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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 479331

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

District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South.24 Parganas
26 AUG 2015

DEED OF CONVEYANCE

THIS INSTRUMENT OF CONVEYANCE is made this the 26th day of August, 2015 (Two Thousand and Fifteen)

BETWEEN

Speciality Buildhome

to
Arunee properties pvt. Ltd.
Area - 1 Decimall out of
R.S. L.R. Dag - 2
L.R. khatan - 506 (area)
Mouza - Goxagacha

11635

25/8/15

No. Date
Sold to **DEBANKATA CHANDRA** Advocate
of **High Court, Calcutta**
Rupees *two*

Des

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



Am

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

I identified by me,
Debankata Chandra
Advocate
High Court, Calcutta
F/413/238/2002

M/S. SPECIALTY BUILDHOME LIMITED LIABILITY PARTNERSHIP (HOLDING PAN NO. ACGFS3953A) a partnership firm duly incorporated as per provision of 'Limited Liability Partnership Act, 2008' and having its registered address at 11 A/1R, East Topsia Road, Post Office Tangra, Police Station Pragati Maidan, Kolkata 700 046, represented by its Partner, Kishan M. Agarwal son of Ram Bilash Agarwal, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 36/1B, Lala Lajpath Rai Sarani, Post Office L.L.R. Sarani, Police Station Bhawanipur, Kolkata 700 020, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include executors, administrators, Successor or Successors in office, authorized representatives and assigns) of the **FIRST PART**;

AND

M/S AARSREE PROPERTIES PRIVATE LIMITED. (Having PAN No. AAECA 6612P) a Company duly incorporated under the provision of the Companies Act, 1956, having its registered office at 20/1M, East Topsia Road, Post Office Tangra, Police Station Pragati Maidan, Kolkata 700 046, represented by its Director, Sarita M. Agarwal wife of Bishan M. Agarwal, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 36/1B, Lala Lajpath Rai Sarani, Post Office L.L.R. Sarani, Police Station Bhawanipur, Kolkata 700 020, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its assigns, executors, administrators, Successor or Successors in office, authorized representatives and assigns) of the **SECOND PART** ;

WHEREAS by and under a registered deed of conveyance dated 10th December 1980, Sri Rabindra Nath Sardar and his brother, Sri Ranendra Nath Sardar jointly



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purchased **ALL THAT** piece or parcel of land measuring about 68.5 Decimal more or less Comprised in R.S. Dag No.2 under R.S. Khatian No. 18 situated at Mouza-Garagachha, J.L. No.45, Touji No. 56, Police Station Sonarpur, District 24- Parganas now 24- Parganas South along with other property or properties from its erstwhile owners viz., Smt. Kajal Bala Mondal, Smt. Renu Bala Biswas and Kumari Reba Rani Sardar and the said Deed was duly registered in the office of the District -Sub Registrar at Alipore and recorded in book No. 1, Volume No.301, Pages 72 to 81, Being No. 9865 for the year 1980 for valuation consideration as mentioned therein.

AND WHEREAS by virtue of aforesaid purchase said Sri Rabindra Nath Sardar along with his brother, Sri Ranendra Nath Sardar became the lawful joint owners of **ALL THAT** piece or parcel of land measuring an area and an area 68.5 Decimal more or less Comprised in R.S. Dag No.2 under R.S. Khatian No. 18 situated at Mouza- Garagachha, J.L. No. 45, Touji No. 56, Police Station Sonarpur, District 24- Parganas now 24- Parganas (South) along with other property or properties.

AND WHEREAS while possessing and enjoying the aforesaid property, the said Sri Rabindra Nath Sardar and his brother, Sri Ranendra Nath Sardar amicably partitioned the aforesaid property or properties by Mets and Bounds and in terms of the said partition **ALL THAT** demarcated land measuring about 24 Decimals equivalent to 14 Cottah 8 Chittaks and 25 sq.ft. be the same or little more or less comprised in R.S. Dag No.2 under R.S. Khatian No. 18 situated at Mouza-Garagachha, J.L. No.45, Touji No. 56, Police Station Sonarpur, District 24- Parganas now 24 Parganas (South) along with other property or properties was exclusively allotted to Sri Rabindra Nath Sardar, as lawful and absolute owner and said Rabindra Nath Sardar got mutated his name in the Records of Block Land and Land Reforms Office of Sonarpur vide L.R. Khatian No.165 appertaining L.R. Dag No. 2 along with other Dags at Mouza Goragachha, District 24 Pargans (South) and was in possessing and enjoying all the rights, title and interest thereof on payment of rates and taxes to the authorities concerned, free from all encumbrances whatsoever.



