

U7024/15

07290/15




819 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 861321

RNO-203028/15
MV.15304996/-

Certifying that the Document is admitted to registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.


Additional Registrar
of Assurances-I, Kolkata
8.9.15

CONVEYANCE

1. Date : 8th September, 2015
2. Place : Kolkata
3. Parties :
 - 3.1 M/s. Oriental Trimex Limited, a company incorporated under the provisions of companies Act, 1956, having its registered office at 26/25, Old Rajendra Nagar, Bazar Marg, P.S. - New Rajendra Nagar, P.O. - Shankar Road, Old Rajendra Nagar, District - Central, New Delhi - 110 060, having PAN No. AAAC01556G (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

60014

SINGHVI & CO
Advocates

Sold to.....
 Address..... 7C, Kiron Shankar Roy Road,
 Value..... 1000/- 1st floor, Kolkata-700001

30 JUN 2015

L.S.V. High Court
 Sujit Sarker
 High Court, A S



Identified by me
 Savanlal Gaurah
 Advocate
 D/o Ajay Kr. Gaurah
 High Court at Calcutta.
 Enroll: 1349/2010.

24

ADVISOR
 OF ASSURANCE
 = 8 SEP 2015

heirs/heiress, legal representatives, executors, administrators and assigns) represented through its one of Director **MR. RAJESH PUNIA @ 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 his PAN No. AVNPP5342G 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/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 Bastu Land measuring an area of 7 cottahs and 8 Chittaks along with 600 sq. ft. asbestos shed being Kolkata

Municipal Corporation premises No.1693, Laskarhat being Assessee No.31-107-08-1902-1 comprised in R.S. Dag No. 391 under R.S. Khatian No.170 in Mouza - Laskarhat, J.L. No.11, Touji No.2998, under Police Station - Tallygunge (now Tiljala), Sub-Registry Office - Alipore at present Sealdah, within the limit of Kolkata Municipal Corporation, 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:

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 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 7 cottahs, 8 chattaks, 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.1,23,75,000/- (Rupees one crore twenty three lacs seventy five thousand 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 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, 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 their 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 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.

Schedule - A

(Said Premises)

ALL THAT undivided piece and parcel of Bastu Land measuring an area of 7 cottahs and 8 Chittaks along with 600 sq.ft. Tin shed being Kolkata Municipal Corporation premises No.1693, Laskarhat being Assessee No.31-107-08-1902-1 comprised in R.S. Dag No. 391 under R.S. Khatian No.170 in Mouza - Laskarhat, J.L. No.11, Touji No.2998, under Police Station - Tallygunge (now Tiljala), Sub-Registry Office - Alipore at present Sealdah, **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	: E.M. By Pass;
ON THE SOUTH	: Dag No. 392 (P) & 391 (P)
ON THE EAST	: Dag No. 394; and
ON THE WEST	: 20 ft. wide Road and 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 Cottah 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, 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 two separate Deeds of Conveyance both dated March 19, 1998 and registered with DSRO-II, in Book No.I, Being No.1500 and 1501 of 1998 the said heirs of Hari Ananda Sarkar sold 6 Cottah 23 Chitak 45 square feet of land to one Bipasa Das.
- VI. By a Deed of Conveyance dated December 10, 1999 the said Bipasa Das sold 3 cottahs 15 chittaks 30 square feet of land to one Santharam Venkat Narayan. The said Deed of Conveyance was registered in the office of DSR-3 at Alipore recorded in Book No.1 being No.864 of 2000.

VII. By another Deed of Conveyance dated December 10, 1999 and registered with D.S.R.O.-III, Alipore in Book No.I, Volume No.25, Pages 185 to 194, Being No.865 of 2000, the said Bipasa Das sold and transferred 3 cottah 15 chittak 30 square feet to one Prabhasankar.

VIII. 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 Hari Ananda Sarkar sold and transferred 4 cottah 4 chittak and 15 square feet of land to one Bijay Baid.

IX. The said Santharam Venkat Narayan by a Deed of Conveyance dated September 11, 2001 registered with Additional Registrar of Assurance, Book No.I, Volume No.165, Pages 31 to 44, Being No.7470, sold and transferred 3 cottah 15 chittak 30 square feet of land to one Rajesh Punia.

X. By a Deed of Conveyance dated September 11, 2001 registered with Additional Registrar of Assurance, Book No.I, Volume No.165, Pages 45 to 57, Being No.7471 for the year 2001, the said Prabhasankar sold and transferred 3 cottah 8 chittak 15 square feet of land to one Rajesh Punia.

XI. Thus Rajesh Punia became the owner of 7 cottahs 8 chittaks of land from the said Dag No.391 and 392 belonging to Suradhani Dasi.

