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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

15/12/17
 1.42
 0/16863/17
 MW = 3275001/-

DEED OF CONVEYANCE

District Sub-Register-III
 Alipore, South 24-parganas

THIS DEED OF CONVEYANCE made on this the ^{15th} day of December, 2017 (Two Thousand And Seventeen)

15 DEC 2017

BETWEEN

DR. PUSHPITA SAHU, [PAN: AJJPS2537E] wife of Dr. Molay Prakash Sahu, aged about 71 years, by occupation- Doctor, residing at 66C, South End Park, Post Office- Sarat Bose Road, Police Station- Lake, Kolkata- 700 029, hereinafter called and referred to as the "**VENDOR**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her legal heirs, executors, administrators, legal representatives, successor-in-interest and/or permitted assigns) of the **ONE PART;**

29 NOV 2017

23515

No. Rs. - 100/- Date
Name:
Address:
Vendor:

SAINAT BISWAS
ADVOCATE
HIGH COURT AT CALCUTTA

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27



District Sub-Registrar-III
Alipore, South 24 Parganas

15 DEC 2017

Identified by me
Balash Chatterjee
(Advocate Clerk)
S/o. Gopal Chatterjee
Kamdhari, D. Kaitala Ghola
P.S. Barisiphar,
Dist. 24 Pgs (S)
Pin. 743376

A N D

1) **KS PROMOTERS PRIVATE LIMITED**, [PAN: AAECK2915K] a company incorporated within the meaning of the Companies Act, 1956, presently governed under the Companies Act, 2013, having its registered office at 'Aangan Building', Fifth Floor, 28A, Garcha First Lane, Post Office- Ballygunge, Police Station- Gariahat, Kolkata- 700 019, represented by its Directors- 1) MR. RAJ KUMAR AGARWAL, [PAN: ADLPA4132D], son of Mr. Kailash Nath Agarwal, and 2) MR. HARSH PARASRAMPURIA, [PAN: AMNPP2666C] son of Late Bhagwati Prasad Parasrampuriah, and 2) **SMT. SHWETA PARASRAMPURIA**, [PAN: AHQPA5045E], wife of Sri Harsh Parasrampuriah, by faith-Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 22B, Garcha First Lane, Post Office- Ballygunge, Police Station- Gariahat, Kolkata- 700 019, both jointly and collectively hereinafter called and referred to the "**PURCHASERS**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, successors, successor-in-interest and/or permitted assigns) of the **OTHER PART**;

WHEREAS :

- A. One Sukur Haji Sahab, was the absolute owner of Sali land measuring at about 3.37 Acres, comprised within Khatian No. 797, under Khatian No. 30, C.S. Dag No. 4268, in Mouja- Kasba, J.L. No. 13, R.S. No. 233, Police Station- Sadar Tollygunge, Kasba, District- 24 Parganas. Upon the demise of Sukur Haji Sahab, his successors namely- Abdul Wahab Munshi Alias Munshi Abdul Hossain, and Mussamat Johara Bibi, jointly sold, transferred and conveyed the said property by the dint of a registered Bengali Saaf Kobala, dated 14th

September, 1959, unto and in favour of Shibdas Bhattacharjee, son of Late Debendra Chandra Bhattacharjee, against valuable consideration mentioned therein;

- B. By the dint of a registered Bengali Saaf Kobala, dated 14th September, 1960, registered at the Office of the Sub-Registrar, Alipore Sadar, 24 Parganas, and recorded in Book No. 1, Volume No. 119, Pages: 197 to 199, being Deed No. 7277, for the Year-1960, the said Shibdas Bhattacharjee, son of Late Debendra Chandra Bhattacharjee, as the sole and absolute owner, sold, transferred and conveyed the said Sali land measuring at about 3.37 Acres, unto and in favour of one Ananda Lal Dutta, son of Late Krishna Manikya Dutta, against valuable consideration mentioned therein;
- C. By the dint of a registered Bengali Saaf Kobala, dated 26th September, 1962, registered at the Office of the Sub-Registrar, Alipore, 24 Parganas, and recorded in Book No. 1, Volume No. 153, Pages: 35 to 39, being Deed No. 8265, for the Year- 1962, the said Ananda Lal Dutta, son of Late Krishna Manikya Dutta, as the sole and absolute owner sold, transferred and conveyed from the said total land of 3.37 Acres, a portion thereof being ALL THAT piece and parcel of sali land, measuring at about 08 (Eight) Cottahs, be the same little more or less, lying situate and comprised within Khatian No. 797, under Miliki Khatian No. 30, C.S. Dag No. 4268, in Mouja- Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, Police Station- Sadar Tollygunge, Kasba, District- 24 Parganas, unto and in favour of one Ashalata Majumder, wife of Late Aswini Kumar Majumder, against valuable consideration mentioned therein;



