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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

9-240299/15

NR 7876 2131-

NR 1293/15
U785754

Certified that the Document is admitted to Registration. The Signature Sheet and the enclosures, where applicable to this document are the part of this Document.

Additional Registrar
of Assurances-I, Kolkata

09-6-15

THIS DEED OF CONVEYANCE made this 5th day of June 2015 BETWEEN
(1) MRS. GOURI MITRA, wife of Late Sushil Kumar Mitra and residing at No. 52B, 2nd Floor, Rashbehari Avenue, P. S. Tollygunge, Kolkata 700026, (2) MRS. KANIKA BHATTACHARYYA daughter of Late Sushil Kumar Mitra and wife of Mr. Utpal Bhattacharya residing at 167/A Sodpur Road, Thakurpukur, P. S. Thakurpukur, Kolkata 700082, (3) MRS. SABITA RAMANI

250/-
100/-
350/-

37654

Sold to.....	Pabitra Vincom Pvt Ltd
Address.....	
Value.....	₹ 9,00,00,000
= 2 JUN 2015	
L.S.V., High Court Sujit Sarkar High Court, AS	

9 000 SL ELI

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✓ PABITRA VINCOM PVT. LTD.

[Handwritten signature]
Authorized Signatory

✓

ISHAANJAA INFRAPROJECT LLP

[Handwritten signature]
Designated Partner/Authorized Signatory

✓

✓ Gowri mitra.

Identified By
Hrishikesh Das Gupta.
s/o Manojesh Das Gupta.
9 old Post Office Street
Kolkata - 700001
P. S. Home Street



[Handwritten signature]
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
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daughter of Late Sushil Kumar Mitra and wife of Mr. R. V. Ramani residing at 39B Janak Road, 1st Floor, P. S. Tollygunge, Kolkata 700026, (4) **MRS. BEAUTY PAL** daughter of Late Sushil Kumar Mitra and wife of Mr. Chandan Pal residing at P684, Block O, New Alipore, P. S. New Alipore Kolkata 700053, and (5) **MR. SAMIR KUMAR MITRA** [PAN: ANVPM3091M] son of Late Sushil Kumar Mitra residing at 52B, 2nd Floor, Rashbehari Avenue, P. S. Tollygunge, Kolkata 700026, hereinafter collectively referred to as 'the **VENDORS**' (which expression shall be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and/or assigns) of the ONE PART

AND

(1) **PABITRA VINCOM PRIVATE LIMITED** [PAN: AAHCP8957D] a company incorporated under the Companies Act of 2013 and (2) **ISHAANIAA INFRAPROJECT LLP** [PAN: AADFI7913F] a limited liability partnership incorporated under the Act of 2008 and both having its registered office at No. 9, Old Post Office Street, Ground Floor, Police Station Hare Street, Kolkata 700001, both represented by their authorised representative **Mr. Anurag Meharia** [PAN: AEYPM6998K], son of Mr. Mohan Prasad Meharia and residing at No. 57A Block D, 3rd Floor, Police Station: New Alipore, Kolkata 700053 hereinafter jointly referred to as 'the **PURCHASERS**' (which expression shall be deemed to mean and include its successors in interest and/or assigns) of the OTHER PART:

WHEREAS:

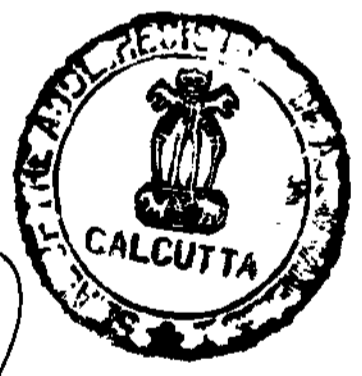
- A) By a registered Indenture dated the 19th day of February 1929 and registered at the office of the Sadar Sub-Registrar at Alipore in Book no. I, Volume no. 10 pages 259 to 262, being no. 1652 for the year 1929 made between the Trustees for the Improvement of Calcutta (Kolkata) therein referred to as the Board of the One Part And Mrs.-Mrinalini Mitra wife of Mr. Srish Chandra Mitra and Mrs. Kamala Bala Mitra wife of Mr. Sanat Kumar Mitra therein referred to as the Purchasers of the Other Part the said Trustees for Improvement of Calcutta sold, conveyed and transferred absolutely and forever ALL THAT piece and parcel of revenue free land containing as area of 8 (Eight) Cottahs 15 (Fifteen) Chittaks and 34 (Thirty Four) square feet the same or little more less situate and being Plot No. 1 of the surplus lands in the Improvement Scheme No XV (A) formed out of a portion of Premises No. 12/1, Nepal Bhattacharjee 2nd Lane being a part of Holding No. 121/121-A, Sub-Division G, Division: VI, Dihi Panchannagram, District 24 Parganas, Thana Tollygunge for the consideration and on the terms and conditions mentioned therein;