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AND WHEREAS while seized possessed and sufficiently entitle of the aforesaid land by the said Rabindra Nath Sardar, some portion of the said property was acquired by the Government and thereafter the said Rabindra Nath Sardar continued to enjoy, possess and entitle as absolute owner of the remaining portion of land Comprised in R.S. and L.R. Dag No. 2 L.R. Khatian No. 165 of Mouza Garagachha, J.L. No. 45, Touji No. 56, Police Station Sonarpur, District 24- Parganas (South) free from all encumbrances whatsoever.

AND WHEREAS by and under a Deed of Conveyance dated 14th day of December, 2012 entered in between Sri Rabindra Nath Sardar son of Manoj Kumar Sardar (therein referred to as the VENDOR) of the ONE PART and M/S. SPECIALTY BUILDHOME LIMITED LIABILITY PARTNERSHIP, (therein referred to as the Vendee/Purchaser) of the OTHER PART, duly registered in the office of the District Sub- Registrar IV of 24 —Parganas South and recorded in Book No. I, CD. Volume No.36, Pages 3936 to 3951, Being No. 09879 for the year 2012, whereby and where under the said Rabindra Nath Sardar sold, transferred and conveyed **ALL THAT** piece and parcel of undivided land measuring an area 04 Cottahs more or less appertaining part of R.S. & L.R. Dag No.2 under R.S. Khatian No.18 Corresponding to L.R. Dag No.165 of Mouza- Gargachha, J. L. No.45, Touji No. 56, Police Station and Sub- Registry Office Sonarpur now Garia, District 24 Parganas (South) within the local limits of ward No. 1 of The Rajpur- Sonarpur Municipality (herein after referred to as the **FIRST LAND**) **TOGETHER WITH** all benefits, facilities and advantages attached therein or thereto and all sorts of easement rights over the Road/common passage, unto and in favour of said M/S. SPECIALTY BUILDHOME LIMITED LIABILITY PARTNERSHIP, the Vendor herein, for the valuable consideration therein mentioned.

AND WHEREAS by and under another Indenture dated 30th August, 2013 duly



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registered in the Office of D.S.R.-IV, 24 Parganas South and recorded in Book I, C.D. Volume No. 36, Pages 2963 to 2980, Being No. 07068 for the Year 2013, the said Rabindra Nath Sardar, sold, transferred and conveyed **ALL THAT** piece and parcel of demarcated plot of land measuring an area 02 Cottahs 3 Chittak more or less from his remaining unsold portion appertaining to R.S. and L.R. Dag No. 2 under R.S. Khatian No. 18 Corresponding to L.R. Khatian Nos. 165 of Mouza-Garagachha, J.L. No.45, Touji No. 56, Police Station Sonarpur, District 24 Parganas (South) (herein after referred to as the **SECOND LAND**) **TOGETHER WITH** all benefits, facilities and advantages attached therein or thereto and all sorts of easement rights over the Road/common passage, unto and in favour of said M/S. SPECIALTY BUILDHOME LIMITED LIABILITY PARTNERSHIP, the Vendor herein, for the valuable consideration therein mentioned.

AND WHEREAS by virtue of the aforesaid two separate Deeds of Conveyances as Being No. 09879 for the year 2012 and Being No. 07068 for the Year 2013, the Vendor herein, has become sole and absolute owner of **ALL THAT** piece and parcel of demarcated plot of land measuring an area 06 Cottahs 03 Chittak more or less appertaining to R.S. and L.R. Dag No. 2 under L.R. Khatian Nos. 165 of Mouza-Garagachha, J.L. No.45, Touji No. 56, Police Station Sonarpur, District 24 Parganas (South) (herein after referred to as the **ENTIRE LAND** comprising of the said **FIRST** and **SECOND LAND**) **TOGETHER WITH** all benefits, facilities and advantages attached therein or thereto and all sorts of easement rights over the Road/common passage IS in possessing and enjoying all the rights, title and interest thereof on payment of rates and taxes to the authorities concerned, free from all encumbrances whatsoever.

AND WHEREAS while seized possessed and enjoying the said Entire land as sole and absolute owner, the Vendor herein, got its name mutated in the records of B.L.&



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L.R.O. of Sonarpur under L.R. Khatian No. 506.