District Sub-Division III
Alipore, South 24 Parganas

15 DEC 2017

- D. By the dint of a registered Indenture, dated 24th May, 1963, registered at the Office of the Sub-Registrar, Alipore, 24 Parganas, and recorded in Book No. I, Volume No. 13, Pages: 58 to 63, being Deed No. 4466, for the Year- 1963, the said Ashalata Majumder, wife of Late Aswini Kumar Majumder, as the sole and absolute owner, sold, transferred and conveyed the said 08 (Eight) Cottahs of land, unto and in favour of one Pallab Kumar Ghosh, son of Sri Khagendra Nath Ghosh, against valuable consideration mentioned therein;
- E. By the dint of a registered Indenture, dated 30th April, 1992, registered at the Office of the Registrar of Assurances, Calcutta, and recorded in Book No. I, Volume No. 455, Pages: 377 to 388, Being No. 9867, for the Year- 1992, the said Pallab Kumar Ghosh, son of Sri Khagendra Nath Ghosh, as vendor had sold, transferred and conveyed out of his total 08 (Eight) Cottahs of land, a portion thereof being ALL THAT piece and parcel of sali land, measuring at about 03 (Three) Cottahs, be the same little more or less, lying situate and comprised being portion of R. S. Dag No. 4268, C. S. Khatian No. 30, R. S. Khatian No. 797, J. L. No. 13, R.S. No. 233, Pargana- Kalikata, Touzi No. 145, Mouza- Kasba (formerly- Tollygunge), Police Station- Kasba (formerly- Sadar Tollygunge), District- 24 Parganas (South), unto and in favour of Dr. Pushpita Sahu, wife of Dr. Molay Prakash Sahu, against valuable consideration mentioned therein, and delivered possession to her;
- F. Dr. Pushpita Sahu, wife of Dr. Molay Prakash Sahu, being the within named 'Vendor' herein thus became seized and possessed of and/or otherwise well and sufficiently entitled as the lawful sole and absolute owner in respect of ALL THAT piece and parcel of land, measuring at about 03 (Three) Cottahs,

be the same little more or less, lying situate and comprised being portion of R. S. Dag No. 4268, C. S. Khatian No. 30, R. S. Khatian No. 797, J. L. No. 13, R.S. No. 233, Pargana- Kalikata, Touzi No. 145, Mouza- Kasba (formerly- Tollygunge), Police Station- Kasba (formerly- Sadar, Tollygunge), District- 24 Parganas (South), and got the same mutated and recorded in her name in the records of the Kolkata Municipal Corporation which was named and numbered as Premises No. 754, Purbachal Road, Kolkata- 700 078, assessed under Assessecc No. 311061707546, all morefully and particularly described in the **SCHEDULE** herein under written and for the sake of brevity, hereinafter referred to as the "**SAID PREMISES**";

- G. The within named 'Vendor' has now decided to sell and dispose the 'Said Premises', and the within named 'Purchasers' herein being interested to purchase and acquire the 'Said Premises' approached the 'Vendor';
- H. And at or before the execution of these presents the within named 'Vendor' herein has assured and represented the Purchaser as follows:
- i) That save and except the within named Vendor herein no nobody else have any lawful right title or interest over the "Said Premises";
 - ii) That no statutory or legal proceedings or prohibitory orders are pending or subsisting in respect of the "Said Premises" and rights and properties appurtenant thereto;
 - iii) That the "Said Premises" and the rights and properties appurtenant thereto is not subject to any Notice of

Attachments under the Income Tax Act, Public Demand Recovery Act or under any other Act or statutes or rules or regulations for the time being in force;

- iv) That the "Said Premises" and the rights and properties appurtenant thereto is not affected by any notice of acquisition or requisitions nor there is any bar legal or otherwise to sell transfer the "Said Premises" and the rights and properties appurtenant thereto and/or their respective right title and interest into or upon the same;
 - v) That there are no restrictions or condition whatsoever imposed by any authority in respect of transfer of the "Said Premises" and the rights and properties appurtenant thereto;
 - vi) That the "Said Premises" and the rights and properties appurtenant thereto has not been mortgaged, encumbered, charged or agreed to be mortgaged or charged by the 'Vendor' herein by way of security or additional security and/or Collateral security and/or otherwise in favour of any Bank, Financial Institutions or any person or persons or company or Government undertaking or anybody else whatsoever;
 - vii) THAT the 'Vendor' herein has not executed or entered into any agreement for sale or transfer with anybody in respect of the 'Said Property';
- I. Relying on the aforesaid representations of the within named Vendor herein, and after mutual discussions and negotiations the Purchasers herein have agreed to purchase the 'Said

Premises' but otherwise free from all encumbrances and/or any defect in title;

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :

In terms of the said agreement, and in consideration of the said sum of Rs.70,00,000/- (Rupees seventy lakh only) to be the true and lawful money of the Union of India, paid by the PURCHASERS to the within named 'VENDOR', receipt whereof in full satisfaction both the 'Vendor' doth hereby admit and acknowledge as per Memo of Consideration hereunder written, and of and from the same and every part thereof acquit, discharge, release, the PURCHASERS as also the "Said Premises" of all her right, title, interest and claim whatsoever over the "Said Premises", AND the 'Vendor' herein doth by this presents absolutely, irrevocably and indefeasibly sell, grant, transfer, convey, assure and assign unto and in favour of the within named PURCHASERS free from all encumbrances, attachments or any defects in title **ALL THAT** piece and parcel of land, measuring at about 03 (Three) Cottahs, be the same little more or less, lying situate and comprised being portion of R. S. Dag No. 4268, C. S. Khatian No. 30, R. S. Khatian No. 797, J. L. No. 13, R.S. No. 233, Pargana-Kalikata, Touzi No. 145, Mouza- Kasba; TOGETHER WITH 300 Sq. Ft. Tin Shed presently lying and situate at being The Kolkata Municipal Corporation Premises No. 754, Purbachal Road, Post Office- Haltu, Police Station- Garfa (previously Kasba), Kolkata- 700 078, District- 24 Parganas (South), all more fully and particularly described in the **SCHEDULE** hereunder written and referred to as the "**SAID PREMISES**" AND as per Annexed MAP the area marked and delineated with RED verses TOGETHER WITH right in all facilities, privileges, easements, and appurtenances whatsoever attributable, part and parcel of the "Said Premises" OR HOWSOEVER OTHERWISE the "Said Premises" or theretofore were or was situated, butted,

