

1752/16

③

I-1776/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 364205

M-V 952, 27, 272/-

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

1/384443/16

02/11/16
7-10P

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 4 NOV 2016

DEED OF SALE

THIS DEED OF SALE is made on this **2nd day of November, Two Thousand and Sixteen** in the Christian Era,

BETWEEN

KABIRUL REJA CHOWDHURY [PAN : ACKPC8437H] son of Hossain Reja Choudhury, by faith - Muslim, by Occupation - Service, by Nationality - Indian, residing at Flat No. Q/5, Cluster - XII, Purbachal Housing Estate, Salt Lake City, Sector - III, P.O. Purbachal, Kolkata - 700097, P.S. South Bidhannagar in the District of North 24 - Parganas, hereinafter called and referred to

324/16

Seen
16
30/10/17

1150 তারিখ 17.10.16 মূল্য 100/-

ক্রয়ের নাম
স্ট্যাম্প ভেডার স্বাক্ষর
বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. অর ১৬
মোট স্ট্যাম্প ক্রয় তারিখ
চালান নং মোট কত টাকা স্বরূপ
ক্রয়কারী বারাকপুর ভেডার-মিতা দত্ত

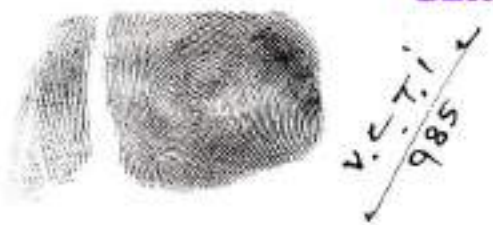
K. G. TRIPATHI
Advocate
High Court Calcutta

21 SEP 2016
998000'

Mullesh Jaiswal



for **AMBITA REALTY PRIVATE LIMITED**
Mullesh Jaiswal
Director



for **AMBITA REALTY PRIVATE LIMITED**
Nikesh Jaiswal,
Director



AMBITA CHAMBERS PVT. LTD.
Mullesh Jaiswal
Authorized Signatory/Director



AMBITA CHAMBERS PVT. LTD.
Nikesh Jaiswal,
Authorized Signatory/Director



↓
Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
- 2 NOV 2016

as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, nominees, legal representatives, administrators and assigns) of the **ONE PART**.

A N D

AMRITA REALTY PVT. LTD. [PAN: AAKCA5874B] & AMRITA CHAMBERS PVT. LTD. [PAN: AALCA1760F] incorporated under Companies Act, 1956, having its Registered office at BA - 152, Sector - 1, Salt Lake City, Kolkata - 700 064, P.O. Bidhannagar, P.S. Bidhannagar North, District of North 24 - Parganas, duly represented by **its DIRECTORS : MR. MUKESH JAISWAL, Son of Mr. Late Ramchandra Jaiswal [PAN NO. ANCPJ8694E] and MR. NIKESH JAISWAL, Son of Mr. Late Ramchandra Jaiswal [PAN NO. ANIPJ1121E]**, hereinafter called and referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the context be deemed to include the successors-in-office and assigns) of the **OTHER PART**

WHEREAS, one Kabirul Reja Chowdhury by a registered Deed of Sale, purchased from Sri Badal Mondal son of Late Narayan Chandra Mondal **ALL THAT** piece and parcel of land measuring an area of 0.0369 Acre, be the same a little more or less, lying and situated at **Mouza - MAHISBATHAN**, J.L. No. 18, L.R. Khatian No. 212 and appertaining to Kri Khatian No. 173, **L.R. Dag No. 485**, under **Police Station - Rajarhat, thereafter Bidhannagar East** presently Electronics Complex within local limits of Bidhannagar Municipal Corporation, Ward No. 28 in the District of North 24 - Parganas, more fully and particularly described in the Schedule hereunder written, by virtue of a Deed of Sale dated 19TH day of May Nineteen Hundred and Ninety Two, registered in the office of



V.C.T.
988

Kabirul Reza Choudhury

V. C. Tripathi
S/O Late S. P. Tripathi
AD-293, Rabindrapally, Krishnapur,
Kof. 700101,
P.O. Roupshakanan, P.S. Bagmati,
Dist. (N) 24 Pgs.



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 2 NOV 2016

the Additional district Sub-Registrar, Bidhanagar (Salt Lake City) and recorded in Book No. 1, Volume No. 119, Pages from 199 to 204, Being No. 5317 for the year 1992 against valuable consideration recorded therein and free from all encumbrances.

