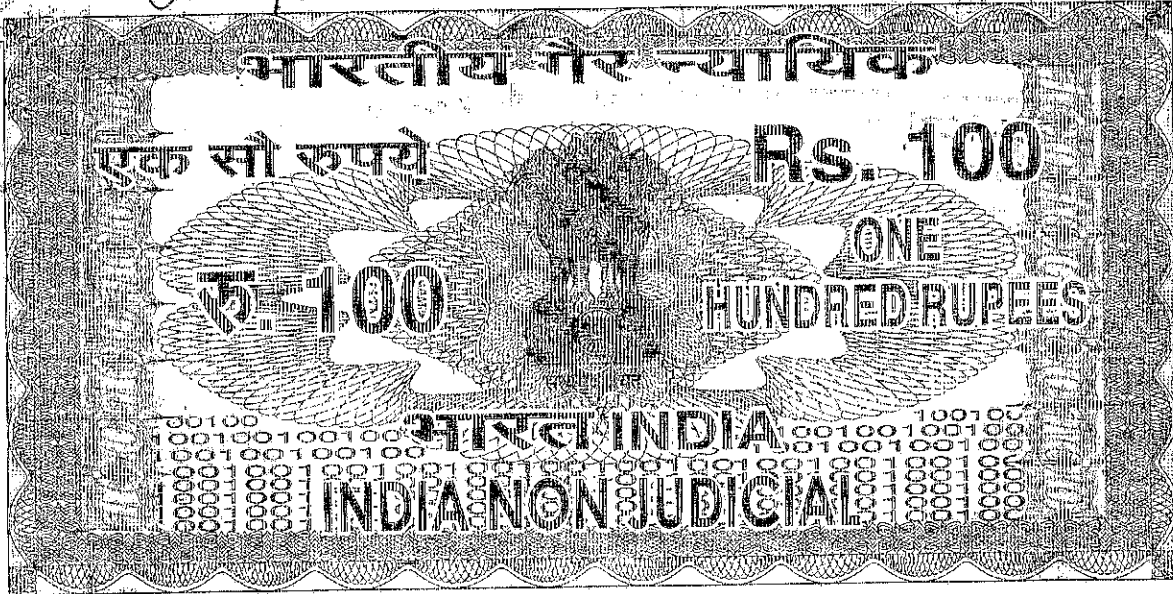


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7149 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V 584175

CONVEYANCE

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

1. Date: 7th November 2015
2. Place: Kolkata
3. Parties:
- 3.1 Mr. Uddhab Chandra Sarkar, (PAN ALXPS9361G ) son of Late Gadadhar Sarkar aged about 78 years by faith Hindu, by occupation retired residing at 16, K.S Road, Depo Para, Asansol-713302, Police Station Asansol (N), Post office Asansol, District. Burdwan (hereinafter referred to as "the Vendor") (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs/heirress, legal representatives, executors, administrators and assigns) of the ONE PART :

7 NOV 2015

*[Signature]*  
Additional Registrar  
of Assurances - I, Kolkata

*U. C. Sarkar*      *[Signature]*      *[Signature]*

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MV - 1 500000000

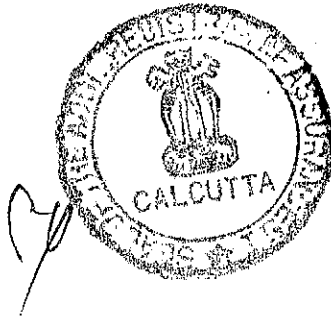
06 NOV 2018

28240 DATE  
NAME  
ADD  
AMT 100

Salasem Abasen Pt. UAROKS,  
28. Lee Rd Kat 20

*Chosh*

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



07 NOV 2018

## 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 as authorized signatory Mrs. Ruchi Agarwal, wife of Mr. Kunwar Rounak Agarwal, aged about 27 years, by Nationality - Indian, by faith - Hindu, by occupation - Service of 39/4B, Gopal Nagar Road, Post Office - Alipore, P.S. - Alipore, Kolkata-700 027, in the State of West Bengal, having his PAN No AQWPA3050G.
- 3.4 SALASAR ABASAN 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.