bounded, called, known, numbered, described, or distinguished and the right of use of all enclosures, water lines, sewers, drains, and all manner or right, liberties, easement/s, benefits and appurtenances whatsoever to the "Said Premises" or therewith usually held, used enjoyed, reputed or known as part or parcel thereof AND the rent issues and profits from the "Said Premises" and ALL THAT the Estate right title and interest property claim and demand whatsoever of the Vendor into or upon the "Said Premises" or any part thereof and the benefit of all privileges and advantages which now are or hereafter were in the enjoyment of the Vendor TOGETHER WITH the privileges, easements, and appurtenances whatsoever to the "Said Premises" TO ENTER INTO AND TO HAVE, HOLD, OWN, POSSESS AND ENJOY the "Said Premises" and every part thereof hereby granted, conveyed, transferred or expressed or intending to be unto the Purchasers, TOGETHER WITH all and every right, title, interest, advantages, benefits and privileges enjoyed by the within named Vendor in terms of the afore recited registered Indenture, dated 30th April, 1992, ABSOLUTELY, IRREVOCABLY AND FOR EVER free from all encumbrances, liabilities, charges, dispendens, acquisitions or requisition proceedings for a perfect and indefeasible estate or inheritance in fee simple in possession without any trust or thing whatsoever to alter, defect, encumber or make void.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :

- i) That, notwithstanding any act, deed, matter or thing whereby the Vendor done or executed or knowingly suffered to the contrary, the Vendor herein is now lawfully and rightfully and absolute and/or otherwise well and sufficiently entitled to the "Said Premises" and every portion thereof hereby granted, sold, conveyed, transferred, assigned and assured unto and to the

use of the Purchasers herein in the same manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat, encumber or make void the same.

- ii) That, notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the Vendor herein has now full right, power and absolute authority to grant, sell, convey, transfer, assign and assure the "Said Premises" and all other benefits and rights hereby granted, sold, conveyed transferred assigned and assured unto and to the use of the Purchasers herein, in the manner as aforesaid according to the true intent and meaning of these presents.
- iii) That, the Purchasers herein shall and may from time to time and at all times hereafter peaceably and quietly hold, possess, use and enjoy the "Said Premises" and all other benefits, privileges and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to receive all the rents issues and profits from the "Said Premises" without any lawful hindrances eviction, interruption, disturbances, claims and demands whatsoever on howsoever from or by the Vendor herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendor or her predecessors-in title.
- iv) That, the "Said Premises" or any part or portion thereof is not affected by any notice of acquisitions, requisitions by any of the Government department or agencies and the same is also not subject to any notice or attachment under the Public Demands Recovery Act or any other law for the time being in force.

- v) That, the Vendor shall indemnify and keep the Purchasers herein fully discharged, saved harmless and kept indemnified against if any defect in title and all estates, charges, encumbrances, liens, attachments, lispendens, uses, debotters, trusts, claims and demands whatsoever or howsoever created, occasions or made by the Vendor herein or her predecessor or any person or persons lawfully or equitably or rightfully claiming as aforesaid from the Vendor.
- vi) That, the Vendor and all the persons having or lawfully or rightfully claiming any estate or interest in the "Said Premises" any part or portions thereof from under or in trust for the Vendor herein shall and will from time to time and at all times hereafter at the like request and at the cost of the Purchasers herein make do and execute or cause to be done made and executed all such further and other lawful acts, deeds, matters and things whatsoever for further better and more perfectly assuring the "Said Premises" and all the other benefits and rights and every part or portion thereof hereby granted, sold, conveyed transferred, assigned and assured unto and to the use of the Purchasers herein in the manner as aforesaid as shall or may reasonably be required by the Purchasers.
- vii) That, the Vendor herein has not at any time done or executed or knowingly suffered or been a party to any act deed matter or thing whereby and where under the "Said Premises" and the other equities, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be every part thereof can or may be impeached encumbered or affected in any manner whatsoever.
- viii) THAT all applicable Municipal Corporation & BL&LRO rates, taxes, water taxes, levies and other outgoings, etc., payable up

to the date of execution of these presents in respect of the 'Said Premises' will be duly paid and borne by the 'Vendor' as and when demanded by the 'Purchasers' and/or the concerned authorities or agencies and shall keep the 'Purchasers' fully indemnified in this regard.

