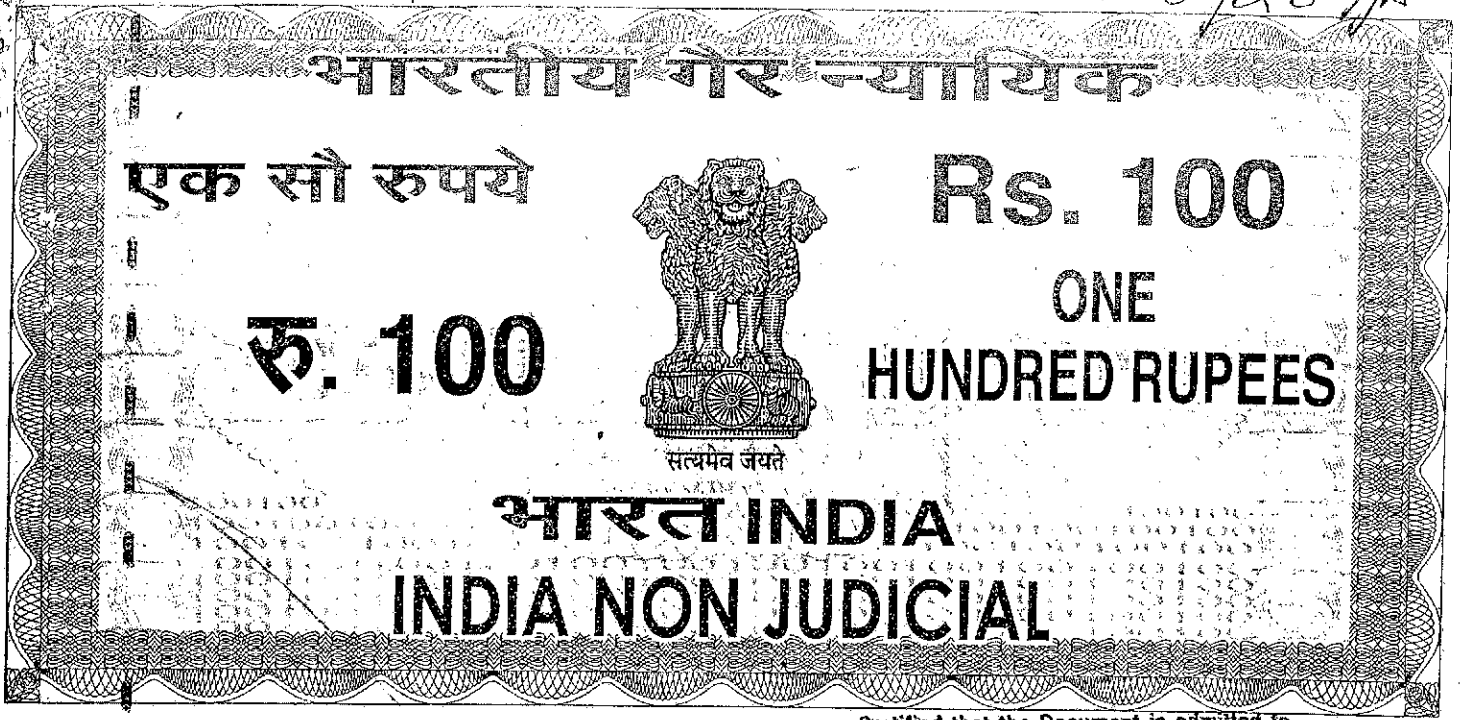


U#000d/15

07289/15



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document. 726337


Additional Registrar
of Assurances-I, Kolkata

8-9-15

819 प्रश्नियवञ्ज पश्चिम बंगाल WEST BENGAL

QMO-202994/15
MV. 464445P

CONVEYANCE

1. Date : 8th September, 2015
2. Place : Kolkata
3. Parties :
 - 3.1 MR. RAJESH PUNIA alias MR. RAJESH KUMAR PUNIA, son of Sri S.P. Singh, aged about 50 years, by Nationality - Indian, by faith - Hindu, by occupation - Business of 12/10, Old Rajendra Nagar, P.S. - New Rajendra Nagar, P.O. - Shankar Road, Old Rajendra Nagar, District - Central, New Delhi-110 060, having its PAN No. AVNPP5342G, hereinafter called and referred to as the **VENDOR** [which expression shall unless excluded by or repugnant to the subject or context be deemed to

15458

Singhvi to Am

NAME.....
 ADD.....
 NS.....

