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भारतीय गैर न्यायिक

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ONE HUNDRED RUPEES

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भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

MC-1298/16

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Certified that the Document is admitted to [illegible] Sheet and the endorsement sheet attached to this Document are the part of this Document.

Additional Registrar of Assurances-I, Kolkata

CMO-71E892/16
MV-851264/-

4 JUN 2016

THIS DEED OF CONVEYANCE made this 01st day of June Two Thousand and Sixteen **BETWEEN DEVENDRA KUMAR SHARMA** son of Shyam Lal Sharma Lamti Bahal, Brajraj Nagar, Orissa- 768216, Police Station Brajrajnagar, Post

21013

DSP LAW ASSOCIATES
Advocates
4D Nicco House
1B & 2 Hare Street,
Kolkata - 700001

NAME.....
ADD.....
.....

13 MAY 2016
SUBRANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
24 Parganas (S)

13 MAY 2016
13 MAY 2016

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OF ASSURANCES, KOLKATA
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Rajkumar Agarwal
son of MR. SHYAM SUNDER Agarwal
30/1 Ramlal Dutt Road
P.O BHADRAKALI P.S UTTARPARA
Hooghly
PIN NO. 712232

Office Brajrajnagar, having PAN- BHFPS5039A, hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators and legal representatives) of the **ONE PART AND (1) SIDDHIVINAYAK REALCON LLP,** a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having PAN ACWFS1807P and having its Registered Office at 4/1 Middleton Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata – 700071 represented by its Designated Partner, Piyush Beriwal son of Sanjay Beriwal of CD-205, Sector – I, Salt Lake City, Kolkata-700064, Police Station Bidhan Nagar Post Office Salt Lake CC Block, having PAN:ALUPB4075D **(2) JAIVIN REALTORS LLP,** a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having PAN AALFJ2694N and having its Registered Office at 4/1 Middleton Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata – 700071 represented by its Designated Partner the said Piyush Beriwal, **(3) JAIVIN BUILDERS LLP,** a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having PAN AALFJ2693M and having its Registered Office at 4/1 Middleton Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata – 700071 represented by its Designated Partner, the said Piyush Beriwal, **(4) ORCHID ABASAN LLP,** a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having PAN AAEFO4683P and having its Registered Office at 4/1 Middleton Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata – 700071 represented by its Designated Partner, the said Piyush Beriwal, **(5) SKYLIMIT COMMERCE LLP,** a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having PAN ACWFS1344M and having its Registered Office at 4/1 Middleton Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata – 700071 represented by its Designated Partner, the said Piyush Beriwal and **(6) RAYLON VINIMAY PRIVATE LIMITED,** a Company incorporated under the Companies Act, 1956, having PAN AACCR1800L and having its Registered Office at 4/1 Middleton Street, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata–700071 and represented by its Director, the said Piyush Beriwal, all hereinafter collectively referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include insofar as the Company amongst them are concerned its successors or successors-in-office, successors-in-interest and/or assigns and insofar as the Limited Liability Partnerships amongst them are concerned their partners for the time being and also their respective successors or successors-in-office, successors-in-interest and/or assigns) of the **OTHER PART:**

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WHEREAS:

A. One Seth Madan Gopal Bagla for self and as Karta of his Hindu Undivided Family was seized and possessed of and/or sufficiently entitled to **ALL THAT** messuages tenements hereditaments buildings and premises **TOGETHER WITH** piece and parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 51 Cottahs 13 Chittacks 22 Square feet more or less situate lying at and being the whole of municipal holding/premises no. 160 J. N. Mukherjee Road, Howrah comprised in the entire R.S Dag Nos. 297, 298 and 299 recorded in R.S. Khatian No.148 in Mouza Malipanchghara, J.L. No.1, Police Station Malipanchghara, District Howrah) hereinafter referred to as **"the Larger Property"**. The name of the said Madan Gopal Bagla was duly recorded in the Records of Rights published under the Revisional Settlement in respect of the Larger Property.

B. The said Hindu Undivided Family of Seth Madan Gopal Bagla consisting of himself as Karta, his wife Sm. Shakuntala Devi Bagla and his son Pradeep Kumar Bagla was dissolved and the several joint family properties, assets, and business owned or held by it in Howrah, Hathras (Uttar Pradesh) and elsewhere (which, inter alia, included the Larger Property) were distributed amongst the Seth Madan Gopal Bagla, Shakuntala Devi Bagla and Pradeep Kumar Bagla by their mutual consent by way of family settlement on or about 23rd October 1965.

C. While thus being seized and possessed of their respective allotments as exclusive owners of their respective allotted properties , the said Pradeep Kumar Bagla and Shakuntala Devi Bagla filed a suit being Suit No. 54 of 1966 before the Ld. Court of Civil Judge at Aligarh against Madan Gopal Bagla, inter alia, praying for declaration of their absolute ownership in the their respective properties out of the joint family properties so partitioned (which inter alia included the Larger Property) and for other relief.

D. By Judgment dated 1st October 1966 and Decree dated 12th October 1966 passed in the said Suit No. 54 of 1966 by the Ld. Civil Judge at Aligarh, it was decreed on compromise between the parties to the said Suit that the said Shakuntala Devi Bagla acquired and was the sole and absolute owner of the Larger property in its entirety.

E. The said Sm. Shakuntala Devi Bagla mutated her name in the records of the Howrah Municipal Corporation wherein the Larger Property was split into and assessed as several municipal numbers being municipal holding/premises Nos. 160, 160/1, 160/2, 160/3, 160/4, 160/5, 160/6 and 160/7, J.N Mukherjee Road, Howrah.

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F. The said Sm. Shakuntala Devi Bagla a Hindu governed by the Mitakshara School of Hindu Law died on 13th February 2005 after making and publishing her Last Will and Testament dated 7th November 2001 whereby and whereunder she appointed her said son Pradeep Kumar Bagla as the Sole Executor and gave devised and bequeathed the Larger Property to her grand daughter-in-law namely Praneeta Bagla absolutely and forever.