*U. C. Sarkar*

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*Am*

(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/heirss, 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 undivided piece and parcel of Sali Land measuring an area of 4 cottahs be the same more or less along with 2000 square feet of Tali Shed Room (R.T. Shed) standing thereon out of which 0 cottahs and 5 chittacks situated in Dag No. 391 and 3 cottah 11 chittacks situated in Dag No.392 comprised in R.S. Khatian No.391, 392 in Mouza - Laskarhat, J.L.No.11, Touji No. 2998, Ward No.107 within the limit of Kolkata Municipal Corporation, District - South : 24-Parganas, P.S. - Tiljala, P.O. - Tiljala, more fully described in the Schedule-A hereunder written and shown delineated in the map or in the plan annexed hereto and marked as Annexure "A".

**5. Representations, Warranties and Covenants of the Vendor:**

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

*U. C. Sarkar*

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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

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*MW*

*R. Am*

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.

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*R. Sun*

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 Purchaser, 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 04 cottahs, Police Station : Tiljala, Kolkata-700 039, 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.1500,000/- (Rupees ~~one crore fifty~~ lacs only) paid by the

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R. K. N. /  
A.

Purchasers to the Vendor, the entirety of which has been received by the Vendor who admits and acknowledge the Receipt thereof and discharges the purchaser 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. All of the Vendors 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, debitters, 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

*U. C. Sarker*

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*R. Dm*



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.

*U. G. Sathya*

*MS*

*R*

*[Signature]*

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 Purchaser and/or the Purchaser's successors-in-interest, of from and against any loss, damage, costs, charges and expenses which may be suffered by the 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.

*U. C. Sarkar*

*MAJ* *P.E.* *Am*

**Schedule - A**  
(Said Premises)

ALL THAT undivided piece and parcel of Sali Land measuring an area of 4 cottahs be the same more or less along with 2000 square feet of Tile Shed Room (R.T. Shed) standing thereon out of which 0 cottahs and 5 chittacks situated in C.S & R.S Dag No. 391 and 3 cottah 11 chittacks situated in C.S & R.S Dag No.392 comprised in C.S & R.S. Khatian No.193 & 194 in Mouza - Laskarhat, J.L. No.11, Touji No. 2998, ADSR Sealdah, Ward No.107 within the limit of Kolkata Municipal Corporation, District - South : 24-Parganas, P.S. - Tiljala, P.O. - Tiljala, TOGETHER WITH all sorts of easement rights over the Road which is morefully shown and delineated in the site map or plan with RED border line, annexed hereto, as part and parcel of this indenture and rent payable to the Collector, 24-Parganas South, Government of West Bengal and butted and bounded as follows :

|              |   |                  |
|--------------|---|------------------|
| ON THE NORTH | : | Dag No. 391 (P)  |
| ON THE SOUTH | : | Dag No. 392 (P)  |
| ON THE EAST  | : | Dag No. 392 (P)  |
| ON THE WEST  | : | 20 ft. wide Road |

**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 Cottah situated in C.S.Dag No.391 under R.S.Khatian No.193 and C.S.Dag No.392 under Khatian

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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 1/3<sup>rd</sup> 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 Joy Gobinda Sarkar sold and transferred 33 Decimal land situated in R.S. Dag Nos. 391 and 392 in Khatian No.170 of Mouza - Laskarhat, J.L. No.11, Police Station - Tallygunge (now Tiljala) equivalent to 1 Bigha of land purchased by him from Sudharani Dasi to Uddhav Chandra Sarkar and Anil Chandra Sarkar in equal shares. The said deeds of conveyance were executed in the year 1966 and registered with S.R.O.- Alipore in Book No.I, Vol No.46, Pages 203 to 205, Being No.2129 for the year 1966.

IV. ✓ By a registered Deed of Partition dated December 18, 1992, the said Uddhab Chandra Sarkar and Anil Chandra Sarkar partitioned the said property amongst themselves and the said Uddhab Chandra Sarkar became the owner of land measuring about 16½ acres equivalent to 10 cottahs of land situated at Dag No.391 and 392 under Khatian No.170. The said deed was registered in the office of the District Sub-Registrar

*U. G. Sarkar*

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Office at Alipore in Book No.I, Vol. No.325, Pages 223 to 231, Being No.18408 for the year 1992.

V. By a Deed of Gift dated December 19, 2003 registered with S.R.O.- Alipore, in Book No.I, Being No.325 of 2004, Anil Chandra Sarkar gifted the land purchased by him to Uddhab Chandra Sarkar.