AND WHEREAS for lawful reasons/ requirements the Vendor herein offered to sell, transfer and conveyed **ALL THAT** piece and parcel of undivided land measuring an area 01 (one) Decimals more or less from the said Entire Land appertaining R.S. and L.R. Dag No. 2 under L.R. Khatian No. 506 of Mouza- Garagachha, J.L. No.45, Touji No. 56, Police Station Sonarpur, District 24 Parganas (South) more fully mentioned and described in the schedule hereunder written (hereinafter for the sake of brevity referred to as "**the said property**") at or for the total consideration of **Rs. 1,00,000/- (Rupees One Lakh only)** , the Purchaser herein has agreed with the Vendor for absolute purchase of the said property at or for the above mentioned consideration free from all encumbrances and attachments whatsoever.

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of Rs.1,00,000/- (Rupees One lakh only) lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of consideration hereunder written and to have been received and of and from the same and every part thereof and do hereby acquit, release and forever discharge the purchaser as well as the property hereby conveyed), the Vendor do hereby grant, transfer, convey assign and assure unto and in favour of the Purchaser **ALL THAT** piece and parcel of undivided land measuring an area 1 (one) Decimals more or less out of 6 Cottah 3 Chittaks equivalent to 11 Decimals more or less comprised in R.S. and L.R. Dag No. 2 under L.R. Khatian No. 506 of Mouza- Garagachha, J.L. No.45, Touji No. 56, Police Station Sonarpur, District 24 Parganas (South) along with the structure standing thereupon more fully and elaborately described in the Schedule hereunder together with all sorts of easement rights over the ways paths, passages, advantages and benefits whatsoever to the said property belonging to or in anywise appertaining thereto or reputed to belong or be appurtenant thereto and the



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reversion or reversions remainder or remainders and all the rents issues and profits thereof and every part thereof together with all other ways paths passages sewers advantages and appurtenances whatsoever to the said property and all the deeds pattahs muniments documents writings and other evidences of title exclusively relating to the said property which is now are or in the custody/possession and control of the vendor or which the vendor can procure without any suit or action AND all the estate right tile interest property claim and demand whatsoever of the said vendor into or upon the said property and every part or portion thereof **TO HAVE AND TO HOLD** the said property hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be with all rights benefits easements and appurtenances thereto unto and to the use of the Purchaser herein absolutely and forever SUBJECT HOWEVER to the purchaser making payment of the rates taxes AND free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of estate claim charges lien attachments and encumbrances created made done executed or suffered by the vendor AND the vendor doth hereby further covenant herein that the said vendor and all the persons claiming through under or in trust for the vendor shall and will from time to time and at all material times hereafter and at the request and cost of the purchaser herein make do execute or cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby sold transferred conveyed and granted or expressed or intended so to be unto and to the use of the purchaser herein in the manner as aforesaid.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER as follows:

I. THAT notwithstanding any act deed matter or thing whereby the Vendor done or executed or knowingly suffered to the contrary the Vendor herein is now



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lawfully and rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property and every part or portion thereof hereby granted, sold, conveyed, transferred, assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat encumber or make void the same.

II. AND THAT notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the vendors have now full right power and absolute authority to grant, sell, convey, transfer, assign and assure the said property and all other benefits and rights hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid according to the true intent and meanings of these presents.

III. AND THAT the Purchaser herein shall and may from time to time and at all material times hereafter peaceably and quietly hold possess use and enjoy the said property hereby granted, sold, conveyed, transferred, assigned, and assured or expressed or intended so to be unto and to receive all the rents issues and profits thereof without any lawful hindrance eviction interruptions disturbances claims and demands whatsoever or howsoever from or by the vendor herein or any person or persons having lawfully or equitably claiming from under or in trust for the vendors.

IV. AND FURTHER THAT the Vendor and all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the vendor herein shall and will from time to time and at all material times hereafter and at the like request and at the cost of the purchaser herein make do and execute or cause to be done made and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property and all other benefits and rights and every part or portion thereof hereby granted sold, conveyed transferred assigned



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and assured unto and to the use of the purchaser herein in the manner as aforesaid as shall or may be reasonably required by the purchaser.

V. That the Vendor on this day with the execution of this Deed handover and deliver the peaceful khas vacant possession of the property hereby conveyed unto and to the Purchaser herein and the Vendor also deliver the copy of title Deed, link deeds and other documents and writings in respect of the said property in favour of the Purchaser herein.