G. The said Pradeep Kumar Bagla as Sole Executor appointed by the said Will of Shakuntala Devi Bagla applied for Probate in respect of the said Will before the District Delegate at Howrah wherein the said Will was proved and Probate was granted to him in Probate Case No.14 of 2008 by the District Delegate at Howrah on 4th August, 2009.

H. The said Pradeep Kumar Bagla, as such Sole Executor by his acts assented and consented to the bequests made in the said Last Will and Testament dated 7th November 2001 and made over and delivered the Larger Property to the said Praneeta Bagla who became the sole and absolute owner thereof.

I. The said Praneeta Bagla from time to time for valuable consideration sold and transferred the Larger Property in different parts and portions to different persons by 19 several sale deeds as follows:-

Sl no.	**Particulars of sale deed**	**Property sold**	**Municipal holding/premises number**	**Area of land**	**Area in Satak**
1	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 5442 to 5460 Being No.2201 for the year 2011 between Praneeta Bagla as	Portion of land and building/ structures	160	1 Cottah 6 Chittack 10 Square feet more or less	2.29

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	Vendor and one Amit Todi as Purchaser.				
2.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 1815 to 1833 Being No.2194 for the year 2011 between Praneeta Bagla as Vendor and one Samir Kumar Gupta as Purchaser.	Portion of land and building/ structures	160 (part) now 160/ A	1 Cottah 5 Chittack 35 Square feet	2.25
3	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages 3165 to 3183 Being No.2186 for the year 2011 between Praneeta Bagla as Vendor and one Kalpana Gupta as Purchaser.	Portion of land and building/ structures	160/1	3 Cottah 8 Chittack 4 Square feet	5.79
4.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 3311 to 3331 Being No.2197 for the year 2011 between Praneeta Bagla as Vendor and one Kalpana Gupta as Purchaser.	Portion of land and building/ structures	160/2	2 Cottah 12 Chittack 34 Square feet	4.62
5.	Sale Deed dated 8th April 2011 registered with the Additional	Portion of land	160/3	2 Cottah 8 Chittack	4.23

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	District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 4342 to 4360 Being No.2182 for the year 2011 between Praneeta Bagla as Vendor and one Devendra Kumar Drolia as Purchaser.	and building/ structures		43 Square feet	
6.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 4285 to 4303 Being No.2191 for the year 2011 between Praneeta Bagla as Vendor and one Devendra Kumar Sharma as Purchaser.	Portion of land and building/ structures	160/3 (part) now 160/3 /1	2 Cottah 10 Chittack 44 Square feet	4.44
7.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 3941 to 3959 Being No.2188 for the year 2011 between Praneeta Bagla as Vendor and one Binay Chaudhary as Purchaser.	Portion of land and building/ structures	Undi vided one-half share in 160/4	Undivided 3 Cottah out of 6 Cottahs	4.96
8.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 3922 to 3940 Being No.2189 for the year 2011 between Praneeta Bagla as Vendor and one Binay Chaudhary as Purchaser.	Portion of land and building/ structures	Undi vided one-half share in 160/4	Undivided 3 Cottah out of 6 Cottahs	4.96

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9.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 3146 to 3164 Being No.2181 for the year 2011 between Praneeta Bagla as Vendor and one Ramesh Kumar Gupta as Purchaser.	Portion of land and building/ structures	Undivided one-half share in 160/5	Undivided 3 Cottah 10 Chittack 39 Square feet out of 7 Cottah 5 Chittack 32 Square feet	6.1
10.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 3291 to 3310 Being No.2196 for the year 2011 between Praneeta Bagla as Vendor and one Ramesh Kumar Gupta as Purchaser.	Portion of land and building/ structures	Undivided one-half share in 160/5	Undivided 3 Cottah 10 Chittack 38 Square feet out of 7 Cottah 5 Chittack 32 Square feet	6.1
11.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 2154 to 2172 Being No.2199 for the year 2011 between Praneeta Bagla as Vendor and one Samir Kumar Gupta as Purchaser.	Portion of land and building/ structures	Undivided one-half share in 160/6	Undivided 1 Cottah 14 Chittack 38 Square feet out of 3 Cottah 13 Chittack 31 Square feet	3.19
12.	Sale Deed dated 8th April 2011 registered with the Additional	Portion of land	Undivided	Undivided 1 Cottah	3.19

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	District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 2234 to 2252 Being No.2200 for the year 2011 between Praneeta Bagla as Vendor and one Samir Kumar Gupta as Purchaser.	and building/ structures	one-half share in 160/6	14 Chittack 38 Square feet out of 3 Cottah 13 Chittack 31 Square feet	
13.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 2215 to 2233 Being No.2184 for the year 2011 between Praneeta Bagla as Vendor and one Samir Kumar Gupta as Purchaser.	Portion of land and building/ structures	160/7 (part) now 160/7 /1	Divided and demarcated 2 Cottah	3.3
14.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 8 Pages. 5292 to 5310 Being No.2183 for the year 2011 between Praneeta Bagla as Vendor and one Krishan Gopal Chaudhary as Purchaser.	Portion of land and building/ structures	160/7 (part) now 160/7 /1	Divided and demarcated 2 Cottah 15 Chittacks 23 Square feet	4.91
15.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 8 Pages. 5182 to 5200 Being No.2198 for the year 2011 between Praneeta Bagla as Vendor and one Amit Todi as	Portion of land and building/ structures	160/7 (part)	Divided and demarcated 3 Cottah 7 Square feet	4.97

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	Purchaser.				
16.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 4304 to 4322 Being No.2192 for the year 2011 between Praneeta Bagla as Vendor and one Sangita Todi as Purchaser.	Portion of land and building/ structures	160/7 (part) now 160/7 /1	Undivided 3 Cottah 8 Square feet (subsequently divided as recited herein after)	4.98
17.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 5461 to 5479 Being No.2190 for the year 2011 between Praneeta Bagla as Vendor and one Dinesh Kumar Choudhary and Ramesh Kumar Choudhary as Purchasers.	Portion of land and building/ structures	160/7 (part) now 160/7 /1	Undivided 2 Cottah 15 Chittacks 22 Square feet	4.90
18.	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 5934 to 5952 Being No.2193 for the year 2011 between Praneeta Bagla as Vendor and one Raman Todi as Purchaser.	Portion of land and building/ structures	160/7 (part) now 160/7 /1	Undivided 2 Cottah 13 Chittacks 22 Square feet	4.70