✓ कर्मिका प्रमाणपत्र

✓ Salita Rami

✓ Beauty Parl

✓ Suresh Kumar Mittal



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Identified By
Hrishikesh Das Gupta
510 Monotosh Das Gupta
905 Old Post Office Street
Kolkata - 700 001
P. S. Hare Street.

- B) In fact the respective husbands of said Mrs. Mrinalini Mitra and Mrs. Kamala Bala Mitra had purchased the aforesaid Land in the names of their respective wives as Benamidar and subsequently said husbands namely Srish Chandra Mitra son of Mahendra Nath Mitra and Sanat Kumar Mitra son of Mahendra Natha Mitra erected one 3 storied building on the aforesaid Land which was numbered as Premises No. 52, Rash Behari Avenue, Kolkata 700026, P. S. Tollygunge, District 24 Parganas and hereinafter referred to as the **Original Premises**;
- C) The said Srish Chandra Mitra filed a suit for declaration before the learned 2nd Sub-Judge at Alipore being Title suit no. 7 of 1946 praying for a declaration that said Mrs. Mrinalini Mitra, his wife, is his "Benamdar" in respect of the Undivided One-Half share in the Original Premises which was purchased from his own resources and further declaration that he is the owner and landlord of the Undivided One-Half share in the Original Premises being Premises No. 52, Rash Behari Avenue, Police Station: Tollygunge, then District: 24 Parganas, now presently 24 Parganas (South) Kolkata 700026 and upon such title suit the said learned court was pleased to pass such declaration as prayed by the said Mr. Srish Chandra Mitra.
- D) The said Sanat Kumar Mitra also filed a suit for declaration before the learned 2nd Sub-Judge at Alipore being Title suit no 269 of 1948 praying for declaration that said Mrs. Kamalabala Mitra, his wife, is his "Benamdar" in respect of the Undivided One-Half share in the Original Premises which was purchased from his own resources and further declaration that he is the owner and landlord of the Undivided One-Half Share in the Original Premises being Premises No.52, Rash Behari Avenue, Police Station: Tollygunge, then District: 24 Parganas, now presently 24-Parganas (South) Kolkata 700026 and upon such title suit the said learned court was pleased to pass such declaration as prayed by said Mr. Sanat Kumar Mitra.
- E) For the separate and exclusive possession and peaceful enjoyment of the Original Premises, the said Mr. Srish Chandra Mitra and the said Mr. Sanat Kumar Mitra, by a Bengali Deed of Partition dated the 19th day of April, 1949 registered before the District Registrar at Alipore and recorded in Book No. I, Volume No. 40, Being No. 1954 for the year 1949 the said Mr. Srish Chandra Mitra therein of First Part and Mr. Santa Kumar Mitra therein of Second Part amicably partitioned by metes and bounds, the Original Premises between themselves whereby the said Mr. Srish Chandra Mitra was allotted ALL THAT the piece and parcel of land measuring 3 (three) Cottahs 1 (one) Chittak and 40 (forty) square feet more or less Together with the building