VI. By a Deed of Conveyance dated September 13, 2004 registered with Additional Registrar of Assurance, Book No.I, Volume No.1, Pages 1 to 16, Being No.07351 for the year 2004, the said Uddhab Chandra Sarkar sold 10 cottahs of land out of which 8 Cottahs and 6 Chittacks of land in Dag No.391 and 1 Cottah and 6 Chittacks in Dag No.392 to Oriental Trimex Limited.

VII. By a Deed of Rectification dated January 9, 2007 executed by Uddhab Chandra Sarkar in favour of M/s. Oriental Trimex Limited the Deed of Conveyance dated September 13, 2004 in favour of M/s. Oriental Trimex Limited was rectified in the manner show in the said Deed of Rectification which was registered in Book No.I, Volume No.I, Pages 1 to 9, Being No.231 for the 2007 with the Additional Registrar of Assurances-I, Kolkata. The said Deed of Rectification inter alia recorded the correct Schedule of the property being sold which is as follows :

VIII. Thus Uddhab Chandra Sarkar became the owner of 4 cottahs of land along with a Tali Shed (R.T. Shed) of 2000 square feet of structure standing thereon situated in C.S. & R.S. Dag No.391 under C.S & R.S.

*U. C. Sarkar*

*MN*

*PK*

*[Signature]*

Khatian No.193 and in C.S. & R.S Dag No.392 under C.S. & R.S Khatian No.194 in Mouza Laskarhat, J.L.No.11, Touzi No.2998 under Police Station - Tollygunge thereafter Kasba and now Tiljala and became the owner of the land.

15. Execution and Delivery:

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

Uddhab Ch. Sarkar

Vendor  
For ASHOKA BUSINESS SYSTEMS PVT. LTD.

A. U. Amin

Director

For Sky Lark Niwas Private Limited

Ramesh Agarwal

Director / Authorised Signatory

SALASAR ABASAN PVT. LTD.

M. Nandi

Director

Purchaser

Witnesses:

C. Das

Signature

Signature Sunil Kumar Manna

Name VINAY BHUSHAN DAS

Name SUNIL KUMAR MANNA

Father's Name LATE. G. C. DAS

Father's Name Late Keshab Ch. Manna

Address 396 - RAJ DANGA MAIN ROAD, KOL - 107

Address 20, Lee Road, Cal- 20

U. C. Sarkar

### Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs.1,500,0000/- (Rupees One crore fifty lacs 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.           | 500412    | 06/11/2015 | ICICI | Ganesh Chandra Avenue | 25,00,000.00        |
| 2.           | 500411    | 06/11/2015 | ICICI | Ganesh Chandra Avenue | 25,00,000.00        |
| 3.           | 026582    | 06/11/2015 | HDFC  | Bhawaniipore          | 25,00,000.00        |
| 4.           | 026583    | 06/11/2015 | HDFC  | Bhawaniipore          | 25,00,000.00        |
| 5.           | 006421    | 06/11/2015 | HDFC  | Bhawaniipore          | 25,00,000.00        |
| 6.           | 006420    | 06/11/2015 | HDFC  | Bhawaniipore          | 25,00,000.00        |
| <b>Total</b> |           |            |       |                       | <b>15,00,000.00</b> |

(Rupees One crore fifty lacs only)

Udohab Ch. Sattkar

[Vendor]

Witnesses:

Signature

[Signature]

Signature

[Signature]