SCHEDULE

referred to as the 'SAID PREMISES'

ALL THAT piece and parcel of land, measuring at about 03 (Three) Cottahs, be the same little more or less, lying situate and comprised being portion of R. S. Dag No. 4268, C. S. Khatian No. 30, R. S. Khatian No. 797, J. L. No. 13, R.S. No. 233, Pargana- Kalikata, Touzi No. 145, Mouza- Kasba, **TOGETHER WITH 300 sq. Ft. Tin Shed**, as per Annexed MAP the area marked and delineated with RED verses, presently lying and situate at being The Kolkata Municipal Corporation Premises No. 754, Purbachal Road, Post Office- Haltu, Police Station- Garfa (previously Kasba), Kolkata- 700 078, District- 24 Parganas (South), assessed under KMC Assessee No. 311061707546, AND as per Annexed MAP the area marked and delineated with RED, and butted and bounded in the following manner:-

On the North by : Premises No. 1044/1, Purbachal Road, and by 10 Ft. wide Common Passage;

On the South by : Premises No. 35C/7, Purbachal Canal South Road;

On the East by : Premises No. 753, Purbachal Canal South Road;

On the West by : 21/13, Purbachal Canal South Road;

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to these presents on the day, month and year first above written.

SIGNED AND DELIVERED BY
THE VENDOR AT KOLKATA
IN THE PRESENCE OF :

1. Moloy Prakash Sahu
66/C South End Park
Kolkata 700029
2. Satyajit Samkar
vill - Radhanagar
Samarpur k/1-150

Pushpita Sahu
(PUSHPITA SAHU)

SIGNED AND DELIVERED BY
THE PURCHASERS AT
KOLKATA IN THE
PRESENCE OF :

1. Moloy Prakash Sahu
2. Satyajit Samkar

K S PROMOTERS PVT. LTD.
Kj Kumar Agent.
DIRECTOR
K S PROMOTERS PVT. LTD.

Harsh Kumar
DIRECTOR
Shweta Parashrambua.

Drafted by:

Saikat Biswas

Saikat Biswas
Advocate
High Court at Calcutta.
WB-2047/2002

MEMO OF CONSIDERATION

RECEIVED from the within-named PURCHASERS the within mentioned sum of Rs.70,00,000/- (Rupees seventy lakh only) being the entire agreed consideration in full and final settlement against the "Said Premises" in the following manner:-

1. Vide Account Payee Cheque No. 000565, dated 15.12.2017, drawn on HDFC Bank, Ballygunge Branch, amounting Rs.40,09,500/- (Rupees forty lakh nine thousand and five hundred only) drawn in favour of "PUSHPITA SAHU" paid by K S Promoters Pvt. Ltd.
2. Tax Deducted at Source, u/s. 194-1A of the Income Tax Act, 1961, amounting Rs.40,500/- (Rupees forty thousand and five hundred only) to the credit of 'PUSHPITA SAHU' under Income Tax PAN: AJJPS2537E, paid by K S Promoters Pvt. Ltd., under Challan No. 37674, dated 13.12.2017, BSR Code: 0510308, from HDFC Bank.
3. Vide Account Payee Cheque No. 000046, dated 15.12.2017, drawn on HDFC Bank, Ballygunge Branch, amounting Rs.29,20,500/- (Rupees twenty-nine lakh twenty thousand and five hundred only) drawn in favour of "PUSHPITA SAHU" paid by Mrs. Shweta Parasrampurua.
4. Tax Deducted at Source, u/s. 194-1A of the Income Tax Act, 1961, amounting Rs.29,500/- (Rupees twenty-nine thousand and five hundred only) to the credit of 'PUSHPITA SAHU' under Income Tax PAN: AJJPS2537E, paid by Mrs. Shweta Parasrampurua, under Challan No. 37984, dated 13.12.2017, BSR Code: 0510308, from HDFC Bank.

SIGNED AND DELIVERED BY
THE VENDOR AT KOLKATA
IN THE PRESENCE OF :