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19	Sale Deed dated 8th April 2011 registered with the Additional District Sub Registrar Howrah in Book I CD Volume No. 14 Pages. 5915 to 5933 Being No.2195 for the year 2011 between Praneeta Bagla as Vendor and one Mina Todi as Purchaser.	Portion of land and building/ structures	160/7 (part) now 160/7 /1	Undivided 2 Cottah 13 Chittack 22 Square feet	4.70
	Total			**51 Cottah 2 Chittack 22 Square feet**	**84.58**

J. The Vendor and abovenamed other purchasers under the said 19 Sale Deeds mutated their name in the records of the Howrah Municipal Corporation in respect of the Larger Property which now comprises of municipal holding/premises Nos. 160, 160/A, 160/1, 160/2, 160/3, 160/3/1 160/4, 160/5, 160/6, 160/7 and 160/7/1, J.N Mukherjee Road, Howrah. The area of the Larger Property was subsequently found upon survey and measurement to be 51 Cottah 13 Chittack 22 Square feet more or less.

K. By an amicable partition between the said Sangita Todi and the remaining co-owners of Premises/Holding No. 160/7 (presently known as Premises/Holding No. 160/7/1), J.N Mukherjee Road, Howrah, the said Sangita Todi has been allocated a divided and demarcated portion thereof measuring 3 Cottah 8 Square feet which is delineated in the plan annexed hereto and marked Sangita Plot.

L. As stipulated in Serial No. 6 of the above table under Recital I above, by the Sale Deed mentioned therein, the Vendor hereto for the consideration therein mentioned purchased **ALL THAT** messuages tenements hereditaments buildings and premises **TOGETHER WITH** piece and parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 2 Cottah 10 Chittack 44 Square feet more or less situate lying at and being the entirety of municipal holding/premises no. 160/3/1 J. N. Mukherjee Road, Howrah morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**" together with all easements, appendages and appurtenances thereof absolutely and forever.

P.B/

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M. The Vendor is seized and possessed of and well and sufficiently entitled to, as the sole and absolute owner of the said Property and the name of the Vendor has been accepted as Raiyat and Certification of Mutation has been issued to the Vendor under the West Bengal Land Reforms Act, 1955 and the Vendor is paying Khajana to the Government of West Bengal and is also paying tax to the Howrah Municipal Corporation in respect of the said Property. The Vendor and abovenamed other purchasers under the said 19 Sale Deeds have also applied for conversion of the use of the said Property respectively from the B.L.& L.R.O., to Housing Complex which was granted to the Vendor and other co-owners by the Certificate dated 13th August, 2014 issued by the said authority under Section 4C of the West Bengal Land Reforms Act, 1955.

N. The name of the Vendor herein has been mutated in the Records of the Howrah Municipal Corporation in respect of the said Property;

O. The said Property is occupied by one Mr. Swapan Bera as monthly premises tenant at a monthly rental of Rs.500/- .

P. The Vendor has approached the Purchasers to purchase **ALL THAT** the said Property (containing a land area of 2 Cottah 10 Chittack 44 Square feet more or less) and all easements, appendages and appurtenances thereof free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispendens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever save and except the tenany of the said Tenant and with peaceful possession subject to occupation of the said Tenant and in connection with the same, the Vendor has made the following representations and assurances to the Purchasers which have been fully relied upon and believed to be true and correct by the Purchasers in good faith:-

(i) That the Vendor is the sole and absolute owner of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispendens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever save and except the tenancy of the said Tenant and with peaceful possession subject to occupation of the said Tenant. There are however no rent control proceeding or litigation with the tenant at present;

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(ii) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or property and no material suppression has been made by the Vendor to the Purchasers;

(iii) That there shall be no difficulty in mutation of the name of the Purchasers as owner of the said Property in the records of the Howrah Municipal Corporation and/or in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchasers;

(iv) That save and except the Vendor no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;

(v) That neither the Vendor nor any of the predecessors-in-title of the Vendor has at any time held any land in excess of the Ceiling Limits prescribed under the Urban Land (Ceiling & Regulation) Act, 1976 or West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;

(vi) That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the said Property;

(vii) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore.

(viii) That no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and that save and except the Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof.

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(ix) That save those relating to sale of the said Property to the Purchasers hereto, the Vendor has not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

Q. The Vendor has contracted with the Purchasers for sale of the said Property and all easements, appendages and appurtenances thereof free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispendens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever save and except the tenancy of the said Tenant and with peaceful possession subject to occupation of the said Tenant at or for a total consideration of Rs.58,31,250/- (Rupees fifty-eight lacs thirty-one thousand two hundred fifty) only.

I. **NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs.58,31,250/- (Rupees fifty-eight lacs thirty-one thousand two hundred fifty) only by the Purchasers to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured by the Vendor or expressed or intended so to be unto and to the Purchasers) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchasers **ALL THAT** the messuages tenements hereditaments building structures and premises together with the piece or parcel of land thereunto belonging whereon the same is erected and built containing an area of 2 Cottah 10 Chittack 44 Square feet more or less situate lying at and being entirety of municipal holding/premises No. 160/3/1 J.N Mukherjee Road, Howrah -711106, under Ward No. 4 of Howrah Municipal Corporation comprised in R.S Dag Nos. 297 recorded in R.S. Khatian No.148 in Mouza Malipanchghara, J.L. No.1, Police Station Malipanchghara morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Property" TOGETHER WITH** all and singular the tangible and intangible assets gates, staircase, roof, compounds, boundary walls, areas, sewers, ways, paths, passages, pathways, water tanks, trees, water including municipal water, water courses, lights, electricity, water, drainage, sewerage and all other connections and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or