AND WHEREAS, by virtue of the aforesaid outright purchase the said Kabirul Reja Chowdhury, being the Vendor hereto is absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring an area of 0.0369 Acre, be the same a little more or less, lying and situated at **Mouza - MAHISBATHAN**, J.L. No. 18, L.R. Khatian No. 212 and appertaining to Kri Khatian No. 173, **L.R. Dag No. 485**, under **Police Station - Rajarhat, thereafter Bidhannagar East** presently Electronics Complex within local limits of Bidhannagar Municipal Corporation, Ward No. 28 in the District of North 24 - Parganas by mutating his name in the Record of Title of Rajarhat B. L. & L. R. O., and obtained a new L. R. Khatian No. 40/2, L.R. Dag No. 485 in his own name and paid khazna and taxes to the Competent Authorities regularly including Bidhannagar Municipality presently Bidhannagar Municipal Corporation and possess the lawful right and marketable title to dispose of the same in accordance with his choice and desire.

AND WHEREAS, while in absolute possession of the aforesaid landed property the said Kabirul Reja Chowdhury, being the Vendor hereto, jointly with (1) Md. Monirul Mollah son of Shaha Alam Mollah and (2) Md. Jafar Ali Mondal son of Kabil Mondal entered into an Agreement for Development dated 11th day of September, 2012 on certain terms and conditions recorded therein with the Purchaser hereto **AMRITA REALTY PVT. LTD. [PAN : AAKCA5874B]** incorporated under Companies Act, 1956, having



↓
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 2 NOV 2016

its Registered office at BA - 152, Sector - 1, Salt Lake City, Kolkata - 700 064, P.O. Bidhannagar, P.S. Bidhannagar North, District of North 24 - Parganas, duly represented by **its DIRECTOR AT THAT TIME : MR. SANTOSH KUMAR JAISWAL, Son of Mr. Chhotelal Jaiswal** to raise a multistoried building on the amalgamated land measuring 8.74 decimals a little more or less, appertaining to Mouza **Mouza - MAHISBATHAN**, J.L. No. 18, L.R. Khatian Nos. 40/2, 212/1 and 131, **L.R. Dag No. 485**, under **Police Station - Rajarhat, thereafter Bidhannagar East** presently Electronics Complex within local limits of Bidhannagar Municipal Corporation, Ward No. **28, Pandit Para, Mahisbathan** in the District of North 24 - Parganas wherein Vendor's share of land measuring 0.0369 Acre as to his purchased land vide Regd. Deed no. 5317 dated 19th May, 1992 and 3 decimal as to his possession and record vide **L.R. Khatian No. 40/2** was included and the said Development Agreement was registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 16, Pages from 10714 to 10747, Being No. 11673 for the year 2012 and the Development Agreement dated 11th day of September, 2012 is in full force and effect.

AND WHEREAS, due to some lawful grounds the Vendor hereto has decided to sell, transfer and convey his aforesaid landed property more fully and particularly described in the Schedule hereunder written with all the benefits, share, usufructs etc as embedded in the aforesaid Registered Development Agreement dated 11th September, 2012 and the Purchaser hereto has also desired to purchase the property hereinafter referred to as the **"Said Property"** for the total consideration of **Rs. 19,91,000/= (Rupees Nineteen Lacs Ninety One Thousand Only)** only to which the Vendor hereto has also agreed to and which is considered to be the valuable consideration at this time.



4
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 2 NOV 2016

AND WHEREAS, the Vendor hereto has represented and declared to the Purchaser as follows: -

- i) That he is the sole owner of the said property and no other person has any interest therein;
- ii) That the Vendor has not made any Agreement with any other person or persons, excepting the said Development Agreement dated 11-09-2012.
- iii) That the Vendor hereto has good marketable title with the right to sell, transfer and convey of the Schedule Property.
- iv) That the said land has not been affected by any Notice or scheme of acquisition or requisition of the State Government and not affected by any proceedings under the Urban Land (Ceiling and Regulations) Act 1976 and not affected by any Proceeding either under the West Bengal Estates Acquisition Act, 1953 or under the West Bengal Land Reforms Act, 1955.
- v) That after purchasing the Schedule Property the Purchaser shall be entitled to mutate its names in the Records of the Local Municipal Authority as well as in the office of the concerned B. L. & L. R. O., and shall enjoy the property without interruption or hindrances from the Vendor and/or his legal heirs and successors in any manner.
- vi) That the Vendor shall be liable to pay all outgoings to the Competent Authorities up to the date of handing over physical possession of the Schedule Property to the Purchaser.
- vii) This land does not belong to any Schedule Tribe property and not a Barga property