XII. By a Deed of Conveyance dated March 8, 2002 registered with A.D.S.R. - Sealdah, Book No.I, Volume No.117, Pages 202 to 213, Being No.2212 of 2003, the said Bijay Baid sold and transferred 152 square feet of land out of the land purchased by him to Rajesh Punia.

XIII. By a Deed of Conveyance dated March 31, 2008 registered with D.S.R.O. - Alipore, Book No.I, Volume No.1, Pages 425 to 440, Being No.03194, the said Rajesh Punia sold and transferred the said 7 cottahs, 8 chittaks of land with 600 square feet asbestos shed to Oriental Trimex Pvt. Ltd.

XIV. Thus Oriental Trimex Ltd. became the owner of 7 cottahs and 8 chittaks of land along with a Asbestos shed of 600 square feet and the structure standing thereon situated in C.S.Dag No.391 under R.S.Khatian No.170 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.

For **ORIENTAL TRIMEX LTD.**

Rajesh Punia

Rajesh Punia
Managing Director

Vendor

For **ASHOKA BUSINESSES SYSTEMS PVT. LTD.**

Dr. Anand

Director

For **Skylark Niwas Private Limited**

Suman

Director/Authorised Signatory

SALASAR ABASAN PVT. LTD

M. Anand

Director

Purchaser

Witnesses:

Signature Rahul Kothari

Name RAHUL KOTHARI

Father's Name LTJ K.S. KOTHARI

Address BRINDAVAN GARDENS

98 CHRISTOPHER ROAD

#23, KOLKATA -46

Signature Surojit Chatterjee

Name Surojit Chatterjee

Father's Name late Tapan Kumar Chatterjee

Address 28/2, Srani Vivekanand Road

Hovrah - 711001

Drafted by me:

Sovan Dasgupta

Advocate.

High Court at Calcutta No. 349/2010

Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs.1,23,75,000/- (Rupees One crore twenty three lacs seventy five thousand 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.	006315	07.09.2015	HDFC	Bhawanipore	41,25,000.00
2.	006318	07.09.2015	HDFC	Bhawanipore	41,25,000.00
3.	500270	08.09.2015	ICICI	G.C. Avenue	41,25,000.00
			Total		1,23,75,000.00

Rupees sum.

(Rupees One Crore twenty three lacs seventy five thousand only)

For ORIENTAL TRIMEX LTD.

Rajesh Punia

Rajesh Punia
 Director
 [Vendor]

Witnesses:

Signature Rahul Kothari

Name RAHUL KOTHARI

Father's Name L K S. KOTHARI

Address BRINDAVAN GARDENS

98 CHRISTOPHER ROAD

#23, KOLKATA-44

Signature Surojit Chatterjee

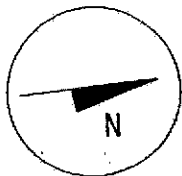
Name Surojit Chatterjee

Father's Name Late Topan Kumar Chatterjee

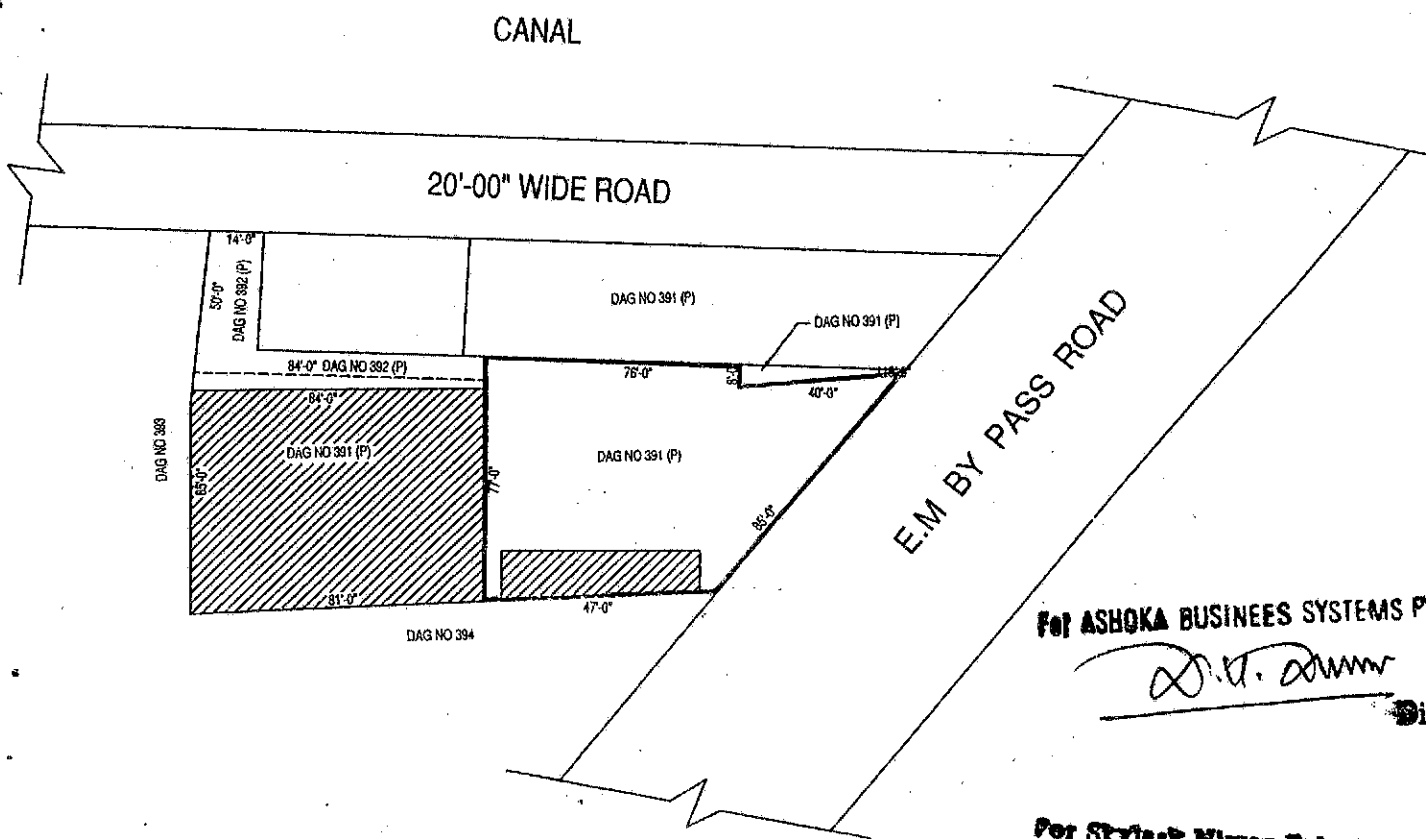
Address 28/2, Swami Vivekananda Road

HOWRAH - 71101

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 - 07 KH 08 CH 00 SFT



For **ASHOKA BUSINESS SYSTEMS PVT. LT**

[Signature]
Director

For **Skylark Niwas Private Limited**

[Signature]
Director/Authorized Signatory

For **ORIENTAL TRIMEX LTD.**

[Signature]
Rajesh Punia
Managing Director

SALASAR ANEERAN PVT. LTD.

[Signature]
Director

SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER

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 *Royce Lewis*



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

Signature *D. L. ...*



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

Signature *Linauro*



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

Signature *M. ...*

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201516-001404727-1

Payment Mode Online Payment

GRN Date: 01/08/2015 15:25:27

Bank: HDFC Bank

BRN: 169493294

BRN Date: 01/08/2015 15:30:00

DEPOSITOR'S DETAILS

Id No. : 19011000203028/4/2015

[Query No./Query Year]

Name : SANANDA GANGULI

Contact No. :

Mobile No. : +91 9830033728

E-mail :

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	19011000203028/4/2015	Property Registration- Registration Fees	0030-03-104-001-16	168442
2	19011000203028/4/2015	Property Registration- Stamp duty	0030-02-103-003-02	1071270




Total



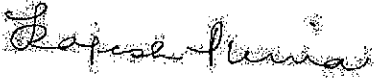
1239712

In Words : Rupees Twelve Lakh Thirty Nine Thousand Seven Hundred Twelve only



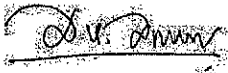



Seller, Buyer and Property Details

A. Seller & Buyer Details



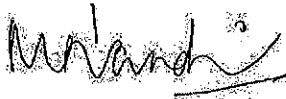
Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mr SUNIL KUMAR MANNA, DIRECTOR DIRECTOR, SKYLARK NIWAS PVT LTD 9 A, RAJA BASANTA ROY ROAD, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026</p>	 08/09/2015 01:06:01 PM	 LTI 08/09/2015 01:06:21 PM
		 08/09/2015 01:06:30 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>M/S. ORIENTAL TRIMEX LTD 26/25, OLD RAJENDRA NAGAR, BAZAR MARG, P.O:- SHANKAR ROAD, P.S:- RAJINDER NAGAR, District:-Central, Delhi, India, PIN - 110060 PAN No. AAAC01556G, Status : Organization Represented by representative as given below:-</p>		
1(1)	<p>Mr RAJESH PUNIA (Alias Name: Mr RAJESH KUMAR PUNIA), DIRECTOR DIRECTOR, M/S. ORIENTAL TRIMEX LTD 26/25, OLD RAJENDRA NAGAR, BAZAR MARG, 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 : Representative Date of Execution : 08/09/2015 Date of Admission : 08/09/2015 Place of Admission of Execution : Office</p>	 08/09/2015 01:12:50 PM	 LTI 08/09/2015 01:13:14 PM
		 08/09/2015 01:13:25 PM	