VI. That the vendor do hereby accorded its consent to the purchaser for mutation of the said property in the office of the B.L. & L.R.O., Municipality Office and all Other Government and/or Semi Government Office and/or other statutory body and/or authority concern.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of undivided land measuring **about 01 (one) Decimal** out of 06 Cottah 03 Chittaks equivalent to 11 Decimals more or less; comprised in R.S. and L.R. **Dag No. 2** under **L.R. Khatian No. 506** of Mouza- **Garagachha**, J. L. No.45, Touji No. 56, Police Station **Sonarpur** and Sub- Registry Office **Garia**, District 24 Parganas (South) within the local limits of Ward No. 1 of the **Rajpur-Sonarpur Municipality** **TOGETHER WITH** all sorts of easement rights and all other benefits, facilities and advantages attached therein or thereto and the said property is more particularly shown and delineated in the site map or Plan annexed hereto in RED border line thereon, as part and parcel of this Indenture and the same is butted and bounded in the manner following:-

ON THE NORTH : Part of R.S. Dag No. 2;



Handwritten signature or initials.

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ON THE SOUTH : Part of R.S. Dag No. 9;
 ON THE EAST : Part of R.S. Dag No. 2;
 ON THE WEST : Part of R.S. Dag No. 2 .

Proportionate annual rent of Rs. 203/- is payable to the Collector, 24 Parganas (South) for the State of West Bengal.

IN WITNESS WHEREOF the Vendor hereto has executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Kolkata

in the presence of:

1. Satya Roy
 S/o - Swapan Roy
 Duttapukur Saikrishn-
 - wa gar, Pin - 743248

SPECIALITY BUILDHOME LLP


 Partner

VENDOR

2. Ankit Musaddi
 S/o :- S. R. Musaddi
 20/1M, East Topsia Road
 KOL - 46.



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District Sub-Registrar
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MEMO OF CONSIDERATION

RECEIVED of and from within the named purchaser within mentioned sum of Rs. 01,00,000/- (Rupees One lakh) only as full and final consideration paid under these presents as per memo below:-

Cheque / Pay Order No.	Date	Bank/Branch	Amount (Rs.)
021086	26-08-2015	ICICI/ TOPSIA	1,00,000/-
TOTAL			1,00,000/-

(Rupees One lakh) only.

WITNESSES :

1. Satya Roy
2. Ankit Musaddi

SPECIALITY BUILDHOME LLP

[Handwritten Signature]
Partner

Signature of Vendor

Drafted and prepared at my office,

[Handwritten Signature]

(DEBABRATA CHANDRA, Advocate)
HIGH COURT, CALCUTTA
F-413/238/2002



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District Sub-Registrar
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SITE PLAN OF LAND COMPRISED AT MOUZA - GARGACHHA, J.L. NO - 45, P.S- SONARPUR, R.S. DAG & L.R. DAG NO. 2(PART), L.R. KHATIAN NOS- 506, DISTRICT- SOUTH 24 PGS., WITHIN LOCAL LIMIT OF RAJPUR SONARPUR MUNICIPALITY.

LAND AREA SOLD (MARKED IN RED COLOR BORDER) = 01 DECIMAL(MORE OR LESS).



R.S. DAG. NO.- 2(PART)

48158(158'-0")

R.S. DAG. NO.- 2(PART)