[Signature]
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 2 NOV 2016

AND WHEREAS, relying on the representation made by the Vendor, the Purchaser hereto has made full payment of consideration money to the Vendor against proper receipts which has been recorded in the Memo of Consideration furnished herein below and after acknowledging full consideration the Vendor hereto has agreed to execute Deed of Sale for more perfectly transferring the right, title and interest of the property in favour of the Purchasers, *wherein Amrita Realty Pvt. Ltd. will acquire 62% and Amrita Chambers Pvt. Ltd. will acquire 38% of the said property.*

NOW THIS INDENTURE WITNESSETH that in pursuance of the said understanding and in consideration of a sum of **Rs. 19,91,000/= (Rupees Nineteen Lacs Ninety One Thousand Only)** paid by the Purchaser to the Vendor towards the consideration price of **ALL THAT** piece and parcel of land measuring an area of 0.0369 Acre, be the same a little more or less, lying and situated at **Mouza - MAHISBATHAN**, J.L. No. 18, L.R. Khatian No. 212 and appertaining to Kri Khatian No. 173, **L.R. Dag No. 485**, under **Police Station - Rajarhat**, thereafter **Bidhannagar East** presently Electronics Complex within local limits of Bidhannagar Municipal Corporation, Ward No. 28 in the District of North 24 - Parganas, free from all encumbrances, charges, mortgages, attachments, liens, lispendences etc. and a site plan of the said land annexed hereto with bordered "RED" or howsoever otherwise the said land hereditaments messuages now is or are or hereto before was or were situated, butted, called, known, numbered, described or distinguished **TOGETHER WITH** all paths, passages, ways, sewers, common fence, drains, ditches, trees, plants watercourses and all other former and ancient rights, liberties, benefits, privileges, advantages, easements appendages and appurtenances whatsoever to the said land hereditaments messuages belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the

*For AMRITA REALTY PRIVATE LIMITED
Mukuln Jaiswal
Nitesh Jaiswal
Director*

*AMRITA CHAMBERS PVT. LTD.
Mukuln Jaiswal
Nitesh Jaiswal
Authorized Signatory/Director*

Kabirul Reza Choudhury



↙
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 2 NOV 2016

(7)

reversion or reversions, reminder or reminders and the rents issues and profits thereof and all the estate, rights, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said land every part thereof AND all the deeds, pattahs, muniments, writings, evidences or title whatsoever relating to or concerning the said land hereditaments messuages, trees, plants and every part thereof which now are or may hereafter be the custody, power, control or possession of the Vendor or any person or persons from whom the said Vendor may be procured the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land hereditaments messuages to be unto the said Purchaser absolutely forever free from all encumbrances and the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, thing, deed, matter whatsoever done, executed or knowingly suffered to the contrary the Vendor now have good right, full power absolute authority and indefeasible title to grant, transfer convey sell the said land hereby sold or expressed or intended so to be unto and to the use of the custody of the said Purchaser in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these presents and the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authority upon getting Purchaser's name mutated in the Municipality as well as in the other offices concerned in place of the Vendor and receive the rents, issues and profits thereof without any lawful eviction interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of their predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendor or person or persons




Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 2 NOV 2016

(8)

lawfully or equitably claiming as aforesaid further the Vendor and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and requests of the Purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land hereditaments messuages to and unto the said Purchaser as shall or may be reasonably required, the VENDOR further declares that the land hereby sold has not been previously leased, mortgaged, sold or in any way transferred and there is no charge, liens, lispensens or any attachment. The said land is not the subject matter of any case, suit or proceedings pending before any Court of Law.

The Vendor having good and marketable title, free from all encumbrances deliver peaceful vacant and khas possession of the said land to the Purchaser. If any of the attachments, covenants made hereinbefore by the Vendor is found to be false or any fraud is detected hereafter the Vendor shall be liable for the same together with all compensation and consequences.

If any error or omission to these presents is detected afterwards, the Vendor shall be liable to rectify the same at the cost of the Purchaser.




Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 2 NOV 2016

THE VENDOR DOETH HEREY FURTHER COVENANT WITH THE PURCHASER AS FOLLOWS:

- (1) That notwithstanding any act deed matter or things whatsoever hereto before done committed or knowingly suffered by the Vendor to the contrary the Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby sold, granted, transferred, conveyed assigned and assured as an absolute and indefeasible estate or an estate free from all encumbrances.
- (2) That the Vendor **has** good right full power and absolute and indefeasible authority to sell, grant, transfer and convey the said property and every part thereof unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents. The Vendor further covenants that all the benefits, shares, usufructs etc in terms of Development Agreement dated 11th September 2012 stand assigned transferred and conveyed in favour of the **PURCHASERS** absolutely.
- (3) That it shall be lawful for the Purchaser at all times hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the said property and receive the rents issues and profits thereof without any eviction interruption disturbances claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said property from under or through or in trust for the Vendors and free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified from and against all encumbrances charges lispendens whatsoever made done executed or knowingly suffered by the Vendor.




Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 2 NOV 2016

(4) That the Vendor and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said property from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do make acknowledge and execute or cause to be done made acknowledged and executed or caused to be done made acknowledged and executed all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said property hereby sold, granted, transferred conveyed assigned and assured and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Shali land measuring an area of ~~0.0369 Acre, equivalent to~~ ⁰³ **decimals**, be the same a little more or less, lying and situated at **Mouza - MAHISBATHAN**, J.L. No. 18, L.R. Khatian No. 40/2 **L.R. Dag No. 485**, under **Police Station - Rajarhat, thereafter Bidhannagar East presently Electronics Complex** within local limits of Bidhannagar Municipal Corporation, Ward No. 28 within Registration Jurisdiction ADSR, Bidhannagar (Salt Lake City) in the District of North 24 - Parganas, free from all encumbrances. A Site Plan of the plot marked with RED Border is annexed herewith which shall be treated as the part of this Deed. The Land is adjacent to the Mahisbathan Road.

The Land is butted and bounded as follows:

R. S. Dag No. 485

On the North: By Plot No 485(P)
On the South: By Plot No 563(P)
On the East: By Plot No 565(P)
On the West: By Plot No 563(P)

AMRITA CHAMBERS PVT. LTD.
Nishesh Dasgupta
Authorized Signatory/Director

For AMRITA REALTY PRIVATE LIMITED
Nishesh Dasgupta
Director



[Signature]
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 2 NOV 2016

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

Signed and delivered by the Vendor at Kolkata in the presence of :

Kabirul Reja Chowdhury

[Kabirul Reja Chowdhury]

VENDOR

WITNESSES :

1. *Tapan K. Bhattacharjee*
vill - Sonarpur Noapara
P.O. P.S. Sonarpur.
Kol - 700150

2. *K. S. Ghoshal*
Advocate
High Court, Calcutta.

Signed and delivered by the Purchaser at Kolkata in the presence of :

For AMRITA REALTY PRIVATE LIMITED
Mukesh Jaiswal
Nikesh Jaiswal

AMRITA CHAMBERS Private Ltd.
Mukesh Jaiswal
Nikesh Jaiswal
Authorized Signatory/Director
Seal :
PURCHASER

WITNESSES

1. *Tapan K. Bhattacharjee.*

2. *K. S. Ghoshal*
Adv.




Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 2 NOV 2016

(12)

MEMO OF CONSIDERATION

RECEIVED, of and from the within mentioned Purchaser the within mentioned sum of **Rs. 19,91,000/= (Rupees nineteen lakh ninety one thousand)** only being the full consideration money as per details given below:

- 1) By Demand Draft No. 091885 dated 28-10-2016 drawn on State Bank of India, Lake Tower — Branch. Rs. 12,35,607/=
- 2) By Demand draft NO. 091886 dt. 28-10-2016 drawn on State Bank of India, Lake Tower Branch. Rs. 7,55,393/=
- TOTAL: Rs. 19,91,000/=

(Rupees nineteen lakh ninety one thousand only)

Kabirul Reja Chowdhury
[Kabirul Reja Chowdhury]

VENDOR

WITNESSES :

1. Tapan K. Bhattacharjee.

2. *K. G. Tripathi*
Adv.

Drafted by :