Name VINAY BHUSHAN DAS

Name SUNIL KUMAR MANNA

Father's Name LATE . G . C . DAS

Father's Name Late Keshab Ch. Manna

Address 396 - RAJ DANGA MAIN ROAD , KOLKATA - 107

Address 20, Lee Road, Cal. 20

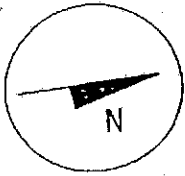
Drafted by me

Satyendra Narayan Chatterjee  
Advocate

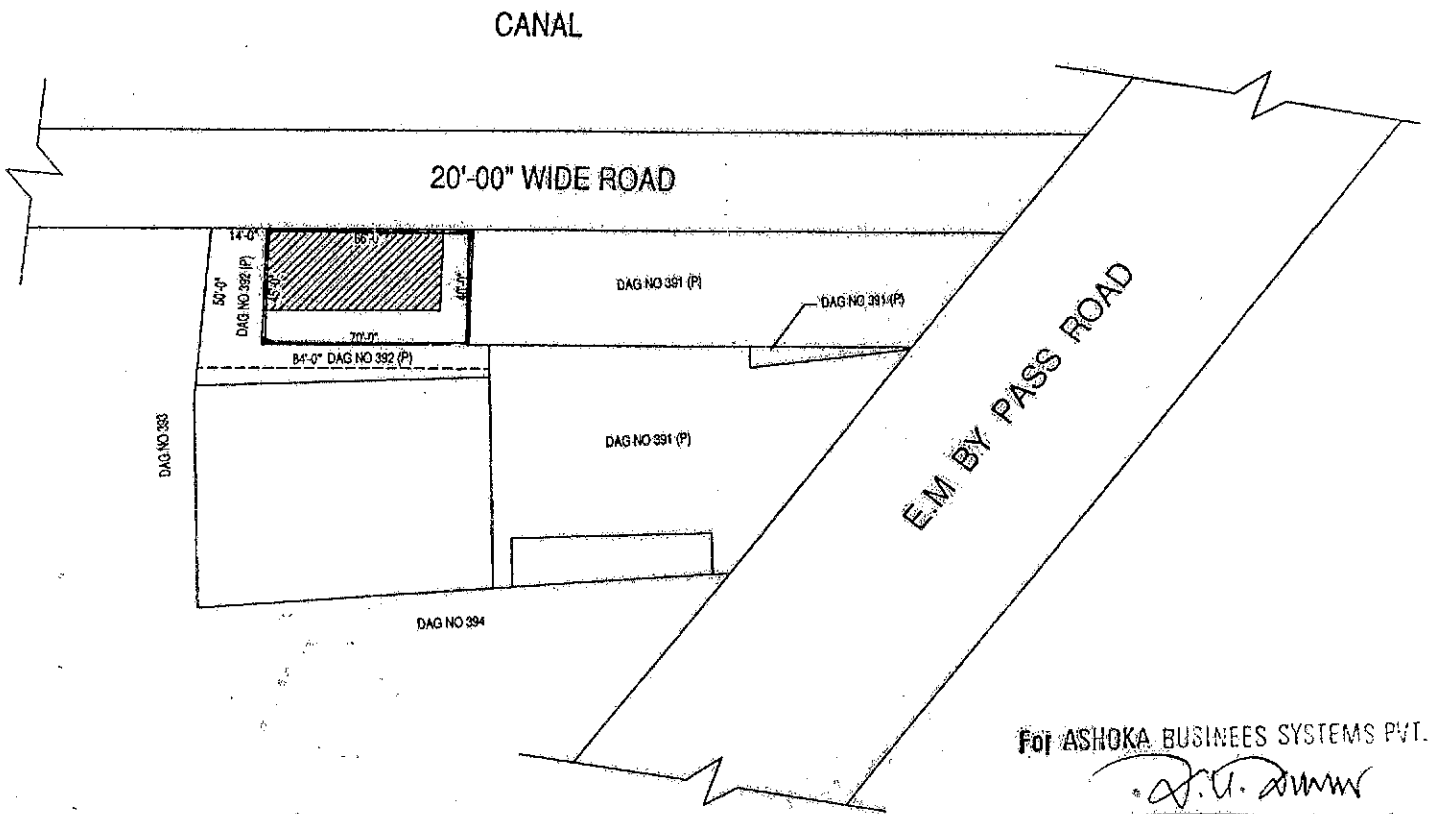
W.B. 280/1980.

City Civil Court at Calcutta.

**SITE PLAN OF MOUZA - LASKARHAT, J.L. NO.-11, TOUZI NO - 2998, UNDER PART OF R.S.DAG NO.-391(P) 392 (p), KHATIAN NO.- 193,194, UNDER K.M.C WARD NO 107 IN P.S.-TILJALA, DIST-24 PARGANAS (S). TOTAL AREA OF LAND SHOWN IN RED BORDER**



| KHATIAN NO                | DAG NO | KH.       | CH.       | SFT.      |
|---------------------------|--------|-----------|-----------|-----------|
| 193                       | 391(P) | 00        | 05        | 00        |
| 194                       | 392(P) | 03        | 11        | 00        |
| <b>TOTAL AREA OF LAND</b> |        | <b>04</b> | <b>00</b> | <b>00</b> |



For ASHOKA BUSINESS SYSTEMS PVT. LTD

*[Signature]*  
Director

For Sky Lark Niwas Private Limited

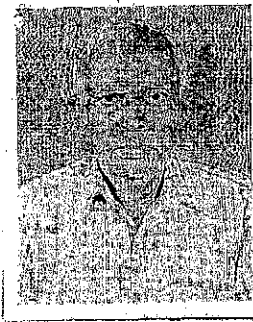
*[Signature]*  
Director / Authorised Signatory