22 APR 2015

S. CHATTERJEE
 Licensed Stamp Vendor,
 C. C. Court
 28 S. Roy Road, Kol-1

22 APR 2015

22 APR 2015



I identified by me
 Savanlal Gaurant
 Advocate
 D/O Apoy kv. Gaurant
 High Court at Calcutta.
 Enroll: 1349/2010.

21

-8 SEP 2015

mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART** :

AND

- 3.2 **ASHOKA BUSINESS SYSTEMS PRIVATE LIMITED** (PAN No. AACCA1649Q) of 9, Princep Street, Ground Floor, Police Station - Bowbazar, Post Office - Bowbazar, Kolkata-700 072, represented through its one of the Director **MR. DEEPAK KUMAR DUGAR**, son of Late Ramlal Dugar, aged about 55 years, by Nationality - Indian, by faith - Hindu, by occupation - Business of 9, Princep Street, Ground Floor, Police Station - Bowbazar, Post Office - Bowbazar, Kolkata-700 072 in the State of West Bengal, having his PAN No. ADLPD5632M.
- 3.3 **SKYLARK NIWAS PRIVATE LIMITED** (PAN No. AANCS5886N) of 9A, Raja Basanta Roy Road, Kolkata-700 026, Police Station - Tollygunge, Post Office - Tollygunge, represented through its one of the Director **MR. SUNIL KUMAR MANNA**, son of Late Keshab Chandra Manna, aged about 45 years, by Nationality - Indian, by faith - Hindu, by occupation - service of 26A, H/9, Ram Kamal Street, Post Office - Khidderpore, P.S. - Wattgunge, Kolkata-700 023, in the State of West Bengal, having his PAN No. AQPPM4754J.
- 3.4 **SALASARABASAN PRIVATE LIMITED** (PAN No. AAPCS0535A) of 20, Lee Road, Police Station - Bhawanipore, Post Office - Lala Lajpat Rai Sarani, Kolkata-700 020 represented

through its one of the Director **MR. MRINAL NANDI**, son of Late Biswanath Nandi, aged about 54 years, by Nationality - Indian, by faith - Hindu, by occupation - Business of 13, Bank Colony, P.S. - Jadavpur, P.O. - Dhakuria, Kolkata-700 031 in the State of West Bengal, having his PAN No. ABQPN3351C.

hereinafter referred to as "**the PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs/heiress, legal representatives, executors, administrators and assigns) of the **SECOND PARTS** :

Vendor and Purchasers collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES :

4. Subject Matter of Conveyance in favour of the Party at 3.2, 3.3 and 3.4

:

- 4.1 Description:** All that piece and parcel of Sali Land admeasuring net area of 152 (One Hundred Fiftytwo) sq.ft. be the same a little more or less, shown delineated in RED border in the site plan annexed hereto along with the right to enjoy the common easement, lying and situate at Mouza - Laskarhat, J.L. No.11, Pargana - Khaspur, Police Station - Tiljala, Touzi No.2998, Revenue Survey No.151, comprised in C.S. Dag No.391, under C.S. Khatian No.193, R.S. Dag No.391, under Khatian No.170,

A.D.S.R. Sealdah within the Calcutta Municipal Corporation,
Ward No.107, District : South 24-Parganas,

5. Representations, Warranties and Covenants of the Vendor:

**5.1 Representations, Warranties and Covenants on Chain of Title in
Schedule - B:**

5.1.1 True and Correct Representation: The Vendor is the undisputed absolute owner of the Said Property, such ownership having been acquired in the manner stated in Schedule I below, the contents of which are all true and correct.