K. G. Tripathi
K. G. TRIPATHI
M. Com. LLB.
ADVOCATE HIGH COURT
CALCUTTA
Regn. No.- WB/224/05
9836041430 / 9007373125

Kabirul Reja Chowdhury



↙
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

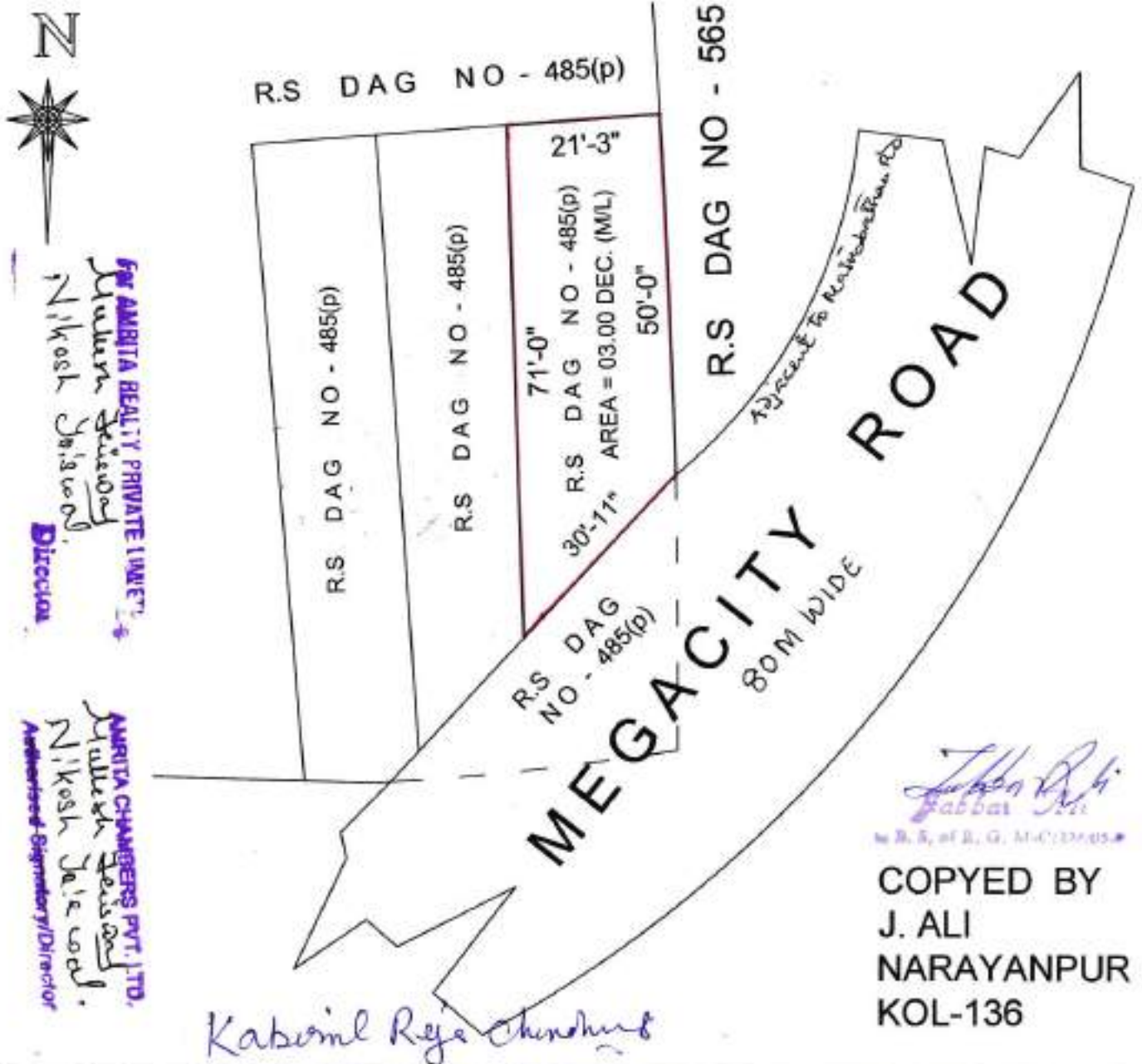
- 2 NOV 2016

SITE PLAN OF R.S & L.R DAG NO - 485(p), AT MOUZA - MAHISHBATHAN, J.L NO - 18, R.S NO -203, L/R KH. NO - 40/2 , WARD NO- 28, P.S - BIDHANNAGAR ELECTRONIC COMPLEX, SECTOR - V, UNDER- BIDHANNAGAR MUNICIPAL CORPORATION, DIST -24 PARGANAS (N).
 AREA OF PLOT = 03.00 DEC.(M/L)
 PURCHASED PLOT SHOWN IN RED BORDER

VENDEE:- 1. AMRITA REALTY PVT. LTD.
 2. AMRITA CHEMBERS PVT. LTD.

SCALE :1"=20'-0"

VENDOR :- KABIRUL REJA CHOWDHURY.



J. Ali
 N.B.S. of B.G. M-C/37405

COPYED BY
 J. ALI
 NARAYANPUR
 KOL-136

Kabirul Reja Chowdhury



[Signature]
 Addl. District Sub-Registrar
 Bidhannagar, (Salt Lake City)

- 2 NOV 2016

*Final copy
 Tapan sir
 25/10/16*

1752/16

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

GRN: 19-201617-002868556-1 Payment Mode Online Payment
GRN Date: 02/11/2016 16:04:27 Bank : State Bank of India
BRN : CKA8331591 BRN Date: 02/11/2016 16:03:45 1776/16

DEPOSITOR'S DETAILS

Id No. : 15041000384443/2/2016

(Query No./Query Year)