1. Moly Prakash Sahu
64/c South End Park
Kolkata 700029

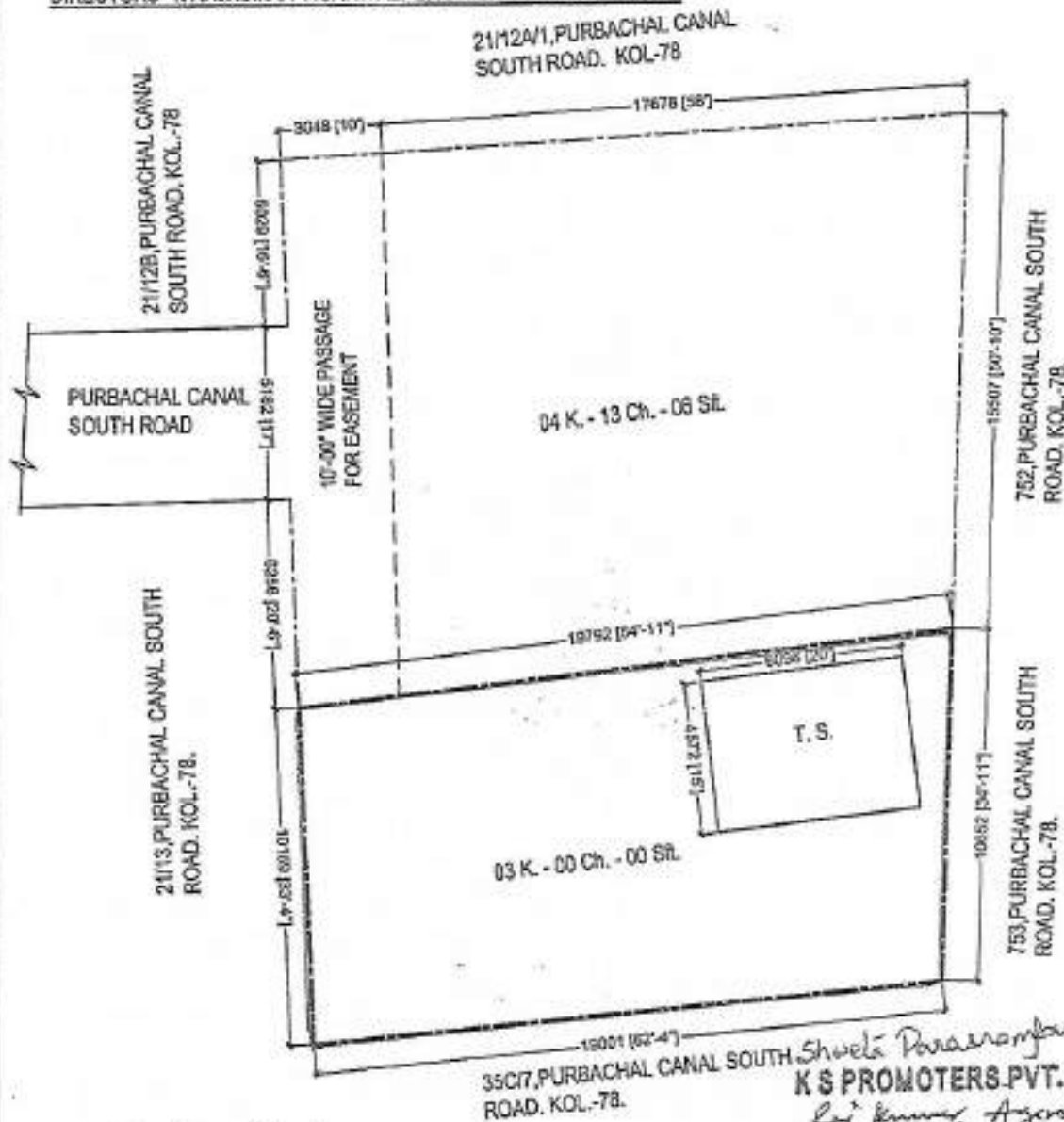
Pushpita Sahu

(PUSHPITA SAHU)

2. Satyajit Sankar
Radhanagar
Durgam K-1-100

SITE PLAN MEASURING AT ABOUT 03 (THREE) COTTAGES BEING PORTION OF R.S. DAG NO. 4268, R.S. KHATIAN NO. 797, UNDER C.S. KHATIAN NO. 30, J.L. NO.- 13, MOUZA - KASBA, R.S. NO. - 233, TOLZI NO.-145, TOGETHER WITH 300 SQ.FT. TIN SHADE AT BEING THE K.M.C. PREMISES NO. 754, PURBACHAL ROAD, P.O.-HALTU, P.S.- GARFA (PREVIOUSLY KASBA) KOL-700078, DIST. SOUTH 24, PARGANAS, UNDER K.M.C. ASSESSEE NO. 311061707546, K.M.C. WARD NO.-106, SHOWING IN MAP THE AREA MARKED AND DELINEATED WITH RED.

PURCHASER :- SHWETA PARASRAMPURIA
 PURCHASER :- M/S KS PROMOTERS PVT. LTD.
 DIRECTORS 1. RAJ KUMAR AGARWAL, 2. HARSH PARASRAMPURIA











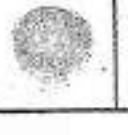


Pushpita Sahu

VENDOR
 Dr. (Mrs.) PUSHPITA SAHU

Shweta Parasrampuria
K S PROMOTERS PVT. LTD.
Raj Kumar Agarwal
Harsh Parasrampuria
DIRECTOR




PURCHASER
 SHWETA PARASRAMPURIA
 M/S KS PROMOTERS PVT. LTD

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					












Name: PUSHPITA SHAH
 Signature: Pushpita Shah

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					



Name: RAJ KUMAR AGARWAL
 Signature: Raj Kumar Agarwal

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name: HARSH PARASHRAMPURIA
 Signature: Harsh Parashrampuria

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name: SHWETA PARASHRAMPURIA
 Signature: Shweta Parashrampuria

आयकर विभाग
INCOME TAX DEPARTMENT
PUSHPIA SAHU
SATYENDRA KUMAR BASU
26/10/1946
Permanent Account Number
AJJP62537E
Signature
भारत सरकार
GOVT OF INDIA



Attested
Pushpieta Sahu


भारत सरकार
GOVERNMENT OF INDIA



पुष्पिता साहू
Puspita Saha
पिता : सत्येंद्र कुमार साहू
Father : SATYENDRA KUMAR SAHA
जन्म वर्ष : Year of Birth : 1977
पते : Panna



9572 5361 3442

- साधारण मानुषेअ अधिकार

Attested
Puspita Saha


भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता १०१, १०२, १०३, १०४, १०५ सायबेन रोड, पुणे-४११००४, महाराष्ट्र ४११००४	Address 101, 102, 103, 104, 105 Sayabehn Road, Pune-411004 Pune-411004, Maharashtra Pune-411004
--	--