SALASAR ABASAN PVT. LTD

*[Signature]*  
Director  
SIGNATURE OF PURCHASER

*[Signature]*  
SIGNATURE OF VENDOR





|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name (UDDHAR CHANDRA SARKAR)

Signature *Uddhar Ch. Sarkar*



|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name DEEPAK KUMAR DUGAR

Signature *D.K. Dugar*



|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name (RUCHI AGARWAL)

Signature *Ruchi Agarwal*



|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name MRINAL NANDI

Signature *Mrinal Nandi*

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201516-002271804-1  
GRN Date: 06/11/2015 18:38:37  
BRN : 185120247  
Payment Mode: Online Payment  
Bank: HDFC Bank  
BRN Date: 06/11/2015 18:47:32

DEPOSITOR'S DETAILS

Name : SUNIL KUMAR MANNA  
Contact No. :  
E-mail :  
Address : 20, LEE ROAD  
KOLKATA - 700020  
Applicant Name : Mr SUNIL KUMAR MANNA  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Sale Document Payment No 2

Id No. : 19011000327847/2/2015  
(Query No./Query Year)

PAYMENT DETAILS




| Sl No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|--------|-----------------------|--|--------------------|------------|
| 1      | 19011000327847/2/2015 | Property Registration- Registration Fees | 0030-08-104-004-15 | 165087     |
| 2      | 19011000327847/2/2015 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 1050020    |
| Total  |                       |  |                    | 1215107    |

In Words : Rupees Twelve Lakh Fifteen Thousand One Hundred Seven only



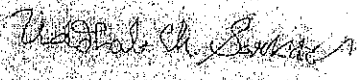
## Seller, Buyer and Property Details

### A. Seller & Buyer Details



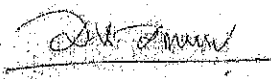



#### Presentant Details

| SL No. | Name, Address, Photo, Finger print and Signature of Presentant  |  |  |
|--------|---|--|--|
| 1      | <p>Mrs RUCHI AGARWAL<br/>39/4B, GOPAL NAGAR ROAD, P.O.- ALIPORE,<br/>P.S.- Alipore, District:-South 24-Parganas, West<br/>Bengal, India, PIN - 700027</p> | <br>07/11/2015 12:26:51 PM | <br>LTI<br>07/11/2015 12:27:11 PM |
|        |   | <br>07/11/2015 12:27:21 PM |  |



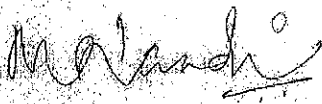
#### Seller Details

| SL No. | Name, Address, Photo, Finger print and Signature   |  |  |
|--------|--|--|--|
| 1      | <p>Mr UDDHAB CHANDRA SARKAR<br/>Son of Late GADADHAR SARKAR<br/>16, K S ROAD, DEPO PARA, P.O.- ASANSOL<br/>P.S.- Asansol, District:-Burdwan, West Bengal,<br/>India, PIN - 713302 Sex: Male, By Caste: Hindu,<br/>Occupation: Retired Person, Citizen of: India,<br/>PAN No: ALXPS9361G, Status : Individual, Date<br/>of Execution : 07/11/2015, Date of Admission :<br/>07/11/2015, Place of Admission of Execution :<br/>Office</p> | <br>07/11/2015 12:24:37 PM | <br>LTI<br>07/11/2015 12:24:59 PM |
|        |  | <br>07/11/2015 12:26:01 PM |  |