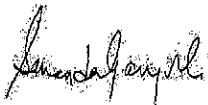
Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	ASHOKA BUSINESS SYSTEMS PVT LTD 9, PRINCEP ST, 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, DIRECTOR DIRECTOR, ASHOKA BUSINESS SYSTEMS PVT LTD 9, PRINCEP ST, 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 : 08/09/2015 Date of Admission : 08/09/2015 Place of Admission of Execution : Office	 08/09/2015 01:07:15 PM	 LTI 08/09/2015 01:07:36 PM
 08/09/2015 01:07:49 PM			
2	SKYLARK NIWAS PVT LTD 9 A, 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)	Mr SUNIL KUMAR MANNA, DIRECTOR DIRECTOR, SKYLARK NIWAS PVT LTD 9 A, RAJA BASANTA ROY ROAD, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, 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	 08/09/2015 01:06:01 PM	 LTI 08/09/2015 01:06:21 PM
 08/09/2015 01:06:30 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, 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, 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 01:11:25 PM	 LTI 08/09/2015 01:11:48 PM
		 08/09/2015 01:11:57 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	SANANDA GANGULI Daugther of Mr AJAY KUMAR GANGULI HIGH COURT, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr DEEPAK KUMAR DUGAR, Mr SUNIL KUMAR MANNA, Mr MRINAL NANDI, Mr RAJESH PUNIA	 9/8/2015 1:13:48 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, , Premises No. 1693, Ward No: 107		7 Katha 8 Chatak	1,23,00,000/-	1,51,24,996/-	Proposed Use: Bastu, Width of Approach Road: 100 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	600 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete
S1	On Land L1	600 Sq Ft.	75,000/-	1,80,000/-	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	M/S. ORIENTAL TRIMEX LTD	ASHOKA BUSINESS SYSTEMS PVT LTD	4.125	33.3333
	M/S. ORIENTAL TRIMEX LTD	SALASARABASAN PVT LTD	4.125	33.3333
	M/S. ORIENTAL TRIMEX LTD	SKYLARK NIWAS PVT LTD	4.125	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	M/S. ORIENTAL TRIMEX LTD	ASHOKA BUSINESS SYSTEMS PVT LTD	200 Sq Ft	33.3333
	M/S. ORIENTAL TRIMEX LTD	SALASARABASAN PVT LTD	200 Sq Ft	33.3333
	M/S. ORIENTAL TRIMEX LTD	SKYLARK NIWAS PVT LTD	200 Sq Ft	33.3333

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SANANDA GANGULI
Address	7 C, 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 - 190107290 / 2015

Query No/Year	19011000203028/2015	Serial no/Year	1901007024 / 2015
Deed No/Year	I - 190107290 / 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 12:52 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) . [Representative]

Execution is admitted on 08/09/2015 by

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

Indetified by SANANDA GANGULI, Daughter of Mr AJAY KUMAR GANGULI, HIGH COURT, P.O: G P O, Thana: Hare Street, , 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 9 A, RAJA BASANTA ROY ROAD, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by SANANDA GANGULI, Daughter of Mr AJAY KUMAR GANGULI, HIGH COURT, P.O: G P O, Thana: Hare Street, , 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, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by SANANDA GANGULI, Daughter of Mr AJAY KUMAR GANGULI, HIGH COURT, P.O: G P O, Thana: Hare Street, , 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 RAJESH PUNIA Alias , Mr RAJESH KUMAR PUNIA , DIRECTOR, M/S. ORIENTAL TRIMEX LTD 26/25, OLD RAJENDRA NAGAR, BAZAR MARG, P.O:- SHANKAR ROAD, P.S:- RAJINDER NAGAR, District:-

Central, Delhi, India, PIN - 110060

Identified by SANANDA GANGULI, Daughter of Mr AJAY KUMAR GANGULI, HIGH COURT, P.O: G P O,
Thana: Hare Street, , 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 1,68,442/- (A(1) = Rs 1,68,344/- ,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 1,68,442/-

Description of Online Payment

1. Rs 1,68,442/- 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. 10,71,370/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 10,71,270/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 60014, Purchased on 30/06/2015, Vendor named Sujit Sarkar.

Description of Online Payment

1. Rs 10,71,270/- 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 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 1,53,04,996/-



(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 102205 to 102240

being No 190107290 for the year 2015.



Digitally signed by SUJAN KUMAR
MAITY
Date: 2015.09.16 18:58:25 +05:30
Reason: Digital Signing of Deed.


(Sujan Kumar Maity) 16/09/2015 18:58:24
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)