Attested
Puspita Saha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KS PROMOTERS PRIVATE LIMITED



04/04/2011

Payment Account Number

AAECK2915K

1144031

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADLPA4132D



नाम / NAME
RAJ KUMAR AGARWAL

पिता का नाम / FATHER'S NAME
KAILASH NATH AGARWAL

जन्म तिथि / DATE OF BIRTH
05-09-1980

पिता की हस्ताक्षर / SIGNATURE

R.K. Agarwal

K. N. Das

जयंत अग्रवाल, पी.ओ. 111

COMMISSIONER OF INCOME-TAX, W.D. - II

इस कार्ड के लोटे / भ्रष्ट होने पर कृपया जारी करने वाले अधिकारी को सूचित / अपना कार्ड में संयुक्त अखिल भारतीय (पत्राचार एवं तकनीकी), पी.ओ., चौरीगढ़ी बस्पाबा, कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical), P.O., Chowringhee Square, Calcutta- 700 069.

Raj Kumar Agarwal



ভাৰতীয় নিৰ্বাচন কমিছন
 भारत निकाय
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

UVL1767490



নিৰ্বাচকেৰ নাম : শ্ৰী কমল কুমাৰ
 Elector's Name : Shri Kamal Kumar
 পিতৃৰ নাম : কৈলাশ নাথ
 Father's Name : Kailash Nath Agarwal
 লিংগ/Sex : পুৰুষ/M
 জন্ম তাৰিখ
 Date of Birth : 05/09/1960

UVL1767490

ঠিকনা:
 25, DR. SARAT BANERJEE ROAD,
 KOLKATA MUNICIPAL CORPORATION,
 LAKE, KOLKATA-700029

Address:
 25, DR. SARAT BANERJEE ROAD,
 KOLKATA MUNICIPAL CORPORATION,
 LAKE, KOLKATA-700029

Date: 18/12/2012
 160-ফাগুৰী পল্লী
 160-ফাগুৰী পল্লী
 Facsimile Signature of the Electoral
 Registration Officer for
 160-Faghbari Constituency

কোনো স্থানান্তৰ হ'লে ইয়াৰ সৈতে একত্ৰে
 কোনকোমৰত লিখিব লাগিব
 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

Shri Kamal Kumar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HARSH PARASRAMPURIA
B P PARASRAMPURIA

2011019551
Permanent Account Number

AMNPP2665C

Harsh Parasrampuria
Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTITS,
Plot No 3, Sector 11, CHD Belapur,
Navi Mumbai - 400 614.

यदि आपकी कार्ड खोया / पाया, कृपया सूचित करें/वापस करें
आयकर पैन सेवा यूनिट, UTITS,
प्लॉट नं. 3, सेक्टर 11, सी.डी.बेलपुर,
नवी मुंबई-400 614.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

LXQ1823830

পরিচয় পত্র



Elector's Name **Harsh Parasrampuria**

নির্বাচকের নাম **হর্ষ পরেশরামপুরিয়া**

Father's Name **Bhagawat Parasrampuria**

পিতার নাম **ভগবতী পরেশরামপুরিয়া**

Sex **M**

লিঙ্গ **পুং**

Age as on 1.1.2003 **21**

১.১.২০০৩-এ বয়স **২১**

Address:

22B GARCHA 1ST LANE 86 GARIAHAT Kolkata 700019

ঠিকানা:

২২বি গর্চা প্রথম লেন ৮৬ গরিয়াহাট কলকাতা ৭০০০১৯

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন কর্মকর্তা

Assembly Constituency: **149-Rashbehari Avenue**

নিবন্ধন নির্বাচন কেন্দ্র : **১৪৯-রাসবিহারী এভিনিউ**

District: **Kolkata** জেলা: **কলকাতা**

Date: **14.07.2003** তারিখ: **১৪.০৭.২০০৩**

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHWETA PARASRAMPURIA
KAILASH NATH AGARWAL
07/09/1985

Permanent Account Number

AHQPA5045E

Signature

Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTISE,
Plot No. 3, Sector 11, CBD Badli,
New Delhi - 40 614.

इस कार्ड के खोने/पैने पर कृपया सूचित करें/सीधे :
आयकर सेवा सेवा यूनिट, UTISE,
प्लॉट नं: 3, सेक्टर 11, सीडीडी बड़ली,
नयी दिल्ली-400 614.

Shweta Parasrampuria.


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD LXQ2379378
পরিচয় পত্র



Elector's Name Shweta Parasrampuria

নির্বাচকের নাম শ্বেতা পরামরমপুরিয়া

Husband's Name Hareesh Parasrampuria

স্বামীর নাম হরিশ পরামরমপুরিয়া

Sex	F
লিঙ্গ	স্ত্রী
Age as on 1.1.2006	20
১.১.২০০৬ এ বয়স	২০

Address:
22B GARCHA 1ST LANE GARIAHAT Kolkata 700019

ঠিকানা:
২২বি গার্চা ১ম লেন গরিহাট কলকাতা ৭০০০১৯

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অফিসার
Assembly Constituency: 145-Rashbehari Avenue
সংসদীয় নির্বাচন কেন্দ্র: ১৪৫-রশবিহারি এভিনিউ
District:Kolkata (West) Bengal
জেলা: কলকাতা
Date: 09.03.2006 (Date: ০৯.০৩.২০০৬)

Shweta Parasrampuria.