5.2 Representations, Warranties and Covenants on encumbrances:

5.2.1 No Acquisition/Requisition: The Vendor declares that the Said Property is not affected by any notice of acquisition or requisition or any scheme of the local authority or Government or any Statutory Body.

5.2.2 No Encumbrance by Act of Vendor: The Vendors has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

- 5.2.3 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.4 **ULC Clearance:** The Vendor have represented there is no excess vacant land in possession of the Vendor under the provisions of the Urban Land Ceiling (Rules and Regulations) Act, 1976 and have also represented that there is no proceeding pending or affecting the Said Property.
- 5.2.5 **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 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 Vendor or the Vendor's predecessors-in-title and the title of the Vendors to the Said Property is free, clear, without any encroachment whatsoever and is marketable.
- 5.3 **No Liability of the Vendor:** The said property has not been charged or mortgaged to any Bank or Financial Institution and

the vendor is in possession of the said property and is in a position to deliver vacant possession of the said property to the Purchasers.

6. Background:

6.1 Ownership of Vendor: The Vendor is the owner and possessor of the Said Property.

6.2 Discussion and Negotiation: Discussion and negotiation for the purchase of the Said Property took place between the Vendor and the Purchasers and the Commercial terms were also finalized.

6.3 Conveyance in Pursuance: Pursuant to the above, the Vendor is hereby conveying the Said Property to the Purchasers, for the consideration and on the terms and conditions mentioned herein.

7. Transfer:

7.1 Conveyance: The Vendor hereby sells, conveys and transfers the entirety of its right, title and interest of whatsoever or howsoever nature in the Said Property, land admeasuring 152 sq.ft., Police Station : Tiljala, Kolkata to the Purchasers, free from all encumbrances.

- 7.2 **Conveyance of other Appurtenances :** The Vendor doth hereby conveys to the Purchasers all other appurtenances but not limited to customary and other rights of easements for beneficial use of the right, title and interest of any and every nature whatsoever of the Vendor in the said portion of the said property hereby sold.
- 7.3 **Consideration:** The sale, conveyance and transfer of the Said Property is being made in consideration of a sum of Rs.3,48,334/- (Rupees Three lacs forty eight thousand three hundred thirty four only) paid by the Purchasers to the Vendor, the entirety of which has been received by the Vendor who admits and acknowledge the Receipt thereof and discharges the Purchasers and the said premises of and every part thereof. Such receipt is acknowledged by the signature of Vendor in Memo of Consideration below.
8. **Obligation of the Seller:** In view of the fact that the transaction herein contained is required to be done on an urgent basis and on representation of the Seller that it has good marketable title and there is no material defect in the property. The Vendor's title the requisition of title has been dispensed with at the Seller's obligation under Section 55 of the Transfer of Property Act shall be as provided in the said Section and buyer's obligation stated thereunder that deemed to have been waived by the Seller.

9. **Terms of Transfer:** The transfer being effected by this Conveyance is a sale within the meaning of the Transfer of Property Act, 1882 and the same is Absolute, irreversible and perpetual and free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis-pendens, uses, debutters, trusts, prohibitions, Income Tax Attachments, reversionary rights, residuary rights, and statutory prohibitions and liabilities whatsoever.

10. **Delivery of Possession:** The Vendor has delivered possession of the said premises to the Purchasers and has put the Purchasers in possession of the said premises and hereby covenant that the Purchasers shall 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 Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

11. **Statutory Payments:** All taxes, surcharge, land revenue, cess, outgoings and levies of or on the Said Property, relating to the period till the Date of execution of this Conveyance, whether demanded or not, shall be borne, paid and discharged by the Vendor and for the

period thereafter shall be borne, paid and discharged by the Purchasers.

12. **Express Indemnification:** Indemnification by the Vendor about the correctness of her title and authority to sell and this Conveyance is being accepted by the Purchasers on express indemnification by the Vendor about the correctness of the Title of the Vendor and authority to sell and the answers to the requisition on title which the vendor admit to be true and correct, which if found defective shall be rectified and/or perfected at her own cost and expenses, risk and responsibility.
13. **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers 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 Purchasers and/or the Purchaser's successors-in-interest by reason of any defect in title of the Vendor or any of the representations above being found to be untrue.
14. **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under it, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchasers and/or the 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.