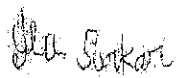
**Buyer Details**

| SL No. | Name, Address, Photo, Finger print and Signature  |  |  |
|--------|---|--|--|
| 1      | ASHOKA BUSINESS SYSTEMS PVT LTD<br>9, PRINCEP STREET, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072 PAN No. AACCA1649Q.; Status : Organization; Represented by representative as given below:-  |  |  |
| 1(1)   | Mr DEEPAK KUMAR DUGAR<br>9, PRINCEP STREET, P.O:- BOWBAZAR, P.S:- Bowbazar, 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 : 07/11/2015; Date of Admission : 07/11/2015; Place of Admission of Execution : Office             | <br>07/11/2015 12:28:04 PM   | <br>LTI<br>07/11/2015 12:28:27 PM   |
|        |   | <br>07/11/2015 12:28:36 PM   |  |
| 2      | SKYLARK NIWAS PVT LTD<br>9A, RAJA BASANTA ROY ROAD, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AANCS5886N.; Status : Organization; Represented by representative as given below:-  |  |  |
| 2(1)   | Mrs RUCHI AGARWAL<br>39/4B, GOPAL NAGAR ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AQWPA3050G.; Status : Representative; Date of Execution : 07/11/2015; Date of Admission : 07/11/2015; Place of Admission of Execution : Office | <br>07/11/2015 12:26:51 PM | <br>LTI<br>07/11/2015 12:27:11 PM |
|        |   | <br>07/11/2015 12:27:21 PM |  |
| 3      | SALASAR ABASAN PVT LTD<br>20, LEE ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAPS0535A.; Status : Organization; Represented by representative as given below:-  |  |  |

**Buyer Details**

| SL No. | Name, Address, Photo, Finger print and Signature.   |  |  |
|--------|---|--|--|
| 3(1)   | <p>Mr MRINAL NANDI<br/>                     13, BANK COLONY, P.O:- DHAKURIA, P.S:-<br/>                     Jadavpur, District:-South 24-Parganas, West<br/>                     Bengal, India, PIN - 700031 Sex: Male, By Caste:<br/>                     Hindu, Occupation: Business, Citizen of: India,<br/>                     PAN No. ABQPN3351C,; Status : Representative;<br/>                     Date of Execution : 07/11/2015; Date of<br/>                     Admission : 07/11/2015; Place of Admission of<br/>                     Execution : Office</p> | <br>07/11/2015 12:29:09 PM | <br>LTI<br>07/11/2015 12:29:30 PM |
|        |   | <br>07/11/2015 12:29:40 PM |  |

**B. Identifire Details**

| Identifier Details |  |   |   |
|--------------------|--|---|---|
| Sl. No.            | Identifier Name & Address  | Identifier of   | Signature   |
|                    | <p>ILA SARKAR<br/>                     Wife of Mr : UDDHAB CHANDRA<br/>                     SARKAR<br/>                     16, K S ROAD, P.O:- ASANSOL, P.S:-<br/>                     Asansol, District:-Burdwan, West<br/>                     Bengal, India; PIN - 713302 Sex: Male,<br/>                     By Caste: Hindu, Occupation: House<br/>                     wife, Citizen of: India,</p> | <p>Mr UDDHAB CHANDRA SARKAR,<br/>                     Mr DEEPAK KUMAR DUGAR, Mrs<br/>                     RUCHI AGARWAL, Mr MRINAL<br/>                     NANDI</p> | <br>07/11/2015 12:30:39 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   |
| L1           | <p>District: South 24-Parganas, P.S:-<br/>                     Tiljala, Corporation: KOLKATA<br/>                     MUNICIPAL CORPORATION,<br/>                     Road: Laskarhat, , Ward No: 107</p> |                                  | 4 Katha      | 1,30,00,000/-          | 1,30,00,000/-        | <p>Proposed<br/>                     Use: Bastu,<br/>                     Width of<br/>                     Approach<br/>                     Road: 20 Ft.,</p> |

| Structure Details |                    |                   |                        |                      |   |
|-------------------|--------------------|-------------------|------------------------|----------------------|---|
| Sch No.           | Structure Location | Area of Structure | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details   |
| F0                | Gr. Floor          | 2000 Sq Ft.       | 0/-                    |                      | Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete |
| S1                | On Land L1         | 2000 Sq.Ft.       | 20,00,000/-            | 20,00,000/-          | Structure Type: Structure   |

| Transfer of Property from Seller to Buyer |                           |                                 |                  |                        |
|---|---------------------------|---------------------------------|------------------|------------------------|
| Sch No.                                   | Name of the Seller        | Name of the Buyer               | Transferred Area | Transferred Area in(%) |
| L1  | Mr. UDDHAB CHANDRA SARKAR | ASHOKA BUSINESS SYSTEMS PVT LTD | 2.2              | 33.3333                |
|   | Mr UDDHAB CHANDRA SARKAR  | SALASAR ABASAN PVT LTD          | 2.2              | 33.3333                |
|   | Mr UDDHAB CHANDRA SARKAR  | SKYLARK NIWAS PVT LTD           | 2.2              | 33.3333                |