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thereon, being the demarcated Northern Portion of the Original Premises more fully described in Schedule A, of the said Bengali Deed of Partition and hereinafter called **the Northern Portion** And the said Mr. Sanat Kumar Mitra was allotted ALL THAT the piece and parcel of land measuring 4 (four) Cottahs 3 (three) Chittaks and 15 (fifteen) square feet more or less Together with the building thereon being the demarcated Southern Portion of the Original Premises more fully described in Schedule B of the said Bengali Deed of Partition and hereinafter called **the Southern Portion** AND it was further agreed between the parties thereto that the piece and parcel of land measuring 1 Cottah 8 Chittaks and 42 square feet more or less and being a portion of the Original Premises as mentioned in the said Bengali Deed of Partition shall be the Common Area for the purpose of drainage connection, Electric connection, Water connection, Telephone connection, Roads and paths etc. and more fully described in the **Second Schedule** hereto and hereinafter called **the Common Passage**;

- F) The said Mr. Srish Chandra Mitra duly mutated his name in the records of Calcutta Municipal Corporation in respect of his allotted Northern Portion, being the piece and parcel of land measuring 3 (three) Cottahs 1 (one) Chittaks and 40 (forty) square feet more or less and the building thereon measuring 5250 square feet more or less in the three-storied building, which was assessed as Municipal Premises No. 52A, Rash Behari Avenue, Kolkata 700026 Together With the Undivided 50% Area in the Common Passage;
- G) The said Mr. Sanat Kumar Mitra duly mutated his name in the records of the Calcutta Municipal Corporation in respect of his allotted Southern Portion, being the piece and parcel of land measuring 4 (four) Cottahs 3 (three) Chittaks and 15 (fifteen) square feet more or less with the building thereon measuring 5250 square feet more or less in the three-storied building which was assessed as Municipal Premises No. 52B, Rash Behari Avenue, Kolkata 700026 more fully described in the **First Schedule** hereto and hereinafter referred to as the said Premises Together With the Undivided 50% Area in the Common Passage;
- H) In the circumstances the said Mr. Sanat Kumar Mitra became the sole and absolute owner of and/ or well and sufficiently entitled to the said Premises free from all encumbrances whatsoever;
- I) The said Mr. Sanat Kumar Mitra died intestate on the 16th September 1979 leaving surviving his two sons Mr. Sunil Kumar Mitra, Mr. Sushil Kumar Mitra and two daughters Mrs. Latika Basu and Mrs. Shefali Kirti as his legal heirs and successors to

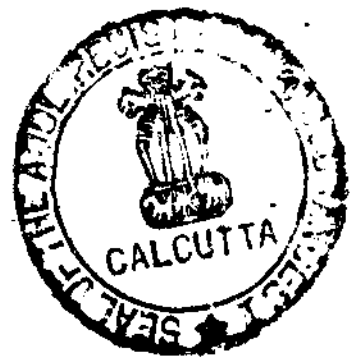


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his estate including the said Premises in equal Undivided One-fourth Share each.

- J) The said Mr. Sushil Kumar Mitra filed a Partition Suit in the Court of the 3rd Civil Judge (Senior Division) Alipore being T. S. No. 112 of 1983 for partition of the said Premises, which is still pending;
- K) The said Mrs. Shefali Kirti died intestate on the 4th January 1993 without leaving any son or daughter and her husband being predeceased, her Undivided One-Third Share in the said Premises devolved upon her two brothers Mr. Sunil Kumar Mitra, Mr. Sushil Kumar Mitra and her sister Mrs. Latika Basu;
- L) In the circumstances Mr. Sunil Kumar Mitra, Mr. Sushil Kumar Mitra and Mrs. Latika Basu became the owners of the said Premises in equal Undivided One-Third Share each;
- M) Mr. Sushil Kumar Mitra died intestate on the 10th July 2004 leaving surviving his wife Mrs. Gouri Mitra, his three daughters, Mrs. Kanika Bhattacharya, Mrs. Sabita Ramani, Mrs. Beauty Pal and one son Mr. Samir Mitra, as his legal heirs and successors to his estate including his Undivided One-Third Share in the said Premises;
- N) In the circumstances Mrs. Gouri Mitra, Mrs. Kanika Bhattacharya, Mrs. Sabita Ramani, Mrs. Beauty Pal and Mr. Samir Mitra, the Vendors herein, collectively became the owners of and/or entitled to an Undivided One-Third Share in the said Premises;
- O) The Vendors herein have agreed to sell transfer and convey their Undivided One-Third Share in the said Premises more fully described in the **Third Schedule** hereto and hereinafter called the **Undivided One-Third Share in the said Premises** to the Purchasers;
- P) The Vendors have assured, represented and warranted to the Purchasers as follows:
 - I) That the Vendors are the absolute owner of and/or well and sufficiently entitled to an Undivided One-Third Share in said Premises;
 - II) That the said Premises is free from all encumbrances, mortgages, charges, liens, lispendens, attachments, acquisitions, requisitions and/or trusts of whatsoever or howsoever nature save and except the occupation of tenants, namely Bikash Roy, Samsad Khan, Siddhartha Sen and Pradip Gon;
 - III) That the Vendors have a good clear and marketable title in respect of the Undivided One-Third Share in the said Premises;