6 KOTTAH -03 CHITTAKS(MORE OR LESS)

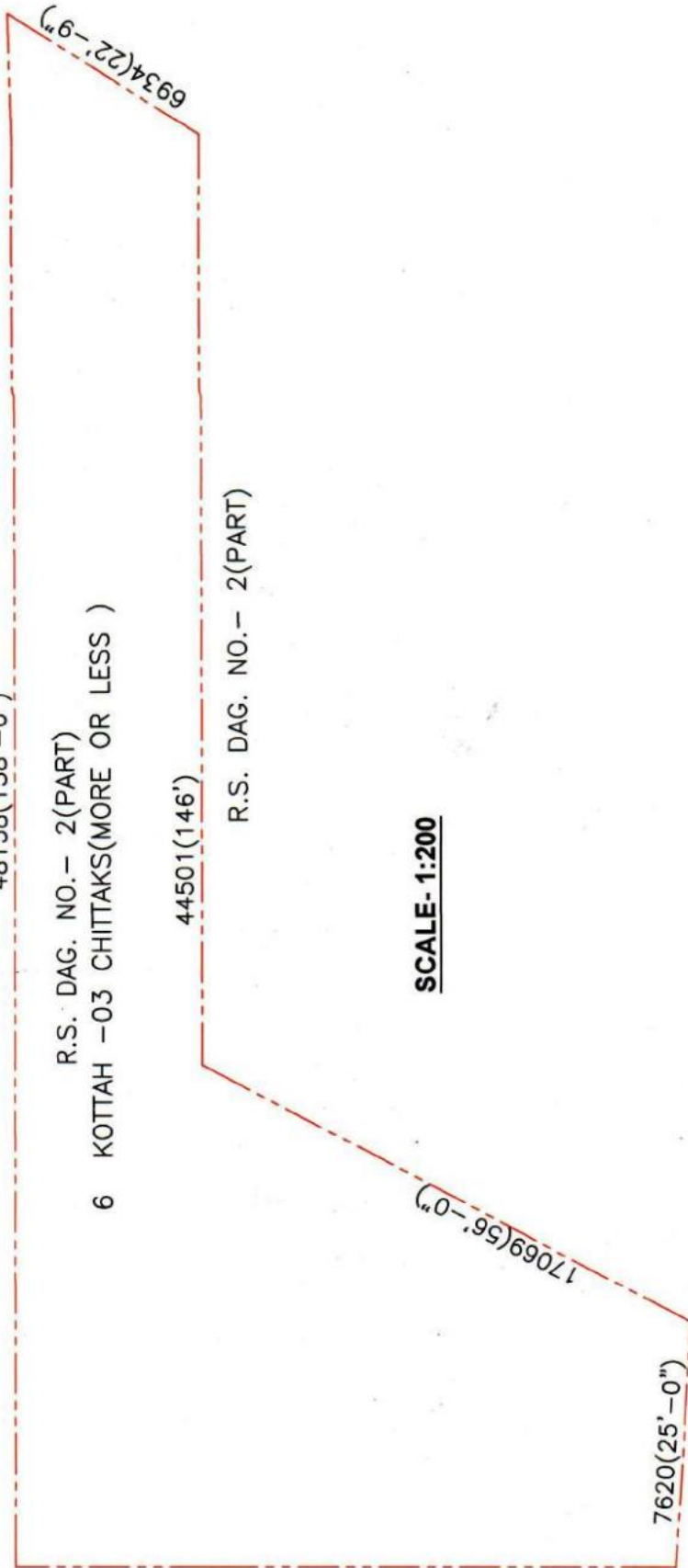
44501(146')

R.S. DAG. NO.- 2(PART)

R.S. DAG. NO.- 9

20422(67'-0")

SCALE- 1:200



SPECIALITY BUILDHOME LLP

Partner

SIG. OF VENDOR



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District Sub-Registrar-IV
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SPECIMEN FORM FOR TEN FINGERPRINTS



SPECIALITY BUILDHOME LLP

[Signature]
Partner

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



ARSREE PROPERTIES PVT. LTD

[Signature]
Director

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



District Sub-Registrar-IV
Registrar U/S 7(2) of
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26 AUG 2015

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26/8



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	16040000653608/2015	Query Date	25/08/2015
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	DEBABRATA CHANDRA		
Address	163, BAITAKKHANA ROAD, Thana : Muchipara, District : Kolkata, WEST BENGAL, PIN - 700009		
Applicant Status	Advocate		
Other Details	Mobile No. : 9230841673, e-Mail ID : debabrata163@gmail.com		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details			
Set Forth value	Rs. 1,00,000/-	Total Market Value:	Rs. 8,24,242/-
Stampduty Payable	Rs. 49,455/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 9,096/-	Registration Fee Article:-	A(1), M(b), H
Expected date of the Presentation of Deed	26/08/2015		
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 1,000/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

SPECIALITY BUILDHOME LLP


Partner

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: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Garagachha	LR Plot No:- 2 , LR Khatian No:- 506	1 Dec	1,00,000/-	8,24,242/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 6 Ft.,
Seller Details						
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details		
1	SPECIALTY BUILDHOME LIMITED LIABILITY PARTNERSHIP 11 A/1R, EAST TOPSIA ROAD, Post Office: TANGRA, Tiljala, District:-South 24- Parganas, West Bengal, India, PIN - 700046	Organizatio n	Executed by: Representative,	PAN No. ACGFS3953A,		
Representative Details						
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of		
1	Mr KISHAN MIRANIA AGARWAL, PARTNER Son of Mr RAM BILAS AGARWAL 36/1B, LALA LAJ PATH RAI SARANI, Post Office: L L R SARANI, Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Date of Execution - 25/08/2015, To be Admitted By : Self	SPECIALTY BUILDHOME LIMITED LIABILITY PARTNERSHIP		
Buyer Details						
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details		
1	AARSREE PROPERTIES PRIVATE LIMITED 20/1M, EAST TOPSIA ROAD, Post Office: TANGRA, Tiljala, District:-South 24- Parganas, West Bengal, India, PIN - 700046	Organizatio n	Not Executed	PAN No. AAECA6612P,		