Name : AMRITA REALTRY PVT LTD
Contact No. : Mobile No. : +91 9836041430
E-mail :
Address :
Applicant Name : Mr K G Tripathi
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15041000384443/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	57511
2	15041000384443/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	365829

Total

423340

In Words : Rupees Four Lakh Twenty Three Thousand Three Hundred Forty only

Mukherjee Jaiswal





✓
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
- 2 NOV 2016









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas





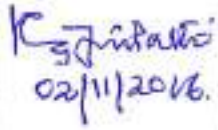
Signature / LTI Sheet of Query No/Year 15041000384443/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	KABIRUL REJA CHOWDHURY FLAT NO Q/5, CLUSTER XII, PURBACHAL HOUSING ESTATE, P.O:- PURBACHAL, P.S:- South Bidhannagar, District-North 24- Parganas, West Bengal, India, PIN - 700097	Seller			<i>Kabirul Reja Chowdhury</i> 21/11/16
2.0	Mr MUKESH JAISWAL B A 152, SALT LAKE CITY SECTOR I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District-North 24- Parganas, West Bengal, India, PIN - 700064	Represent ative of Buyer [AMRITA CHAMBE RS PVT LTD]			<i>Mukesh Jaishwal</i> 02/11/16
2.1	Mr MUKESH JAISWAL B A 152, SALT LAKE CITY SECTOR I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District-North 24- Parganas, West Bengal, India, PIN - 700064	Represent ative of Buyer [AMRITA REALTY PVT LTD]			<i>Mukesh Jaishwal</i> 02/11/16



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3.0	Mr NIKESH JAISWAL B A 152, SALT LAKE CITY SECTOR I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [AMRITA CHAMBERS PVT LTD]		 Nikesh Jaiswal	Nikesh Jaiswal 02/11/16
3.1	Mr NIKESH JAISWAL B A 152, SALT LAKE CITY SECTOR I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [AMRITA REALTY PVT LTD]			Nikesh Jaiswal, 02/11/16.
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr KRISHNA GOPAL TRIPATHI Son of Late S P TRIPATHI A D 293 RABINDRAPALLY, P.O:- PRAFULLA KANAN, P.S:- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN - 700101	KABIRUL REJA CHOWDHURY, Mr MUKESH JAISWAL, Mr NIKESH JAISWAL		 02/11/2016.	

✓
(Goutam Sinha Roy)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BIDHAN NAGAR
North 24-Parganas, West
Bengal




 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

DKN4724266




নির্বাচকের নাম : কবিনুল রেজা চৌধুরী
 Elector's Name : Kabinul Reza Chowdhury
 পিতার নাম : হোসেন রেজা চৌধুরী
 Father's Name : Hossain Reza Chowdhury
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ/ Date of Birth : 03/01/1962

Kabinul Reza Chowdhury

DKN4724266

ঠিকানা:
 Q/5, CLUSTER-XII, পল্টনলেক, সেক্টর-III, পূর্ববঙ্গ হাউসিং
 এস্টেট, বিধাননগর (দক্ষিণ), উত্তর 24 পরগণা-700097

Address:
 Q/5, CLUSTER-XII, SALT LAKE,
 SECTOR-III, PURBACHAL HOUSING
 ESTATE, BIDDHANNAGAR (SOUTH),
 NORTH 24 PARGANAS-700097

Date: 11/01/2013


116-বিধান নগর নির্বাচন অঞ্চলের নির্বাচন নিয়ন্ত্রক
 অফিসের স্বাক্ষর অনুমতি
 Facsimile Signature of the Electoral
 Registration Officer for
 116-Bidhanagar Constituency

কোন পরিবর্তন হলে নতুন ঠিকানা উল্লেখ করে নির্বাচন নথি নং ১০০০ নং ১০০০
 নং ১০০০ নং ১০০০ নং ১০০০ নং ১০০০ নং ১০০০ নং ১০০০ নং ১০০০
 নং ১০০০ নং ১০০০ নং ১০০০ নং ১০০০ নং ১০০০ নং ১০০০

In case of change in address mention the Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number



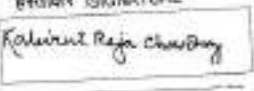
कार्ड लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACKPC8437H

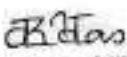


नाम /NAME
KABIRUL REJA CHOWDHURY

पिता का नाम /FATHER'S NAME
HOSSAIN REJA CHOWDHURY

जन्म तिथि /DATE OF BIRTH
03-01-1962

हस्ताक्षर /SIGNATURE



 जयपुर जस्टिस, प.सं.-XI
 COMMISSIONER OF INCOME TAX, W.B. - XI

इस कार्ड के लो / विल वाले पर पूर्ण जारी करने
 वाले अधिकारी को सूचित / मागत कर है
 संयुक्त आयकर आयुक्त(पट्टाई एवं तकनीकी),
 पी-7,
 चौधरी स्क्वायर,
 कोलकाता - 700 069.