15. **Documents of Title :** The Vendor has, at or before execution of this Deed of Conveyance, handed over to the Purchasers all documents of title in respect of the said premises and in the event any other or further documents are found in the possession of the Vendor or any other person claiming through her the Vendor undertakes to deliver the same to the Purchasers.

Schedule - A
(Said Premises)

ALL THAT piece and parcel of Sali Land admeasuring net area of 152 (One Hundred Fiftytwo) sq.ft. be the same a little more or less, what is shown and delineated with border line coloured RED in the site plan annexed hereto along with the right to enjoy the common easement, lying and situate at Mouza - Laskarhat, J.L. No.11, Pargana - Khaspur, Police Station - Tiljala, Touzi No.2998, Revenue Survey No.151, comprised in C.S. Dag No.391, under C.S. Khatian No.193, R.S. Dag No.391, under Khatian No.170, A.D.S.R. Sealdah within the Calcutta Municipal Corporation, Ward No.107, District : South 24-Parganas, and butted and bounded as follows :

ON THE NORTH	:	EM By Pass Road;
ON THE SOUTH	:	Part Dag Nos. 391 and 392;
ON THE EAST	:	Part Dag No. 391; and
ON THE WEST	:	Part Dag No. 391

Schedule - B
(Abstract of Title)

- I. One Sudharani Dasi was, inter alia, the owner of all that piece and parcel of land measuring 4 Bighas and 2 Cottahs situated in C.S.Dag No.391 under R.S.Khatian No.193 and C.S.Dag No.392 under Khatian No.194 in Mouza - Laskarhat, J.L.No.11, Touzi No.2998 under Police Station - Tollygunge thereafter Kasba and now Tiljala.
- II. The said Sudharani Dasi by a Deed of Conveyance dated March 3, 1956 sold 4 Bighas and 2 Cottahs of land along with structures standing thereon to Hari Ananda Sarkar, Joy Govinda Sarkar and Gobinda Chandra Mondal jointly in the ratio of 1/3rd each. The said Deed of Conveyance was registered and recorded in the office of the Alipur Registry Office in Book No.I, Vol. No.18, Pages 61 to 64, Being No.1639 of the year 1956.
- III. The said Hari Ananda Sarkar died leaving behind him his wife Smt. Parmeswari Sarkar and four sons namely Manik Chandra Sarkar, Sunil Sarkar, Motilal Sarkar and Sudeb Sarkar along with four married daughters namely Smt. Bina Roy, Sabita Das, Kabita Biswas and Smt. Swapna Mondal who jointly inherited the share of Hari Ananda Sarkar in the said premises.
- IV. The said Gobinda Chandra Mondal by a Deed of Conveyance dated May 13, 1965 registered in Book No.1, Volume No.91 pages 10 to 12,

what happens Hari Shankar Daughters share?

being No.4065 of 1965, sold 22.5 decimal of land to Manick Chand Sarkar, Sunil Sarkar, Motilal Sarkar and Sudeb Sarkar in equal shares.

- V. By a Deed of Conveyance dated March 19, 1998 registered with ADSR-III in Book No.I, Being No.1499, for the year 1998 the said heirs of Hari Ananda Sarkar sold and transferred 4 cottah 4 chittak and 15 square feet of land to one Bijay Baid.
- VI. By a deed of conveyance dated March 8, 2002 registered with A.D.S.R. Seadah, Book No. I, Volume No. 117, Pages 202 to 213, Being No. 2212 of 2003, the said Bijay Baid sold and transferred 152 sq.ft. of land along with the right to enjoy the common easement out of the land purchased by him to the Vendor herein at a consideration mentioned therein.
- VII. Thus the vendor became the sole owner in respect of the said premises.

15. Execution and Delivery:

In Witness Whereof the Parties have executed and delivered this conveyance on the date given above.

Rajesh Kumar

Vendor

For ASHOKA P. FS SYSTEMS PVT. LTD.