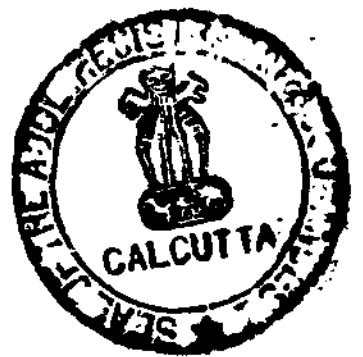
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- IV) The Vendors have paid and/or shall pay and discharge all property taxes in respect of the said Premises including interest and penalty levied and/or imposed by the Kolkata Municipal Corporation up to the date of Conveyance;
 - V) The said Premises is not affected by any scheme of requisition or acquisition or any alignment of Government;
 - VI) The Vendors are entitled to transfer by way of sale, lease and /or otherwise the Undivided One-Third Share in the said Premises to any person without any obstruction or hindrance from any person whatsoever;
 - VII) That the said Premises or any part thereof is not affected under the Urban Land (Ceiling & Regulation) Act, 1976;
 - VIII) That the Vendors have not entered into any agreement for sale and transfer nor has created any interest of a third party into or upon the Undivided One-Third Share in the said Premises or any part or portion thereof.
- Q) Relying on the aforesaid representations of the Vendors and believing the same to be true and acting on good faith thereof, the Purchasers have agreed to purchase and the Vendors have agreed to sell the Undivided One-Third Share in the said Premises and in pursuance thereof the Vendors are executing this Deed in favour of the Purchasers:

NOW THIS INDENTURE WITNESSETH that:

- I) In pursuance of the said agreement and in consideration of the sum of Rs. 5,000,000.00 (Rupees Fifty Lakhs) only paid by the Purchasers to the Vendors at or before the execution hereof (the receipt whereof the Vendors do 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 acquit release and forever discharge the Purchasers and the Undivided One-Third Share in the said Premises) the Vendors do hereby grant sell transfer convey release assign and assure unto and to the Purchasers **ALL THAT** the Undivided One-Third Share more fully described in the **Third Schedule** hereto in the piece or parcel of land containing an area of 4 (four) Cottahs 3 (three) Chittaks and 15 (fifteen) square feet more or less Together With the building thereon situate and lying at and being Municipal Premises No. 52B, Rash Behari Avenue, (formerly being the Southern Portion of Original Premises No. 52, Rash Behari Avenue,) Police Station: Tollygunge, South 24 Parganas,



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Kolkata 700026 more fully described in the **First Schedule** hereto TOGETHER WITH the Undivided One-Third Share in the Undivided 50% Area of the Common Passage, being the piece and parcel of land measuring 1 Cottah 8 Chittaks and 42 square feet more or less situate lying at and being a portion of Original Premises No. 52, Rash Behari Avenue, Police Station: Tollygunge, Kolkata 700026, more fully described in the **Second Schedule** hereto TOGETHER WITH all and singular the intangible assets, edifices, fixtures, gates, courtyards, compound areas, sewers, drains, paths, passages, driveways, fences, hedges, ditches, trees, walls, boundary walls, water coursed lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever to the said Premises 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 all the rights and properties hereby sold conveyed and transferred is hereinafter referred to as the **UNDIVIDED ONE-THIRD SHARE IN THE SAID PREMISES** AND the reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors into out of or upon the said Premises and every part thereof hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be AND TOGETHER WITH all deeds pattahs muniments writings and evidence of title which in anyway relate to the said Premises or any part thereof (including those recited hereinabove) which now is or hereafter shall or may be in possession power or control of the Vendors or any other person or persons from whom the Vendor can or may procure the same without any action or suit **TO HAVE AND TO HOLD** the Undivided One-Third Share in the said Premises hereby sold granted conveyed transferred assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters claims demands acquisition requisition alignment and liabilities whatsoever or howsoever:

ii) **THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS** as follows:

- a) THAT notwithstanding any act deed matter or thing by the Vendors or any of its predecessor-in-title done committed executed or knowingly permitted or suffered to the contrary the Vendors are lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the



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Undivided One-Third Share in the said Premises 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;

- b) THAT the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the said Premises and the benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be can or may be impeached encumbered or affected in title;
- c) THAT notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure the Undivided One-Third Share in the said Premises unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- d) THAT the said Premises hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now is free from all claims demands encumbrances mortgages charges liens attachments leases restrictive covenants lispensens uses debutters trusts prohibitions and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or any of them or its predecessors-in-title;
- e) THAT the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the Undivided One-Third Share in the said Premises 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 Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid;
- f) THAT the Purchasers shall be free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually kept saved harmless and indemnified of from and



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Acts or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendors or any of them for realization of the arrears of Income Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;

- c) THAT the said Premises or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Municipal Corporation, the Kolkata Metropolitan Development Authority or the Kolkata Improvement Trust or the Metro Railways or the Government or any other Public/Statutory Body or Authority;
- d) THAT no declaration is made or published for acquisition or requisition of the said Premises or any portion thereof under the land Acquisition Act 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;
- e) AND THAT there never was nor is there any excess vacant land in the said Premises or in the hands of the Vendors within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 nor is there any impediment under the provisions of the said Act of 1976 in the Vendors selling conveying and transferring the Undivided One-Third Share in the said Premises unto and in favour of the Purchasers:

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The said Premises)

ALL THAT the piece and parcel of land ad-measuring about 4 Cottahs 3 Chittaks and 15 Square Feet more or less Together With the three-storied old dilapidated building thereon (more than 65 years old) having constructed area of 5250 square feet, situate lying at and being Premises No. 52B, Rash Behari Avenue, (previously being the Southern Portion of Original Premises No. 52, Rash Behari Avenue), Police Station: Tollygunge, Kolkata 700026, within Ward No. 88 of the Kolkata Municipal Corporation, demarcated and shown in RED borders in the Plan annexed hereto and butted and bounded as follows:

- On the North: Partly by Premises No. 52A, Rash Behari Avenue, Kolkata 700026 and partly by the 12 feet wide Common Passage;
- On the South: By Premises No. 14A and 14B Sahanagar Road, Kolkata 700026;
- On the East: By Premises No. 4A & 4B, Pratapaditya Road, Kolkata 700026;



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On the West: By Premises No. 48A & 50A, Rash Behari Avenue, Kolkata 700026;

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Common Passage)

ALL THAT the Common Passage piece and parcel of land measuring 1 Cottah 8 Chittaks and 42 sq. ft. more or less situate lying at and being a portion of Original Premises No. 52, Rash Behari Avenue, Police Station – Tollygunge, Kolkata – 700026, within Ward No. 88 of the Kolkata Municipal Corporation demarcated and shown in GREEN borders in the Plan annexed hereto.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(The Undivided One-Third Share)

ALL THAT the Undivided One-Third Share (i.e. 1 Cottah, 6 Chittaks and 20 square feet) in the land and the Building (1750 square feet) (Ground Floor-753 sq. ft., First floor-502 sq. ft. Second Floor-495 sq. ft.) comprised in the said Premises more fully described in the First Schedule hereto TOGETHER WITH the Undivided One-Third Share (i.e. 4 Chittaks 7 square feet) in the Undivided 50% Area of the Common Passage described in the Second Schedule hereto. (Total land area transferred is 1Cottah 10 Chittacks 27 sq. ft)



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

EXECUTED AND DELIVERED by

the VENDORS above named

at Kolkata in the presence of:

1. Kunal Bhattacharyya.
Son of Karika Bhattacharyya.
167A Sedepur Road.
Kolkata - 700082.
2. Dipanjan Sarkar.

✓ Gavi mitra.

