunge, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026
- Indetified by Mr Alamgir Reza, Son of Mr Jahangir Reza, 28/1 Judges Court Rd, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Muslim, By Profession Advocate

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

Execution is admitted on 01/09/2015 by

1. Mrs Priyanka Ghosh , Authorized Signatory, Ekdant Infracon Pvt Ltd 55/1 Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006;
Authorized Signatory, Wriddhi Developer Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007;
Authorized Signatory, Ikka Infra Projects Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007

2. Mrs Priyanka Ghosh , Authorized Signatory, Ekdant Infracon Pvt Ltd 55/1 Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006;
Authorized Signatory, Wriddhi Developer Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007;

Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007

3. Mrs Priyanka Ghosh , Authorized Signatory, Ekdant Infracon Pvt Ltd 55/1 Strand Rd, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006;
Authorized Signatory, Wriddhi Developer Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007;
Authorized Signatory, Ikka Infra Projects Pvt Ltd 161/1 Mahatma Gandhi Rd, P.O:- Jorasanko, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007
Indetified by Mr Alamgir Reza, Son of Mr Jahangir Reza, 28/1 Judges Court Rd, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Muslim, By Profession Advocate

(Tridip Misra)

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

South 24-Parganas, West Bengal

On 13/08/2015

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 17,22,000/-

(Tridip Misra)

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

South 24-Parganas, West Bengal

On 17/09/2015

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 18,970/- (A(1) = Rs 18,931/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 18,970/-

Description of Draft

1. Rs 18,970/- is paid, by the Draft(other) No: 335208000427, Date: 16/09/2015, Bank: STATE BANK OF INDIA (SBI), ALIPORE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 86,110/- and Stamp Duty paid by Draft Rs 81,110/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 7987, Purchased on 21/08/2015, Vendor named Santosh Kr Dey.

Description of Draft

1. Rs 100/- is paid, by the Draft(other) No: 335179000427, Date: 17/09/2015, Bank: STATE BANK OF INDIA (SBI), ALIPORE.
2. Rs 81,010/- is paid, by the Draft(other) No: 335207000427, Date: 16/09/2015, 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

Registered in Book - I

Volume number 1604-2015, Page from 74301 to 74321

being No 160406898 for the year 2015.



Digitally signed by TRIDIP MISRA
Date: 2015.09.18 15:48:48 -07:00
Reason: Digital Signing of Deed.

1604-2015

(Tridip Misra) 18/09/2015 15:48:47

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