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

FTQ2995553

পরিচয় কার্ড



ভোটারের নাম: Pabesh Chandra Chatterjee

নির্বাচনের নাম: লক্ষন জল হাটের

নির্বাচনের স্থান: Gopal Chatterjee

নির্বাচনের তারিখ: ১০/০৫/২০১১

সঙ্গ: ১০

বয়স: ২১

আবেদন করা তারিখ: ১.১.২০০৬

১.১.২০০৬ এর পর: ২৫

Address:

Electoral Roll No: Bolegachhi Sarulpur South 24

Parganas, 743276

Signature:

Signature of the voter: Pabesh Chandra Chatterjee

Facsimile Signature
Regional Registration Officer
নির্বাচন নিয়ন্ত্রণ অফিসার

Address: Jore Bazar, 105-Canning West (SC)

নিবাস: জুরা বাজার: ১০৫-ক্যানিং পশ্চিম (সসস)

District: South 24 Parganas জেলা: দক্ষিণ ২৪ পরগণা

Date: 26.03.2011 তারিখ: ২৬.০৩.২০১১

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

GRN: 19-201718-013454452-1 Payment Mode Online Payment
GRN Date: 13/12/2017 19:45:12 Bank: HDFC Bank
BRN: 420459450 BRN Date: 13/12/2017 19:46:20

DEPOSITOR'S DETAILS

Id No. : 16030001686311/5/2017
(Query No./Query Year)

Name : SHWETA PARASRAMPURIA
Contact No. : Mobile No. : +91-9830119196
E-mail : harsh22001@yahoo.com
Address : 22B GARCHA FIRST LANE KOLKATA700019
Applicant Name : Mr SAIKAT BISWAS
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16030001686311/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	509170
2	16030001686311/5/2017	Property Registration-Registration Fees	0030-03-104-001-16	72796

In Words : Rupees Five Lakh Eighty One Thousand Nine Hundred Sixty Six only
Total 581966

Major Information of the Deed

Deed No :	I-1603-05319/2017	Date of Registration	15/12/2017
Query No / Year	1603-0001686311/2017	Office where deed is registered	
Query Date	07/12/2017 6:47:05 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAIKAT BISWAS 604, ELGIN CHAMBERS, 1A, ASHUTOSH MUKHERJEE ROAD, KOLKATA-20, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9830169158, 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. 70,00,000/-		Rs. 72,75,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 5,09,270/- (Article:23)		Rs. 72,798/- (Article:A(1), E, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :



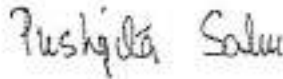
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Road, , Premises No. 754, Ward No: 106

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			Bastu		3 Katha	68,50,000/-	71,25,000/-	Width of Approach Road: 10 Ft.,
Grand Total :					4.95Dec	68,50,000 /-	71,25,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		300 sq ft	1,50,000 /-	1,50,000 /-	



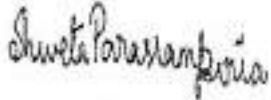
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Dr PUSHPITA SAHU Wife of Dr. MOLAY PRAKASH SAHU Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office			
		15/12/2017	LT1 15/12/2017	15/12/2017



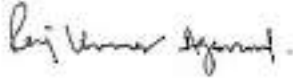


66C, SARAT BOSE ROAD, LAKE, KOLKATA-20, 66C, P.O:- SARAT BOSE ROAD, P.S:- Bhawanipore,
 District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu,
 Occupation: Others, Citizen of: India, PAN No.:: AJJPS2537E, Status :Individual, Executed by: Self,
 Date of Execution: 15/12/2017
 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office




Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	KS PROMOTERS PRIVATE LIMITED 28A, GARCHA FIRST LANE, BALLYGUNGE, KOLKATA-19, 28A, P.O.- BALLYGUNGE, P.S.- Gariahat, District:- South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAECK2915K, Status :Organization, Executed by: Representative			
2	Name	Photo	Finger Print	Signature
	Smt SHWETA PARASRAMPURIA (Presentant) Wife of Shri HARSH PARASRAMPURIA Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office			
		15/12/2017	LTI 15/12/2017	15/12/2017
	Wife of Shri HARSH PARASRAMPURIA Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHQPA5045E, Status :Individual, Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office			

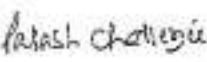
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RAJ KUMAR AGARWAL Daugther of Mr KAILASH NATH AGARWAL Date of Execution - 15/12/2017, , Admitted by: Self, Date of Admission: 15/12/2017, Place of Admission of Execution: Office			
		Dec 16 2017 3:51PM	LTI 15/12/2017	15/12/2017
	28A, GARCHA FIRST LANE, BALLYGUNGE, KOLKATA-19, P.O.- BALLYGUNGE, P.S.- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADLPA4132D Status : Representative, Representative of : KS PROMOTERS PRIVATE LIMITED (as DIRECTOR)			