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remainders and rents issues and profits thereof and every part thereof **AND** all the estate right title interest use trust property claim easements quasi easements privileges and demand whatsoever both at law or in equity of the Vendor and each of them into out of or upon the said premises and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** common ownership and enjoyment of any passage at or for the said Property and all share, right, title and interest of the Vendors in the same **AND TOGETHER WITH** the benefit of all arrear rent, security deposit and other charges for any period prior to the date of execution hereof paid or payable by any Tenant or recoverable or realizable from any controller or other authority with full free and unfettered authority and right to enforces exercise or continue all actions or proceedings against any Tenant and to take any steps in respect of any past, present or future act or omission or default on breach of any of the Tenant **AND TOGETHER WITH** all legal incidence thereof **AND TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said premises or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same and all properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lis pendens attachments debuttars trusts claims demands acquisition requisition alignment claims demands and liabilities whatsoever or howsoever save and except the tenancy of the said Tenant and with peaceful possession subject to occupation of the said Tenant.

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

(i) **THAT** notwithstanding any act deed matter or thing by the Vendor done omitted executed or knowingly permitted or suffered to the contrary the Vendor has been lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

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(ii) **AND THAT** the Vendor 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 properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;

(iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in himself good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents

(iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights liens attachments restrictive covenants lispendens uses debutters trusts prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor 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 his predecessors-in-title.

(v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispendens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever save and except the tenancy of the said Tenant and with peaceful possession subject to occupation of the said Tenant.

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(vi) **AND THAT** the Vendor and his all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for her or her predecessors in title shall from time to time at all requests of the Purchasers do and execute or cause to be done and executed all such further acts deeds and things as may reasonably be required by the Purchasers for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid.

III. AND THE VENDOR DOTH HEREBY DECLARE AND ASSURE THE PURCHASERS as follows:-

a) **THAT** the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against them for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any Acts for the time being in force.

b) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of alignment of the Howrah Municipal Corporation, the Howrah Improvement Trust or Kolkata Metropolitan Development Authority or Government or any other Public body or authorities.

c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said premises or any portion thereof under the Land Acquisition Act or The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Premises or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.

d) **AND THAT** there is no impediment under any other Act or Legislation or otherwise for the Vendor to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchasers in the manner aforesaid.

P.B/

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
- 1 JUN 2016

e) **AND THAT** the Vendor has clarified that there are and/or may be defaults on the part of the Tenant giving rise to claims against him and the mentioning of his name as Tenant not intended to be recognition or acceptance of the tenancy right or waiver of any default or breach by the tenant and the Purchasers shall be fully entitled to all rights in respect of all defaults and breaches committed by any tenant as the same may be allowed under law.

THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THAT messuages tenements hereditaments building shed structure and premises **Together With** piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 2 Cottah 10 Chittack 44 Square feet be the same a little more or less situate lying at and being entirety of municipal premises/holding No. 160/3/1 J.N Mukherjee Road, Howrah -711106, under Ward No. 4 of Howrah Municipal Corporation comprised in R.S Dag No. 297 recorded in R.S. Khatian No.148 in Mouza Malipanchghara, J.L. No.1, Police Station Malipanchghara, Additional District Sub Registrar Howrah and delineated in the plan annexed hereto, being Annexure 'A' duly bordered thereon in **"RED"** and butted and bounded as follows:

On the NORTH	:	By Municipal Holding/Premises No. 160/3 J. N. Mukherjee Road;
On the SOUTH	:	By 5 feet wide Municipal Passage;
On the EAST	:	By Municipal Holding/Premises No.161 J. N. Mukherjee Road and;
On the WEST	:	Partly by Municipal Holding/Premises Nos.160/4 and 160/7/1 J. N. Mukherjee Road;

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the area of the constructions and/or old dilapidated structure on the said Property is about 1300 Square feet out of which about 200 Square in rooms and about 1100 Square feetin CI on brick wall and such structures are about 40 years old.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
- 1 JUN 2016

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

SIGNED SEALED AND DELIVERED by the withinnamed **VENDOR,** at **Kolkata** in the presence of:

Devendra Kr Sharma
(DEVENDRA KUMAR SHARMA)

1). Pinaki Chakraborty
(PINAKI CHAKRABORTY)
40, NIVITALLA GHAT-1st.
4TH FLOOR.
KOLKATA - 700026.

2) Anup Ford

SIGNED SEALED AND DELIVERED by the **PURCHASERS** at Kolkata in the presence of:

1) Pratim Mojumder
Advocate.
For DSP Law Associates.
1B & 2 Hare street
Kolkata - 700001.

2). Anup Ford
2 N.C Sen Lane
Salkia

3. Sushmita Guha.
4/1, Middleton Street
Kolkata - 700071

For PINKINIMAY DEALCON LLP
Piyush Beriwal
Partner

For JAIVIN REALTORS LLP
Piyush Beriwal
Partner

For JAIVIN BUILDERS LLP
Piyush Beriwal
Partner

For ORCHID ABASAN LLP
Piyush Beriwal
Partner

For SKY LIMIT COMMERCE LLP
Piyush Beriwal
Partner

For KAYLON VINIMAY PVT. LTD.
Piyush Beriwal
Director

(PIYUSH BERIWAL)

Drafted by me:

Pratim Mojumder.
Advocate
C/o DSP Law Associates
4D, Nicco House,
1B & 2 Hare Street
Kolkata-700001
F/763/2012

CALCUTTA

REGISTRAR
KOLKATA

1 JUN 2016

RECEIPT AND MEMO OF CONSIDERATION

Received of and from the withinnamed Purchasers the withinmentioned sum of Rs.58,31,250/- (Rupees fifty-eight lacs thirty-one thousand two hundred fifty) only being the consideration in full payable under these presents to the Vendor as per the memo written hereinbelow:

MEMO OF CONSIDERATION

Sl. No.	*By or out of Cash/Demand Draft/Cheque Number/RTGS*	*Date*	*Bank, Branch*	*Amount (in Rs. P.)*
1.	KKBKR52016053000605475	30.05.2016	Kotak Mahindra Bank, Middleton Street Branch	9,00,000/-
2.	KKBKR52016053000606171	30.05.2016	Kotak Mahindra Bank, Middleton Street Branch	9,00,000/-
3.	KKBKR52016053000898531	30.05.2016	Kotak Mahindra Bank, Middleton Street Branch	9,00,000/-
4.	KKBKR52016053000899220	30.05.2016	Kotak Mahindra Bank, Middleton Street Branch	9,00,000/-
5.	KKBKR52016053000899535	30.05.2016	Kotak Mahindra Bank, Middleton Street Branch	9,00,000/-
6.	KKBKR52016053000897974	30.05.2016	Kotak Mahindra Bank, Middleton Street Branch	9,00,000/-
7.	074941	31.05.2016	Kotak Mahindra Bank, Middleton Street Branch	65,459/-
8.	074945	31.05.2016	Kotak Mahindra Bank, Middleton Street Branch	65,459/-
9.	074946	31.05.2016	Kotak Mahindra Bank, Middleton Street Branch	65,459/-
10.	074947	31.05.2016	Kotak Mahindra Bank, Middleton Street Branch	65,459/-
11.	074948	31.05.2016	Kotak Mahindra Bank, Middleton Street Branch	65,458/-
12.	074954	01.06.2016	Kotak Mahindra Bank, Middleton Street Branch	45,644/-
13.	TDS			58,312/-
			TOTAL	**58,31,250/-**

(Rupees fifty-eight lacs thirty-one thousand two hundred fifty) only

WITNESSES:

1. Nimay Chandra Mondal
2. Pratim Mojumder.

CALCUTTA

REGISTRAR

CALCUTTA

3 JUN 2016

	Finger prints of the executant				
					
	Little	**Ring**	**Middle (Left**	**Fore Hand)**	**Thumb**
	Thumb	**Fore**	**Middle (Right**	**Ring Hand)**	**Little**

	Finger prints of the executant				
					
	Little	**Ring**	**Middle (Left**	**Fore Hand)**	**Thumb**
	Thumb	**Fore**	**Middle (Right**	**Ring Hand)**	**Little**

CALCUTTA

REGISTRAR
CALCUTTA

1 JUN 2016

Government of West Bengal

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

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000717892/2016

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	Mr DEVENDRA KUMAR SHARMA Lamti Bahal, Brajraj Nagar,, P.O:- Brajrajnagar, P.S:- BRAJRAJ NAGAR, District:-Jharsuguda, Orissa, India, PIN - 768216	Seller		2775 	01/06/2016
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.0	Mr Piyush Beriwal CD-205, Sector – I, Salt Lake City,, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [JAIVIN BUILDERS LLP]		2775 	Piyush Beriwal 01/06/16
2.1	Mr Piyush Beriwal CD-205, Sector – I, Salt Lake City,, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [JAIVIN REALTORS LLP]			Piyush Beriwal 01/06/16

PRESENTANT

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
-1 JUN 2016

DEED PLAN :-

SHOWING THE MUNICIPAL HOLDING NO 160/ 3/ 1, J.N. MUKHERJEE ROAD, WARD NO - 4 UNDER HOWRAH MUNICIPAL CORPORATION, P.S.- MALIPANCHGHORA, DISTRICT - HOWRAH. (SCALE : 1 : 960)

AREA OF LAND :- 179.673 SQM.(02KH-10CH-44SFT.)

AREA SHOWN IN RED BORDER :-

N
W E
S

Piyush Beriwal

Piyush Beriwal

Piyush Beriwal

Piyush Beriwal

Piyush Beriwal

Piyush Beriwal

DRAWN BY
PANKAJ DAS
KOL-41.

SIGNATURE OF OWNERS

SIGN. OF PURCHASER

CALCUTTA

REGISTRAR
KOLKATA
- 1 JUN 2016

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.2	Mr Piyush Beriwal CD-205, Sector – I, Salt Lake City,, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [ORCHID ABASAN LLP]			Piyush Beriwal 01/06/16
2.3	Mr Piyush Beriwal CD-205, Sector – I, Salt Lake City,, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [RAYLON VINIMAY PRIVATE LIMITED]			Piyush Beriwal 01/06/16
2.4	Mr Piyush Beriwal CD-205, Sector – I, Salt Lake City,, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [SIDDHIVINAYAK REALCON LLP]			Piyush Beriwal 01/06/16
2.5	Mr Piyush Beriwal CD-205, Sector – I, Salt Lake City,, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Representative of Buyer [SKYLIMIT COMMERCE LLP]			Piyush Beriwal 01/06/16

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
01 JUN 2016

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Raj Kumar Agarwal Son of Mr Shyam Sundar Agarwal 30/1 Ramlal Dutta Road, Bhadrakali,, P.O:- Bhadrakal, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712232	Mr DEVENDRA KUMAR SHARMA, Mr Piyush Beriwal	Raj Kumar Agarwal 01-06-2016

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 1 JUN 2016

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

GRN: 19-201617-000702560-1 | Payment Mode: Online Payment

GRN Date: 31/05/2016 17:40:24 | Bank : State Bank of India

BRN : IKB3953409 | BRN Date: 31/05/2016 17:53:32

DEPOSITOR'S DETAILS

Id No. : 19010000717892/11/2016
[Query No./Query Year]

Name : Siddhivinayak Realcon LLP

Contact No. : | Mobile No. : +91 7278016175

E-mail :

Address : 4/1, Middleton Street, 4th Floor, Kolkata- 700071

Applicant Name : Smt SUSHMITA KARMAKAR

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 11

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010000717892/11/2016	Property Registration- Registration Fees	0030-03-104-001-16	64459
2	19010000717892/11/2016	Property Registration- Stamp duty	0030-02-103-003-02	409609
		Total		474068