SPECIALTY BUILDHOME LLP



Partner

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr DEBABRATA CHANDRA Son of Late ABANI NATH CHANDRA 163, BAITAKKHANA ROAD, Post Office: RAJA RAM MOHAN SARANI, Muchipara, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009	Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr KISHAN MIRANIA AGARWAL
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. 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).

SPECIALITY BUILDHOME LLP
Kishan
Partner

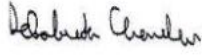
Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>SPECIALTY BUILDHOME LIMITED LIABILITY PARTNERSHIP 11 A/1R, EAST TOPSIA ROAD, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. ACGFS3953A, Status : Organization Represented by representative as given below:-</p>		
1(1)	<p>Mr KISHAN MIRANIA AGARWAL, PARTNER Son of Mr RAM BILAS AGARWAL 36/1B, LALA LAJ PATH RAI SARANI, P.O:- L L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 26/08/2015 Date of Admission : 26/08/2015 Place of Admission of Execution : Office</p>	 8/26/2015 2:19:06 PM hrs	 LTI 8/26/2015 2:19:11 PM hrs
		 8/26/2015 2:19:19 PM hrs	

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	AARSREE PROPERTIES PRIVATE LIMITED 20/1M, EAST TOPSIA ROAD, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No. AAECA6612P, Status : Organization

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr DEBABRATA CHANDRA Son of Late ABANI NATH CHANDRA 163, BAITAKKHANA ROAD, P.O:- RAJA RAM MOHAN SARANI, P.S:- Muchipara, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr KISHAN MIRANIA AGARWAL	 8/26/2015 2:19:34 PM hrs

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:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Garagachha	LR Plot No:- 2 , LR Khatian No:- 506	1 Dec	1,00,000/-	8,24,242/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 6 Ft.,

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	DEBABRATA CHANDRA
Address	163, BAITAKKHANA ROAD,Thana : Muchipara, District : Kolkata, WEST BENGAL, PIN - 700009
Applicant's Status	Advocate

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

Endorsement For Deed Number : I - 160406474 / 2015

Query No/Year	16040000653608/2015	Serial no/Year	1604006826 / 2015
Deed No/Year	I - 160406474 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr KISHAN MIRANIA AGARWAL	Presented At	Office
Date of Execution	26-08-2015	Date of Presentation	26-08-2015

Remarks

On 26/08/2015

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:34 hrs on : 26/08/2015, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr KISHAN MIRANIA AGARWAL ,.

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 8,24,242/-

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

Execution is admitted on 26/08/2015 by

Mr KISHAN MIRANIA AGARWAL, PARTNER, SPECIALTY BUILDHOME LIMITED LIABILITY PARTNERSHIP , 11 A/1R, EAST TOPSIA ROAD, P.O: TANGRA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046

Indetified by Mr DEBABRATA CHANDRA, Son of Late ABANI NATH CHANDRA, 163, BAITAKKHANA ROAD, P.O: RAJA RAM MOHAN SARANI, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,096/- (A(1) = Rs 9,064/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 9,096/-

Description of Draft

1. Rs 9,096/- is paid, by the Draft(other) No: 029911000428, Date: 25/08/2015, Bank: STATE BANK OF INDIA (SBI), CHOWRINGHEE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 49,455/- and Stamp Duty paid by Draft Rs 48,455/-, by Stamp Rs 1,000/-

Description of Stamp

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 11635, Purchased on 25/08/2015, Vendor named Samiran Das.

Description of Draft

1. Rs 48,455/- is paid, by the Draft(other) No: 029910000428, Date: 25/08/2015, Bank: STATE BANK OF INDIA (SBI), CHOWRINGHEE.



(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 65445 to 65463

being No 160406474 for the year 2015.



Digitally signed by TRIDIP MISRA
Date: 2015.08.28 18:43:42 -07:00
Reason: Digital Signing of Deed.

(Tridip Misra) 28/08/2015 18:43:41

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)