2	Name	Photo	Finger Print	Signature
	Mr HARSH PARASRAMPURIA Son of Late BHAGWATI PRASAD PARASRAMPURIA Date of Execution - 15/12/2017, , Admitted by: Self, Date of Admission: 15/12/2017, Place of Admission of Execution: Office			
		Dec 15 2017 3:00PM	L1 15/12/2017	15/12/2017
28A, GARCHA FIRST LANE, BALLYGUNGE, KOLKATA-19, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN -700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMNPP2666C Status : Representative, Representative of : KS PROMOTERS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name & address	
Mr PALASH CHATTERJEE Son of Mr GOPAL CHATTERJEE RAMDHARI, DOLTOLA GHOLA, BARUIPUR-743376, P.O:- DOLTOLA GHOLA, P.S:- Baruiipur, District:-South 24-Parganas, West Bengal, India, PIN - 743376, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Dr PUSHPITA SAHU, Smt SHWETA PARASRAMPURIA, Mr RAJ KUMAR AGARWAL, Mr HARSH PARASRAMPURIA	
	15/12/2017

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area).
1	Dr PUSHPITA SAHU	KS PROMOTERS PRIVATE LIMITED-2.475 Dec,Smt SHWETA PARASRAMPURIA-2.475 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Dr PUSHPITA SAHU	KS PROMOTERS PRIVATE LIMITED-150.00000000 Sq Ft,Smt SHWETA PARASRAMPURIA-150.00000000 Sq Ft

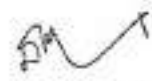
Endorsement For Deed Number : I - 160305319 / 2017



On 08-12-2017

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 72,75,000/-


Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 15-12-2017

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

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

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

Presented for registration at 13:42 hrs on 15-12-2017, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Smt SHWETA PARASRAMPURIA , one of the Claimants.

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

Execution is admitted on 15/12/2017 by 1. Dr PUSHPITA SAHU, Wife of Dr MOLAY PRAKASH SAHU, 66C, SARAT BOSE ROAD, LAKE, KOLKATA-20, 66C, P.O: SARAT BOSE ROAD, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others, 2. Smt SHWETA PARASRAMPURIA, Wife of Shri HARSH PARASRAMPURIA, 22B GARCHA FIRST LANE, BALLYGUNGE, KOLKATA-19, 22B, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife

Indetified by Mr PALASH CHATTERJEE, , Son of Mr GOPAL CHATTERJEE, RAMDHARI, DOLTOLA GHOLA, BARUIPUR-743376, P.O: DOLTOLA GHOLA, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 743376, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 15-12-2017 by Mr RAJ KUMAR AGARWAL, DIRECTOR, KS PROMOTERS PRIVATE LIMITED (Private Limited Company), 28A, GARCHA FIRST LANE, BALLYGUNGE, KOLKATA-19, 28A, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr PALASH CHATTERJEE, , Son of Mr GOPAL CHATTERJEE, RAMDHARI, DOLTOLA GHOLA, BARUIPUR-743376, P.O: DOLTOLA GHOLA, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 743376, by caste Hindu, by profession Law Clerk

Execution is admitted on 15-12-2017 by Mr HARSH PARASRAMPURIA, DIRECTOR, KS PROMOTERS PRIVATE LIMITED (Private Limited Company), 28A, GARCHA FIRST LANE, BALLYGUNGE, KOLKATA-19, 28A, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr PALASH CHATTERJEE, , Son of Mr GOPAL CHATTERJEE, RAMDHARI, DOLTOLA GHOLA, BARUIPUR-743376, P.O: DOLTOLA GHOLA, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 743376, by caste Hindu, by profession Law Clerk



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 72,796/- (A(1) = Rs 72,750/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 72,796/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/12/2017 7:46PM with Govt. Ref. No: 192017180134544521 on 13-12-2017, Amount Rs: 72,796/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 420459450 on 13-12-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,09,270/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 5,09,170/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23515, Amount: Rs.100/-, Date of Purchase: 29/11/2017, Vendor name: Subhanker Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/12/2017 7:46PM with Govt. Ref. No: 192017180134544521 on 13-12-2017, Amount Rs: 5,09,170/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 420459450 on 13-12-2017, Head of Account 0030-02-103-003-02



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2017, Page from 150263 to 150295
being No 160305319 for the year 2017.



Digitally signed by ASISH GOSWAMI
Date: 2017.12.21 16:16:33 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 21/12/2017 16:15:42
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

=====
DATED 15TH DAY OF DECEMBER, 20
=====

2

:- BETWEEN :-
=====

DR. PUSHPITA SAHU

.....VENDOR
=====

:- AND :-
=====

- 1) KS PROMOTERS PRIVATE LIMITED
2) SMT. SHWETA PARASRAMPURIA

.....PURCHASERS
=====

DEED OF CONVEYANCE

Re: ALL THAT land, measuring at about 03 (Three) Cottahs, be the TOGETHER WITH 300 sq. Ft. Tin Shed, at Premises No. 754, Purbachal Road, Post Office- Haltu, Police Station- Garfa (previously Kasba), Kolkata- 700 078, District- 24 Parganas (South).

S BISWAS & ASSOCIATES
Advocates

Suite # 604, Elgin Chambers,
1A, Ashutosh Mukherjee Road,
Kolkata- 700 020.

12/2, Old Post Office Street,
First Floor,
Kolkata- 700 001.

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