In Words : Rupees Four Lakh Seventy Four Thousand Sixty Eight only

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AACCR1800L

नाम /NAME

RAYLON VINIMAY PVT LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

22-02-1996

आयकर आयुक्त, पश्चिम-III

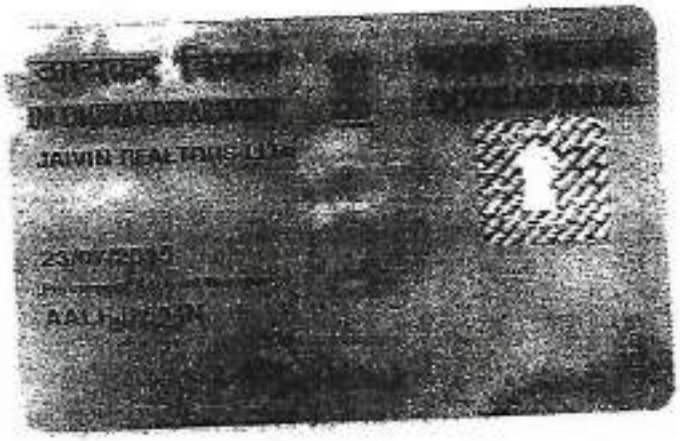
COMMISSIONER OF INCOME-TAX, W.B.-III

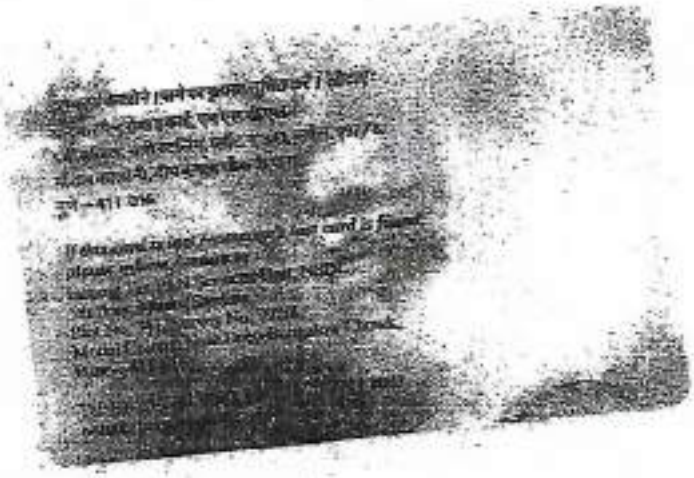
इस कार्ड के खो / गिर जाने पर कृपया सूचित करने
वाले अधिकारी को सूचित / वापस कर दें
कृपया अन्दर आयुक्त(पश्चिम-III) कर कलकत्ता,
के7,
सेन्ट्रल एवेन्यू,
कलकत्ता - 700 069.

In case this card is lost/misplaced, inform/return to the issuing authority :
Main Commissioner of Income-tax(Cen.-III) Calcutta,
K-7,

For RAYLON VINIMAY PVT. LTD.

Director





For JAIVIN REALTORS LLP

Piyush Bariwal

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAIVIN BUILDERS LLP

23/07/2015

Permanent Account Number

AALFJ2693M

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
3 री मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौराहे के पास,
पुणे – 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Service Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune – 411 016.

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
e-mail: info@tin.tin.nsdl.com

For JAIVIN BUILDERS LLP

Piyush Bansal

Partner

For SIDDHIVINAYAK REALCON LLP

Piyush Borlwal

Partner

Piyush Beriwal

(AM Scan)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ORCHID ABASAN LLP

28/07/2015

Permanent Account Number

AAEFO4683P

If this card is lost/stolen/not delivered please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune – 411 016.

For ORCHID ABASAN LLP

Piyush Barlota

Partner.

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Piyush Beriwal CD-205, Sector – I, Salt Lake City,, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr DEVENDRA KUMAR SHARMA Son of Mr Shyam Lal Sharma Lamti Bahal, Brajraj Nagar,, P.O:- Brajrajnagar, P.S:- BRAJRAJ NAGAR, District:-Jharsuguda, Orissa, India, PIN - 768216 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BHFPS5039A,; Status : Individual; Date of Execution : 01/06/2016; Date of Admission : 01/06/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	SIDDHIVINAYAK REALCON LLP 4/1 Middleton Street,, P.O:- Park Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. ACWFS1807P,; Status : Organization
2	JAIVIN REALTORS LLP 4/1 Middleton Street,, P.O:- Park Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. AALFJ2694N,; Status : Organization
3	JAIVIN BUILDERS LLP 4/1 Middleton Street,, P.O:- Park Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. AALFJ2693M,; Status : Organization
4	ORCHID ABASAN LLP 4/1 Middleton Street,, P.O:- Park Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. AAEFO4663P,; Status : Organization
5	SKYLIMIT COMMERCE LLP 4/1 Middleton Street,, P.O:- Park Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. ACWFS1344M,; Status : Organization
6	RAYLON VINIMAY PRIVATE LIMITED 4/1 Middleton Street,, P.O:- Park Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. AACCR1800L,; Status : Organization; Represented by their (1-6) representative as given below:-
1-6 (1)	Mr Piyush Beriwal CD-205, Sector – I, Salt Lake City,, P.O:- Salt Lake CC Block, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ALUPB4075D,; Status : Representative; Date of Execution : 01/06/2016; Date of Admission : 01/06/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Raj Kumar Agarwal Son of Mr Shyam Sundar Agarwal 30/1 Ramlal Dutta Road, Bhadrakali,, P.O:- Bhadrakal, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712232 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr DEVENDRA KUMAR SHARMA, Mr Piyush Beriwal	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Howrah, P.S:- Malipanchghara, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: J.-N. Mukherjee Rd., , Premises No. 160/3/1, Ward No: 4		2 Katha 10 Chatak 44 Sq Ft	54,13,988/-	54,34,002/-	Proposed Use: Bastu, Width of Approach Road: 5 Ft., Encumbered by Tenant,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	200 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	200 Sq Ft.	98,812/-	98,812/-	Structure Type: Structure Tenanted,
F0	Gr. Floor	1100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Tin Shed, Extent of Completion: Complete
S2	On Land L1	1100 Sq Ft.	3,18,450/-	3,18,450/-	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(%)