✓ বগ্নিকা ঙ্গাচাৰ্য (Read over & Explained in Bengali by me)
Joyjit Roy Chakrabarty

✓ Sabita Rani.

✓ Beauty Pal.

Sanir Kumar Mitra

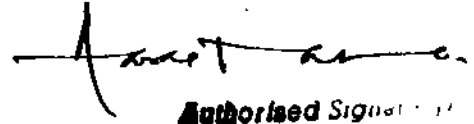
EXECUTED AND DELIVERED by

the PURCHASERS above named

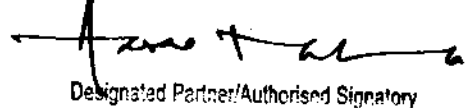
at Kolkata in the presence of:

1. Dipanjan Sarkar.
6. Basum Ranjan Sarkar.
9, Old Post office Street
Kolkata - 700001
2. Kunal Bhattacharyya.

PABITRA VINCOM PVT. LTD.


Authorized Signatory

ISHAANIAA INFRAPROJECT LLP


Designated Partner/Authorized Signatory

Drafted by:

Joyjit Roy Choudhury
Advocate
High Court, Calcutta
F/283/2009



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RECEIPT

RECEIVED from the within named Purchasers
 the full consideration money paid in respect
 of the Undivided One-Third Share in the said
 Premises as per memo below
 (Rupees Fifty Lakhs) only

Rs.5,000,000.00

Witnesses:

1. Kunal Bhattacharyya.
 Son of Karika Bhattacharyya.
 167 A Sodepur Road.
 Kolkata - 700082.
2. Dipanjan Sarkar.

/ Gowri Mitra.

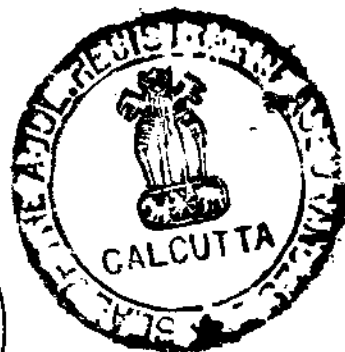
/ Karika Bhattacharyya

/ Sabita Rani.

/ Beauty Pal.

Banir Kumar Mitra












(VENDORS)





















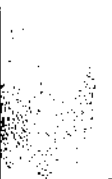



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FORM FOR TEN FINGERPRINTS

	<i>Gowri miska</i>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
		Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	
		Right Hand					


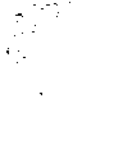

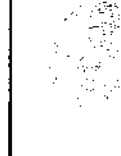
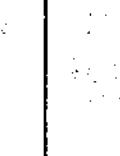
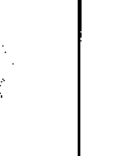


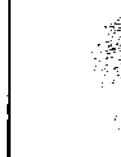


	<i>ଅମରୀନାଥ ମହାପାତ୍ର</i>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
		Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	
		Right Hand					












	<i>Suhile Ranin</i>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
		Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	
		Right Hand					






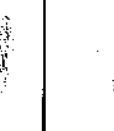



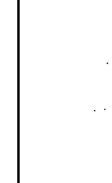



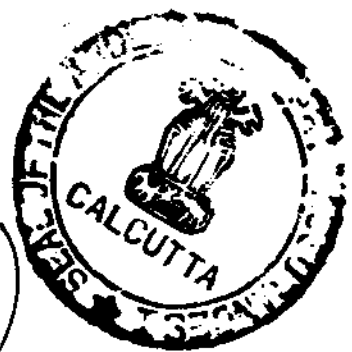
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 5 JUN 2015

FORM FOR TEN FINGERPRINTS

	<i>Beauty Pad</i>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
		Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	
		Right Hand					

	<i>Louis René Utz</i>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
		Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	
		Right Hand					

	<i>Ernest</i>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
		Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	
		Right Hand					