A. K. Kumar

Director

For Skylark Niwas Private Limited

Manoj

Director/Authorized Signatory

SALASAR ABASAN PVT. LTD

M. K. Mondal

Director

Purchasers

Witnesses:

Signature Rahul Kothari

Name RAHUL KOTHARI

Father's Name LT K.S. KOTHARI

Address BRINDAVAN GARDENS

98 CHRISTOPHER ROAD

23, KOLKATA - 46

Signature Surojit Chatterjee

Name Surojit Chatterjee

Father's Name Late Tapas Kumar Chatterjee

Address 28/2, Swami Vivekananda Road

Howrah - 71101

Drafted by me
Savitri Ganguli
 Advocate
 High Court at Calcutta. 1349/2010.

Receipt And Memo of Consideration

Received from the Purchasers the sum of Rs.3,48,334/- (Rupees Three lacs forty eight thousand three hundred thirty four only) towards full and final payment of the Consideration receivable by the Vendor under this Conveyance, in the following manner:

Sr.No.	Draft No.	Date	Bank	Branch	Amount (Rs.)
1.	006313	07.09.2015	HDFC	Bhawanipore	1,16,111.00
2.	006316	07.09.2015	HDFC	Bhawanipore	1,16,112.00
3.	000268	08.09.2015	ICI CI	G.C. Avenue	1,16,111.00
Total					<u>3,48,334.00</u>

Rajesh Puri

(Rupees Three lacs forty eight thousand three hundred thirty four only)

Rajesh Puri

[Vendor]

Witnesses:

Signature Rahul Kothari

Name RAHUL KOTHARI

Father's Name LT K.S. KOTHARI

Address BRINDAVAN GARDENS

98 CHRISTOPHER ROAD

23, KOLKATA - 46

Signature Surojit Chatterjee

Name Surojit Chatterjee

Father's Name late Popan Kumar Chatterjee

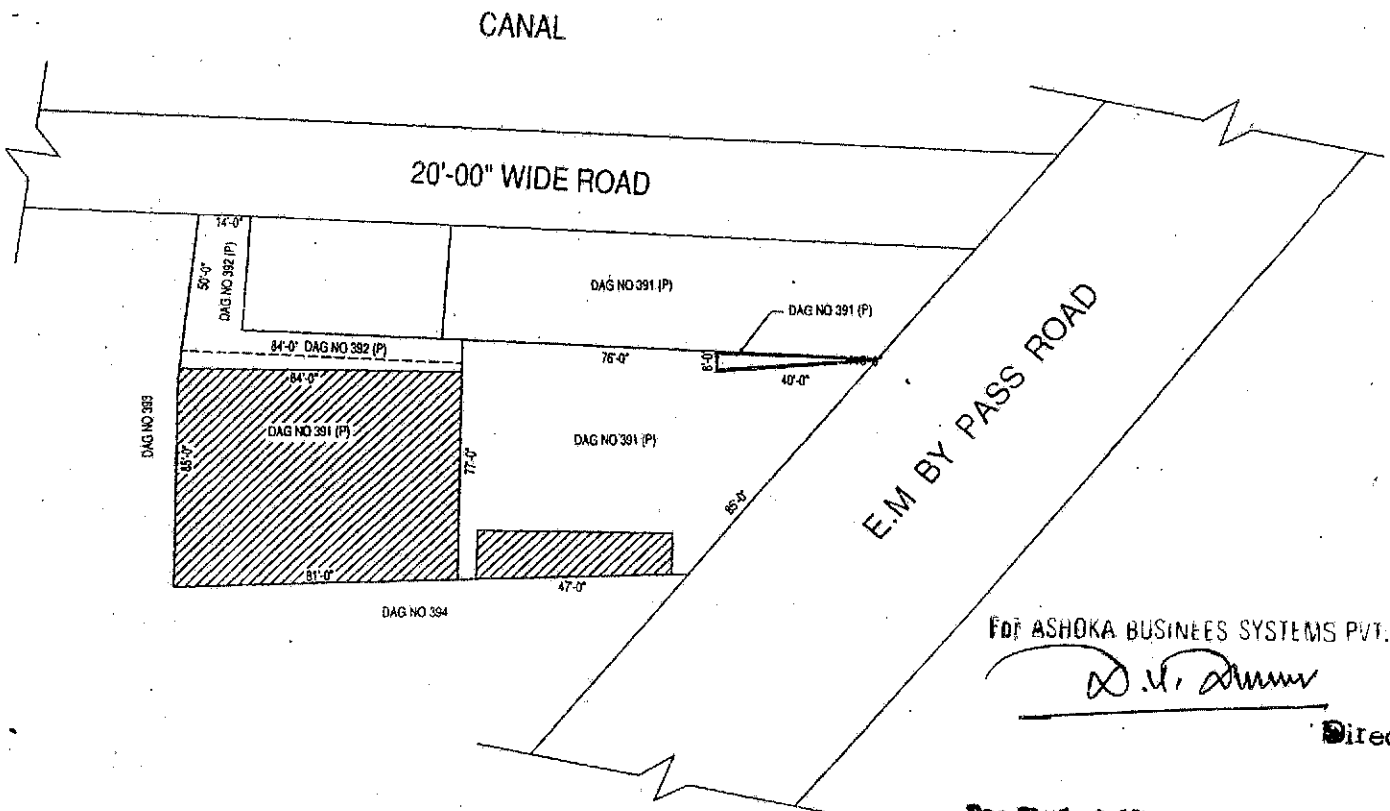
Address 28/2, Swami Vivekananda Road

Horrah - 711101

SITE PLAN OF MOUZA - LASKARHAT . J.L. NO.-11 , TOUZI NO - 2998, UNDER PART OF R.S.DAG NO.-391, R.S KHATIAN. NO.- 170, UNDER K.M.C WARD NO 107 IN P.S.- TILJALA ,DIST-24 PARGANAS (S). TOTAL AREA OF LAND SHOWN IN RED BORDER



AREA OF LAND - 00 KH 03 CH 17 SFT = (152 SFT.)



For ASHOKA BUSINES SYSTEMS PVT. LTD.

[Signature]

Director

For Skylark Niwas Private Limited

[Signature]

Director/Authorised Signatory

SALASAR ABASAN PVT. LTD

[Signature]

Director

[Signature]

SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER

1 2 3 4 5
6 7 8 9 10
11 12 13 14 15
16 17 18 19 20
21 22 23 24 25
26 27 28 29 30
31 32 33 34 35
36 37 38 39 40
41 42 43 44 45
46 47 48 49 50
51 52 53 54 55
56 57 58 59 60
61 62 63 64 65
66 67 68 69 70
71 72 73 74 75
76 77 78 79 80
81 82 83 84 85
86 87 88 89 90
91 92 93 94 95
96 97 98 99 100

SPECIMEN FORM FOR TEN FINGER PRINTS



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Rajesh Kumar



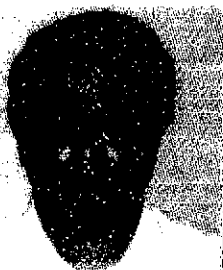
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LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature M. Kumar



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Sharma



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature M. Kumar

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201516-001404787-1

Payment Mode Online Payment

GRN Date: 01/08/2015 15:30:51

Bank: HDFC Bank

BRN: 169494122

BRN Date: 01/08/2015 15:35:44

DEPOSITOR'S DETAILS

Id No. : 19011000202994/2/2015

[Query.No./Query Year]

Name : SANANDA GANGULI

Contact No. :