In case this card is found unreturn to
 the issuing authority :
 Joint Commissioner of Income-tax(Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta- 700 069.



Kabirul Reja Chowdhury

आयकर विभाग
 INCOME TAX DEPARTMENT
 MUKESH JAISWAL
 RAM CHANDRA JAISWAL
 20/10/1989
 Permanent Account Number
 AMCPJ8394E
 Mukesh Jaiswal
 Signature

भारत सरकार
 GOVT. OF INDIA
 भारत सरकार
 21/07/2015




Mukesh Jaiswal



जायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NIKESH JAISWAL
RAM CHANDRA JAISWAL
23/08/1991



Permanent Account Number
ANIPJ1121E



N. Jaiswal
Signature

Nikesh Jaiswal




 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 YUP1564798




নির্বাচকের নাম : মুকেশ জয়সওয়াল
 Elector's Name : Mukesh Jaiswal
 মাতার নাম : মাদুরী জয়সওয়াল
 Mother's Name : Madhuri Jaiswal
 লিঙ্গ/Sex : পুরু/ M
 জন্ম তারিখ
 Date of Birth : 20/10/1989

Mukesh Jaiswal





Mullesh Jaiswal

YUP1564798

पिनकोड:

31/F, रा.के.समाधी रोड, , फूलबाग,
कोलकाता-700054

Address:

31/F, R.K.SAMADHI RD, ,
PHOOLBAGAN, KOLKATA-700054

Date: 25/11/2010

167-संविधान निर्देश द्वारा प्रेषित विवरण


संविधान निर्देश अनुसार

Facsimile Signature of the Electoral
Registration Officer for

167-Manikola Constituency

यदि पता बदलने का मामला हो तो पता न बदलने के साथ ही
नए पता भी संविधान निर्देश के 167-अंतर्गत
संविधान निर्देश के अनुसार

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

YUP1564780




নির্বাচকের নাম : নিকেশ জয়সওয়াল
 Elector's Name : Nikesh Jaiswal
 মাতার নাম : মাদুরী জয়সওয়াল
 Mother's Name : Madhuri Jaiswal
 লিঙ্গ/Sex : পুং/ M
 জন্ম তারিখ
 Date of Birth : 23/08/1991

Nikesh Jaiswal



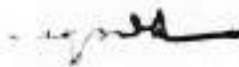
YUP1564780

पिनकोड:

31F, एम.के.समधि रोड, , फूलबाग,
कोलकाता-700054

Address:

31F, R.K.SAMADHI ROAD, ,
PHOOLBAGAN, KOLKATA-700054



Date: 25/11/2010

167. वरिष्ठता प्रमाण पत्र प्राप्त करणे
वर्तमान स्थानावर

Facsimile Signature of the Electoral
Registration Officer for
167-Manikola Constituency

आपला पत्ता बदलल्यास या कार्डवर उल्लेख करून नवीन
पत्ता या कार्डवर नोंदवून घ्यावा. या कार्डवर उल्लेख
करून नवीन पत्ता या कार्डवर नोंदवून घ्यावा.

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

25/11/10



Nikesh Jaiswal

Major Information of the Deed

Deed No :	I-1504-01776/2016	Date of Registration	11/4/2016 12:30:06 PM
Query No / Year	1504-1000384443/2016	Office where deed is registered	
Query Date	27/10/2016 3:25:21 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	K G Tripathi A D 293 Rabindrapally, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700102, Mobile No. : 9836041430, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 19,91,000/-	Rs. 52,27,272/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,65,929/- (Article:23)	Rs. 57,511/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,
Road: Mahisbathan, Mouza: Mahisbathan

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-485	LR-40/2	Bastu	Shali	3 Dec	19,91,000/-	52,27,272/-	Width of Approach Road: 240 Ft., Adjacent to Metal Road.
Grand Total :					3Dec	19,91,000 /-	52,27,272 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KABIRUL REJA CHOWDHURY Son of HOSSAIN REJA CHOWDHURY FLAT NO Q/5, CLUSTER XII, PURBACHAL HOUSING ESTATE, P.O:- PURBACHAL, P.S:- South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700097 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No. ACKPC8437H, Status :Individual, Executed by: Self, Date of Execution: 02/11/2016 , Admitted by: Self, Date of Admission: 02/11/2016 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AMRITA REALTY PVT LTD B A 152, SALT LAKE CITY, SECTOR I, P.O:- BIDHANNAGR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 PAN No. AAKCA5874B, Status :Organization
2	AMRITA CHAMBERS PVT LTD B A 152, SALT LAKE CITY SECTOR I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 PAN No. AALCA1760F, Status :Organization