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr DEVENDRA KUMAR SHARMA	SIDDHIVINAYAK REALCON LLP	0.738681	16.6667
	Mr DEVENDRA KUMAR SHARMA	JAIVIN REALTORS LLP	0.738681	16.6667
	Mr DEVENDRA KUMAR SHARMA	JAIVIN BUILDERS LLP	0.738681	16.6667
	Mr DEVENDRA KUMAR SHARMA	ORCHID ABASAN LLP	0.738681	16.6667
	Mr DEVENDRA KUMAR SHARMA	SKYLIMIT COMMERCE LLP	0.738681	16.6667
	Mr DEVENDRA KUMAR SHARMA	RAYLON VINIMAY PRIVATE LIMITED	0.738681	16.6667

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	Mr DEVENDRA KUMAR SHARMA	JAIVIN BUILDERS LLP	33.3333 Sq Ft	16.6667
	Mr DEVENDRA KUMAR SHARMA	JAIVIN REALTORS LLP	33.3333 Sq Ft	16.6667
	Mr DEVENDRA KUMAR SHARMA	ORCHID ABASAN LLP	33.3333 Sq Ft	16.6667
	Mr DEVENDRA KUMAR SHARMA	RAYLON VINIMAY PRIVATE LIMITED	33.3333 Sq Ft	16.6667
	Mr DEVENDRA KUMAR SHARMA	SIDDHIVINAYAK REALCON LLP	33.3333 Sq Ft	16.6667
	Mr DEVENDRA KUMAR SHARMA	SKYLIMIT COMMERCE LLP	33.3333 Sq Ft	16.6667
S2	Mr DEVENDRA KUMAR SHARMA	JAIVIN BUILDERS LLP	183.333 Sq Ft	16.6667
	Mr DEVENDRA KUMAR SHARMA	JAIVIN REALTORS LLP	183.333 Sq Ft	16.6667
	Mr DEVENDRA KUMAR SHARMA	ORCHID ABASAN LLP	183.333 Sq Ft	16.6667
	Mr DEVENDRA KUMAR SHARMA	RAYLON VINIMAY PRIVATE LIMITED	183.333 Sq Ft	16.6667
	Mr DEVENDRA KUMAR SHARMA	SIDDHIVINAYAK REALCON LLP	183.333 Sq Ft	16.6667
	Mr DEVENDRA KUMAR SHARMA	SKYLIMIT COMMERCE LLP	183.333 Sq Ft	16.6667

D. Applicant Details

Details of the applicant who has submitted the requsition form	
Applicant's Name	SUSHMITA KARMAKAR
Address	4/1 Middleton Street,,Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700071
Applicant's Status	Buyer/Claimant

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

Endorsement For Deed Number : I - 190104341 / 2016

Query No/Year	19010000717892/2016	**Serial no/Year**	1901004069 / 2016
Deed No/Year	I - 190104341 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Piyush Beriwal	**Presented At**	Private Residence
Date of Execution	01-06-2016	**Date of Presentation**	01-06-2016

Remarks

On 28/05/2016

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 58,51,264/-

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 01/06/2016

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

Presented for registration at 15:15 hrs on : 01/06/2016, at the Private residence by Mr Piyush Beriwal ,.

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

Execution is admitted on 01/06/2016 by

Mr DEVENDRA KUMAR SHARMA, Son of Mr Shyam Lal Sharma, Lamti Bahal, Brajraj Nagar,, P.O: Brajrajnagar, Thana: BRAJRAJ NAGAR, , Jharsuguda, ORISSA, India, PIN - 768216, By caste Hindu, By Profession Others

Indetified by Mr Raj Kumar Agarwal, Son of Mr Shyam Sundar Agarwal, 30/1 Ramlal Dutta Road, Bhadrakali,, P.O: Bhadrakal, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, By caste Hindu, By Profession Service

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

Execution is admitted on 01/06/2016 by

1. Mr Piyush Beriwal DESIGNATED PARTNER., SIDDHIVINAYAK REALCON LLP, 4/1 Middleton Street,, P.O:- Park Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 Mr Piyush Beriwal, Son of Mr Sanjay Beriwal, CD-205, Sector – I, Salt Lake City,, P.O: Salt Lake CC Block, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By profession Others
2. Mr Piyush Beriwal DESIGNATED PARTNER., JAIVIN REALTORS LLP, 4/1 Middleton Street,, P.O:- Park Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 Mr Piyush Beriwal, Son of Mr Sanjay Beriwal, CD-205, Sector – I, Salt Lake City,, P.O: Salt Lake CC Block, Thana: Bidhannagar, , North

24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By profession Others
3. Mr Piyush Beriwal DESIGNATED PARTNER., JAIVIN BUILDERS LLP, 4/1 Middleton Street,, P.O:- Park Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 Mr Piyush Beriwal, Son of Mr Sanjay Beriwal, CD-205, Sector – I, Salt Lake City,, P.O: Salt Lake CC Block, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By profession Others
4. Mr Piyush Beriwal DESIGNATED PARTNER., ORCHID ABASAN LLP, 4/1 Middleton Street,, P.O:- Park Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 Mr Piyush Beriwal, Son of Mr Sanjay Beriwal, CD-205, Sector – I, Salt Lake City,, P.O: Salt Lake CC Block, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By profession Others
5. Mr Piyush Beriwal DESIGNATED PARTNER., SKYLIMIT COMMERCE LLP, 4/1 Middleton Street,, P.O:- Park Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 Mr Piyush Beriwal, Son of Mr Sanjay Beriwal, CD-205, Sector – I, Salt Lake City,, P.O: Salt Lake CC Block, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By profession Others
6. Mr Piyush Beriwal DIRECTOR., RAYLON VINIMAY PRIVATE LIMITED, 4/1 Middleton Street,, P.O:- Park Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 Mr Piyush Beriwal, Son of Mr Sanjay Beriwal, CD-205, Sector – I, Salt Lake City,, P.O: Salt Lake CC Block, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By profession Others
Indetified by Mr Raj Kumar Agarwal, Son of Mr Shyam Sundar Agarwal, 30/1 Ramlal Dutta Road, Bhadrakali,, P.O: Bhadrakal, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, By caste Hindu, By Profession Service