ADDITIONAL SECRETARY
OF ASSLT. & GEN. DEPT.
- 5 JUN 2015









Government of West Bengal

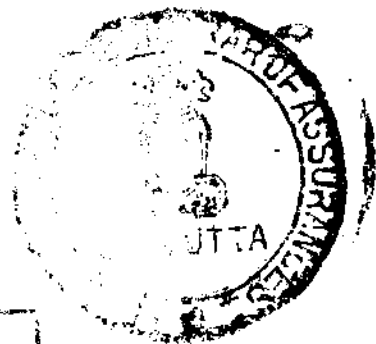
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 19010000240299/2015

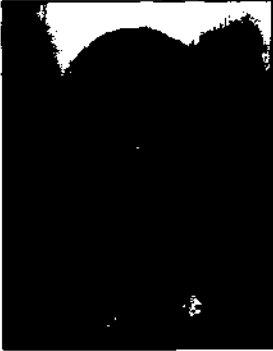

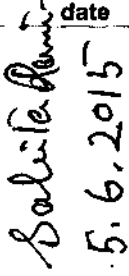





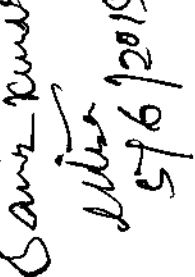


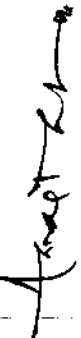
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Gouri Mitra 52B Rashbehari Avenue, Rash Behari Avenue, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Seller		 2963	 5.6.2015.
2	Mrs Kanika Bhattacharyya 167 Sodpur Road, Thakurpukur, Sodepur Road, P.O:- Thakurpukur, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700082	Seller		 2964	 6.6.2015.



9
ADDITIONAL DIRECTOR
ASSURANCES, KOLKATA
- 5 JUN 2015

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs Sabita Ramani 39B Janak Road, 1st Floor, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Seller		2965  2965	 5.6.2015
4	Mrs Beauty Pal P684, Block O, New Alipore, Tollugunj Circular Road, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053	Seller		2966  2966	 5.6.2015
5	Mr Samir Kumar Mitra 52B Rashbehari Avenue, Rash Behari Avenue, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Seller		2967  2967	 5/6/2015
6	Mr Anurag Meharia 57A Block D, 3rd Floor, New Alipore, Ramtanu Lahiri Sarani, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Buyer [Ishaaniaa Infraproject LLP]		2959  2959	 5/6/15.