Mobile No. : +91 9830033728

E-mail : ACCOUNTS@SHREERSHGROUP.COM

Address : 7C, KIRAN SHANKAR ROY ROAD
KOLKATA - 700001

Applicant Name : Mrs SANANDA GANGULI

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document

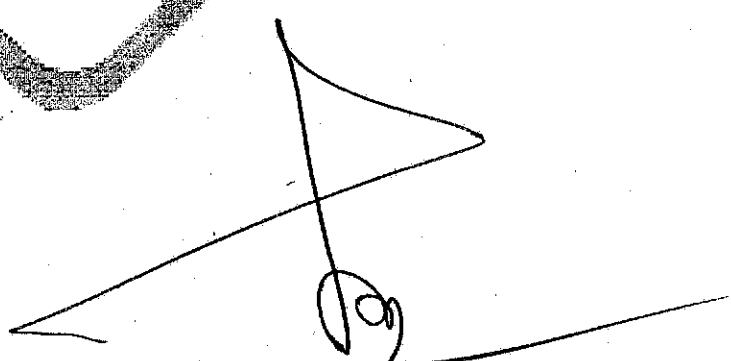
PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19011000202994/2/2015	Property Registration- Registration Fees	0030-03-104-001-16	5202
2	19011000202994/2/2015	Property Registration- Stamp duty	0030-02-103-003-02	27787

Total




32989




In Words : Rupees Thirty Two Thousand Nine Hundred Eighty Nine only









Seller, Buyer and Property Details

A. Seller & Buyer Details

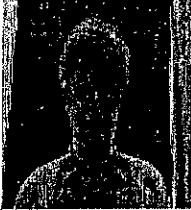


Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mr SUNIL KUMAR MANNA, DIRECTOR DIRECTOR, SKYLARK NIWAS PVT LTD 9A, RAJA BASANTA ROY ROAD, P.O:- TOLLYGUNGE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026</p>	 08/09/2015 01:04:53 PM	 LTI 08/09/2015 01:05:13 PM
		 08/09/2015 01:05:26 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr RAJESH PUNIA (Alias: Mr RAJESH KUMAR PUNIA) Son of Shri S P SINGH 12/10, OLD RAJENDRA NAGAR, NEW DELHI, P.O:- SHANKAR ROAD, P.S:- RAJINDER NAGAR, District:-Central, Delhi, India, PIN - 110060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AVNPP5342G, Status : Individual Date of Execution : 08/09/2015 Date of Admission : 08/09/2015 Place of Admission of Execution : Office</p>	 08/09/2015 01:14:43 PM	 LTI 08/09/2015 01:15:06 PM
		 08/09/2015 01:15:19 PM	

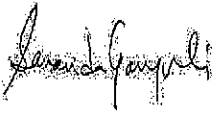
Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>ASHOKA BUSINESS SYSTEMS PVT LTD 9, PINCEP STREET, GROUND FLOOR, P.O:- BOWBAZAR, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700072 PAN No. AACCA1649Q, Status : Organization Represented by representative as given below:-</p>		
1(1)	<p>Mr DEEPAK KUMAR DUGAR, DIRECTOR DIRECTOR, ASHOKA BUSINESS SYSTEMS PVT LTD 9, PINCEP STREET, GROUND FLOOR, P.O:- BOWBAZAR, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700072 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADLPD5632M, Status : Representative Date of Execution : 08/09/2015 Date of Admission : 08/09/2015 Place of Admission of Execution : Office</p>	 08/09/2015 01:08:26 PM	 LTI 08/09/2015 01:08:47 PM
		 08/09/2015 01:09:13 PM	
2	<p>SKYLARK NIWAS PVT LTD 9A, RAJA BASANTA ROY ROAD, P.O:- TOLLYGUNGE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AANCS5886N, Status : Organization Represented by representative as given below:-</p>		
2(1)	<p>Mr SUNIL KUMAR MANNA, DIRECTOR DIRECTOR, SKYLARK NIWAS PVT LTD 9A, RAJA BASANTA ROY ROAD, P.O:- TOLLYGUNGE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AQPPM4754J, Status : Representative Date of Execution : 08/09/2015 Date of Admission : 08/09/2015 Place of Admission of Execution : Office</p>	 08/09/2015 01:04:53 PM	 LTI 08/09/2015 01:05:13 PM
		 08/09/2015 01:05:26 PM	