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 02/06/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 64,459/- (A(1) = Rs 64,361/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
1. Rs. 64,459/- is paid, by online on 31/05/2016 5:53PM with Govt. Ref. No. 192016170007025601 on 31-05-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKB3953409 on 31/05/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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1. Rs. 4,09,609/- is paid, by online on 31/05/2016 5:53PM with Govt. Ref. No. 192016170007025601 on 31-05-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKB3953409 on 31/05/2016, Head of Account 0030-02-103-003-02

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 04/06/2016

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,09,609/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp
1. Rs 100/- is paid on Impressed type of Stamp, Serial no 21013, Purchased on 13/05/2016,Vendor named S Mukherjee.

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

ELECTION COMMISSION OF INDIA
ଭାରତୀୟ ନିର୍ବାଚନ କମିଶନ

IDENTITY CARD OR/18/129/322909
ପରିଚୟ ପତ୍ର

Elector's Name	:	Debendra Sarma
ଭୋଟରଙ୍କ ନାମ	:	ଡେବେନ୍ଦ୍ର ଶର୍ମା
Father's/Mother's/ Husband's Name	:	F - Syamalal Sarma
ପିତା/ମାତା/ସ୍ୱାମୀଙ୍କ ନାମ	:	ପି – ଶ୍ୟାମଲାଲ ଶର୍ମା
Sex / ଲିଙ୍ଗ	:	Male ପୁରୁଷ
Age as on 1.1.1995	:	19
୧.୧.୧୯୯୫ ରେ ବୟସ	:	୧୯

Chandrika Sarma
01/06/2016

Address :

Vill /Ward : Ward Nang 6
G.P /Town : Brajarajanagar
P.S. Brajarajanagar
Dist - Jharasuguda

ଠିକଣା :

ଗ୍ରାମ/ୱାର୍ଡ : ୱାର୍ଡ ନଂ ୬
ଗ୍ରାମ/ସହର : ବ୍ରଜରାଜନଗର
ଥାନା : ବ୍ରଜରାଜନଗର
ଜିଲ୍ଲା : ଝାରସୁଗୁଡା

This card [illegible] be used as an Identity Card under different Government Programmes.

ଏହି ପରିଚୟ ପତ୍ର ବିଭିନ୍ନ ସରକାରୀ ଯୋଜନାରେ ପରିଚୟ ପତ୍ର ରୂପେ ବ୍ୟବହାର କରାଯାଇପାରିବ ।

Facsimile Signature of
Electoral Registration Officer
for Brajarajnagar A.C

Jharsuguda
ଝାରସୁଗୁଡା
15/01/95
୧୫/୦୧/୯୫

ବ୍ରଜରାଜନଗର
ବିଧାନସଭା ନିର୍ବାଚନ ମଣ୍ଡଳୀର ନିର୍ବାଚ
ରେଜିଷ୍ଟ୍ରିକରଣ ଅଫିସରଙ୍କ ଦସ୍ତଖତ

01/06/2016

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

SVG1257294

নির্বাচকের নাম : রাজকুমার আগরওয়াল

Elector's Name : Rajkumar Agarwal

পিতার নাম : শ্যামসুন্দর আগরওয়াল

Father's Name : Shyamsundar Agarwal

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ
Date of Birth : 14/01/1960

R. Agarwal

SVG1257294

ঠিকানা:-
30/1 রামলাল দত্ত রোড ওয়ার্ড-12 ভদ্রকালী উত্তরপাড়া
হুগলী 712232

Address:
30/1 RAMLAL DUTTA ROADWARD-12
BHADRAKALI UTTARPARA HOOGHLY
712232

Date: 22/02/2009
185-উত্তরপাড়া নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
185-Uttarpara Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় তালিকা নিবন্ধন করা ও একই নম্বরের নতুন পরিচয় পত্রের জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
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.

R Bajoria

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

DEVENDRA KUMAR SHARMA

SHYAMLAL SHARMA

21/12/1975

Permanent Account Number

BHFPS5039A

Signature

11062010

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :

आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

If this card is lost / some one's lost / is found
please inform / return to :

Income Tax PAN Services Unit
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

ভারত সরকার

Government of India

পিযুষ বেরীওয়াল

Piyush Berlwal

পিতা : সঞ্জয় বেরীওয়াল

Father : Sanjay Berlwal

জন্মতারিখ / DOB : 14/11/1988

পুরুষ / Male

5984 4856 1375

– সাধারণ মানুষের অধিকার

Piyush Berlwal

Unique Identification Authority of India

উপলব্ধ: বিডি. এবং
পরিচালক, বিধাননগর (এস)
বিধাননগর বিডি ব্লক, উত্তর ২৪ পরগনা
পশ্চিম বঙ্গ

Address: House/Bldg./Apt.
CD-205, Street/Road/Lane:
SECTOR-1, Landmark:
SALTLAKE, Village/Town/
City: Bidhannagar(M),
District: North 24 Parganas,
P.O.: Bidhannagar CC Block,
State: West Bengal
PinCode: 700064

5984 4856 1375

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Piyush Barnwal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 147446 to 147493

being No 190104341 for the year 2016.

Digitally signed by SUJAN KUMAR MAITY
Date: 2016.06.06 16:10:01 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 06/06/2016 16:10:00

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)

DATED THIS 01st DAY OF June, 2016

BETWEEN

DEVENDRA KUMAR SHARMA
... VENDOR

AND

SIDDHIVINAYAK REALCON LLP & ORS.
... PURCHASERS

CONVEYANCE

DSP LAW ASSOCIATES
ADVOCATES
4D, NICCO HOUSE
1B & 2 HARE STREET
KOLKATA-700001