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MUKESH JAISWAL Son of Late RAMCHANDRA JAISWAL B A 152, SALT LAKE CITY SECTOR I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ANCPJ8694E, Status : Representative, Representative of : AMRITA REALTY PVT LTD (as DIRECTOR), AMRITA CHAMBERS PVT LTD (as DIRECTOR)
2	Mr NIKESH JAISWAL Son of Late RAMCHANDRA JAISWAL B A 152, SALT LAKE CITY SECTOR I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ANIPJ1121E, Status : Representative, Representative of : AMRITA REALTY PVT LTD (as DIRECTOR), AMRITA CHAMBERS PVT LTD (as DIRECTOR)

Identifier Details :

Name & address
Mr KRISHNA GOPAL TRIPATHI Son of Late S P TRIPATHI A D 293 RABINDRAPALLY, P.O:- PRAFULLA KANAN, P.S:- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN - 700101, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of KABIRUL REJA CHOWDHURY, Mr MUKESH JAISWAL, Mr NIKESH JAISWAL

Land Details as per Land Record

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mahisbathan, Mouza: Mahisbathan

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 485(Corresponding RS Plot No:- 485), LR Khatian No:- 40/2	Owner:কবিরুল রেজা চৌধুরী, Gurdian:হাসেন রেজা, Address:বন মহরাপুর, জেলা-বীরভূম, Classification:শানি, Area:0.03000000 Acre,

Endorsement For Deed Number : I - 150401776 / 2016



On 27-10-2016

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 52,27,272/-



Goutam Sinha Roy
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A.D.S.R. BIDHAN NAGAR
 North 24-Parganas, West Bengal

On 02-11-2016

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

Presented for registration at 19:10 hrs on 02-11-2016, at the Private residence by Mr MUKESH JAISWAL ..

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

Execution is admitted on 02/11/2016 by KABIRUL REJA CHOWDHURY, Son of HOSSAIN REJA CHOWDHURY, FLAT NO Q/5, CLUSTER XII, PURBACHAL HOUSING ESTATE, P.O: PURBACHAL, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700097, by caste Muslim, by Profession Service

Identified by Mr KRISHNA GOPAL TRIPATHI, , Son of Late S P TRIPATHI, A D 293 RABINDRAPALLY, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate

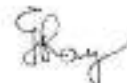
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 02-11-2016 by Mr MUKESH JAISWAL, DIRECTOR, AMRITA REALTY PVT LTD, B A 152, SALT LAKE CITY, SECTOR I, P.O:- BIDHANNAGR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064; DIRECTOR, AMRITA CHAMBERS PVT LTD, B A 152, SALT LAKE CITY SECTOR I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Identified by Mr KRISHNA GOPAL TRIPATHI, , Son of Late S P TRIPATHI, A D 293 RABINDRAPALLY, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate

Execution is admitted on 02-11-2016 by Mr NIKESH JAISWAL, DIRECTOR, AMRITA REALTY PVT LTD, B A 152, SALT LAKE CITY, SECTOR I, P.O:- BIDHANNAGR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064; DIRECTOR, AMRITA CHAMBERS PVT LTD, B A 152, SALT LAKE CITY SECTOR I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Identified by Mr KRISHNA GOPAL TRIPATHI, , Son of Late S P TRIPATHI, A D 293 RABINDRAPALLY, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate



Goutam Sinha Roy
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A.D.S.R. BIDHAN NAGAR
 North 24-Parganas, West Bengal



On 04-11-2016

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 57,511/- (A(1) = Rs 57,497/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 57,511/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/11/2016 4:03PM with Govt. Ref. No: 192016170028685561 on 02-11-2016, Amount Rs: 57,511/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA8331591 on 02-11-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,65,829/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 3,65,829/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1150, Amount: Rs.100/-, Date of Purchase: 17/10/2016, Vendor name: M Dutta Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 02/11/2016 4:03PM with Govt. Ref. No: 192016170028685561 on 02-11-2016, Amount Rs: 3,65,829/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA8331591 on 02-11-2016, Head of Account 0030-02-103-003-02

Goutam Sinha Roy
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2016, Page from 63721 to 63752

being No 150401776 for the year 2016.



Digitally signed by GAUTAM SINHA RAY
Date: 2016.11.11 10:31:09 +05:30
Reason: Digital Signing of Deed.

G Roy

(Goutam Sinha Roy) 11-11-2016 10:31:08
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)

*Printed
09/12/16*