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
3	SALASARABASAN PVT LTD 20, LEE ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700020 PAN No. AAPCS0535A, Status : Organization Represented by representative as given below:-		
3(1)	Mr MRINAL NANDI, DIRECTOR DIRECTOR, SALASARABASAN PVT LTD 20, LEE ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABQPN3351C, Status : Representative Date of Execution : 08/09/2015 Date of Admission : 08/09/2015 Place of Admission of Execution : Office	 08/09/2015 01:09:46 PM	 LTI 08/09/2015 01:10:04 PM
		 08/09/2015 01:10:14 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Smt SANANDA GUNGULI Daugther of Mr AJAY KUMAR GANGULI HIGH COURT, CALCUTTA, 1349/2010, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr RAJESH PUNIA, Mr DEEPAK KUMAR DUGAR, Mr SUNIL KUMAR MANNA, Mr MRINAL NANDI	 9/8/2015 1:15:45 PM

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:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Laskarhat, , Ward No: 107		152 Sq Ft	3,48,334/-	4,64,445/-	Proposed Use: Bastu, Width of Approach Road: 100 Ft.

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr RAJESH PUNIA	ASHOKA BUSINESS SYSTEMS PVT LTD	0.116111	33.3333
	Mr RAJESH PUNIA	SALASARABASAN PVT LTD	0.116111	33.3333
	Mr RAJESH PUNIA	SKYLARK NIWAS PVT LTD	0.116111	33.3333

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SANANDA GANGULI
Address	7C, K. S. ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Office of the A.R.A. - I KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190107289 / 2015

Query No/Year	19011000202994/2015	Serial no/Year	1901007022 / 2015
Deed No/Year	I - 190107289 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr SUNIL KUMAR MANNA Presented At	Office	
Date of Execution	08-09-2015	Date of Presentation	08-09-2015

Remarks

On 08/09/2015

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.

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

Presented for registration at 12:48 hrs on : 08/09/2015, at the Office of the A.R.A. - I KOLKATA by Mr SUNIL KUMAR MANNA ..

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

Execution is admitted on 08/09/2015 by

Mr RAJESH PUNIA, Alias Mr RAJESH KUMAR PUNIA, Son of Shri S P SINGH, 12/10, OLD RAJENDRA NAGAR, NEW DELHI, P.O: SHANKAR ROAD, Thana: RAJINDER NAGAR, , Central, DELHI, India, PIN - 110060, By caste Hindu, By Profession Business

Indetified by Smt SANANDA GUNGULI, Daughter of Mr AJAY KUMAR GANGULI, HIGH COURT, CALCUTTA, 1349/2010, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 08/09/2015 by

Mr DEEPAK KUMAR DUGAR , DIRECTOR, ASHOKA BUSINESS SYSTEMS PVT LTD 9, PINCEP STREET, GROUND FLOOR, P.O:- BOWBAZAR, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700072

Indetified by Smt SANANDA GUNGULI, Daughter of Mr AJAY KUMAR GANGULI, HIGH COURT, CALCUTTA, 1349/2010, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 08/09/2015 by

Mr SUNIL KUMAR MANNA , DIRECTOR, SKYLARK NIWAS PVT LTD 9A, RAJA BASANTA ROY ROAD, P.O:- TOLLYGUNGE, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Smt SANANDA GUNGULI, Daughter of Mr AJAY KUMAR GANGULI, HIGH COURT, CALCUTTA, 1349/2010, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 08/09/2015 by

Mr MRINAL NANDI , DIRECTOR, SALASARABASAN PVT LTD 20, LEE ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020
Indetified by Smt SANANDA GUNGULI, Daughter of Mr AJAY KUMAR GANGULI, HIGH COURT, CALCUTTA, 1349/2010, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,202/- (A(1) = Rs 5,104/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,202/-

Description of Online Payment

1. Rs 5,202/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: HDFC Bank (HDFC0000014)

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 27,887/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 27,787/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 15458, Purchased on 22/04/2015, Vendor named S CHATTERJEE.

Description of Online Payment

1. Rs 27,787/- is paid, by online using Head of Account 0030-02-103-003-02, Bank: HDFC Bank (HDFC0000014)



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE


OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 31/07/2015

Certificate of Market Value (WB PUM rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,64,445/-



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 102171 to 102204
being No 190107289 for the year 2015.



Digitally signed by SUJAN KUMAR
MAITY
Date: 2015.09.16 18:57:49 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 16/09/2015 18:57:48
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)