| Transfer of Property from Seller to Buyer |                          |                                 |                  |                        |
|---|--------------------------|---------------------------------|------------------|------------------------|
| Sch No.                                   | Name of the Seller       | Name of the Buyer               | Transferred Area | Transferred Area in(%) |
| S1  | Mr UDDHAB CHANDRA SARKAR | ASHOKA BUSINESS SYSTEMS PVT LTD | 666.667 Sq Ft    | 33.3333                |
|   | Mr UDDHAB CHANDRA SARKAR | SALASAR ABASAN PVT LTD          | 666.667 Sq Ft    | 33.3333                |
|   | Mr UDDHAB CHANDRA SARKAR | SKYLARK NIWAS PVT LTD           | 666.667 Sq Ft    | 33.3333                |

#### D. Applicant Details

| Details of the applicant who has submitted the requisition form |   |
|---|---|
| Applicant's Name  | SUNIL KUMAR MANNA   |
| Address   | 20, LEE ROAD, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020. |
| Applicant's Status  | Advocate  |

Office of the A.R.A. - I KOLKATA, District: Kolkata  
Endorsement For Deed Number : I - 190108788 / 2015

Query No/Year 19011000327847/2015 Serial no/Year 1901008489 / 2015  
Deed No/Year I - 190108788 / 2015  
Transaction [0101] Sale, Sale Document  
Name of Presentant Mrs RUCHI AGARWAL Presented At Office  
Date of Execution 07-11-2015 Date of Presentation 07-11-2015

Remarks

On 06/11/2015

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 1,50,00,000/-

(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal.

On 07/11/2015

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,65,087/- (A(1) = Rs 1,64,989/-, E = Rs 14/-, J = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,65,087/-

Description of Online Payment

1. Rs 1,65,087/- 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. 10,50,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 10,50,020/-

Description of Online Payment

1. Rs 10,50,020/- is paid, by online using Head of Account 0030-02-103-003-02, Bank: HDFC Bank (HDFC0000014)

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

Presented for registration at 11:51 hrs on : 07/11/2015, at the Office of the A.R.A. - I KOLKATA by Mrs RUCHI AGARWAL .

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

Execution is admitted on 07/11/2015 by

Mr UDDHAB CHANDRA SARKAR, Son of Late GADADHAR SARKAR, 16, K S ROAD, DEPO PARA, P.O: ASANSOL, Thana: Asansol, Burdwan, WEST BENGAL, India, PIN - 713302, By caste Hindu, By Profession Retired Person

Indetified by ILA SARKAR, Mr UDDHAB CHANDRA SARKAR, 16, K S ROAD, P.O: ASANSOL, Thana: Asansol, , Burdwan, WEST BENGAL, India, PIN - 713302, By caste Hindu, By Profession House wife

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

Execution is admitted on 07/11/2015 by

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

Indetified by ILA SARKAR, Mr UDDHAB CHANDRA SARKAR, 16, K S ROAD, P.O: ASANSOL, Thana: Asansol, , Burdwan, WEST BENGAL, India, PIN - 713302, By caste Hindu, By Profession House wife

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

Execution is admitted on 07/11/2015 by

Mrs RUCHI AGARWAL AUTHORIZED SIGNATORY, SKYLARK NIWAS PVT LTD, 9A, RAJA BASANTA ROY ROAD, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by ILA SARKAR, Mr UDDHAB CHANDRA SARKAR, 16, K S ROAD, P.O: ASANSOL, Thana: Asansol, , Burdwan, WEST BENGAL, India, PIN - 713302, By caste Hindu, By Profession House wife

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

Execution is admitted on 07/11/2015 by

Mr MRINAL NANDI DIRECTOR, SALASAR ABASAN PVT LTD, 20, LEE ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by ILA SARKAR, Mr UDDHAB CHANDRA SARKAR, 16, K S ROAD, P.O: ASANSOL, Thana: Asansol, , Burdwan, WEST BENGAL, India, PIN - 713302, By caste Hindu, By Profession House wife

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,50,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 10,50,020/-

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 28240, Purchased on 06/11/2015, Vendor named MOUSUMI GHOSH.

(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE



OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 152046 to 152080

being No 190108788 for the year 2015.



Digitally signed by SUJAN KUMAR  
MAITY  
Date: 2015.11.11 16:50:19 +05:30  
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 11/11/2015 16:50:18  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)