PRESENTANT



ADDITIONAL REGISTRAR
CHENNAI
- 5 JUN 2015

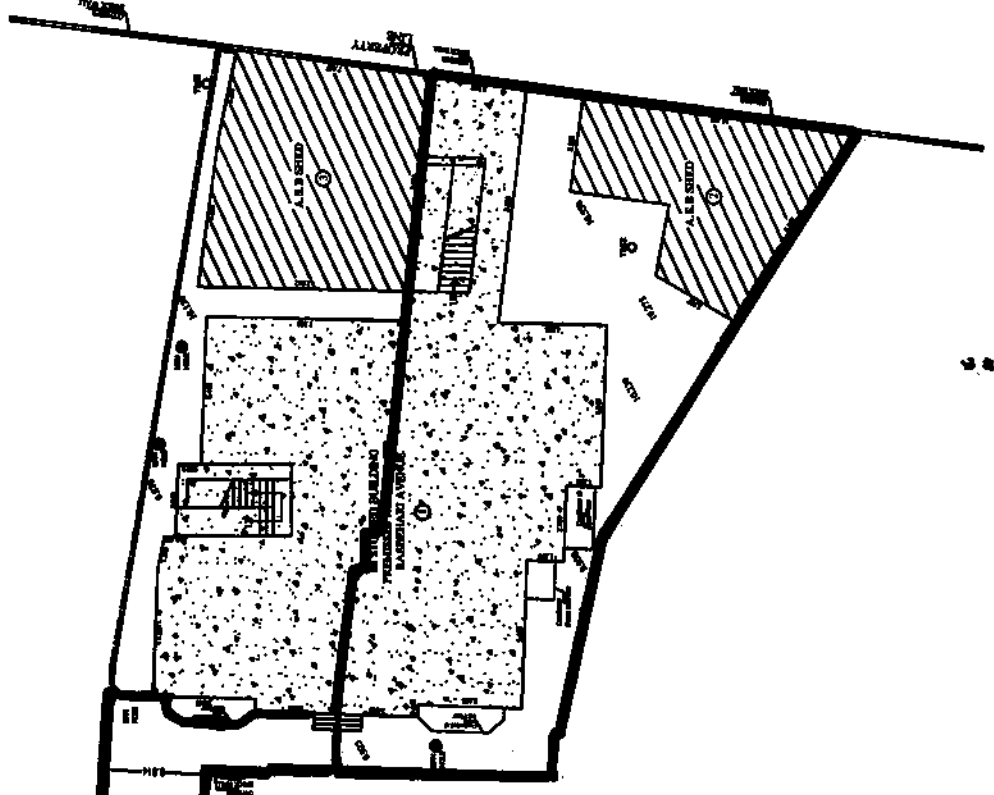
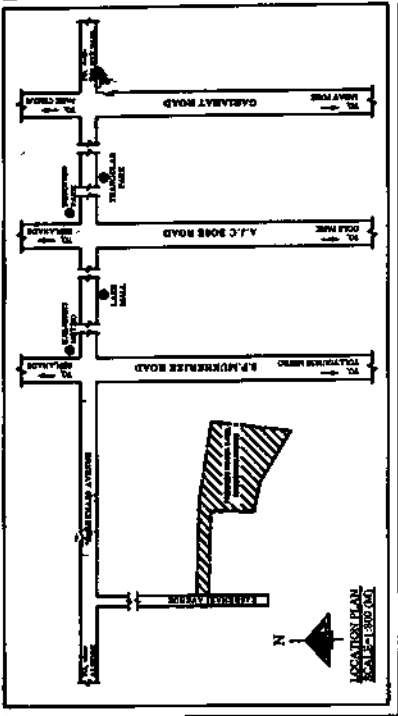
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr Anurag Meharia 57A Block D, 3rd Floor, New Alipore, Ramtanu Lahiri Sarani, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Buyer [Pabitra Vincom Private Limited]			<i>Anurag Meharia</i> 5/6/15.
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Hrishikesh Dasgupta Son of Mr Monotosh Dasgupta 9 Old Post Office Street, Ground Floor, Old Post Office Street, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Mrs Gouri Mitra, Mrs Kanika Bhattacharyya, Mrs Sabita Ramani, Mrs Beauty Pal, Mr Samir Kumar Mitra, Mr Anurag Meharia		<i>Hrishikesh Dasgupta</i> 5/6/15	

(Dinabandhu Roy)

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



REGISTRAR
CALCUTTA
- 5 JUN 2015

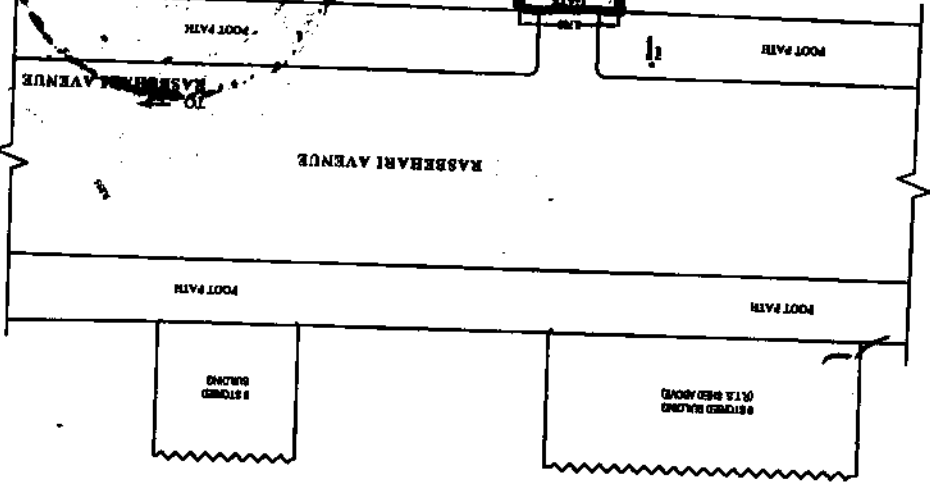


PABITRA VINCOM PVT. LTD.

[Signature]
Authorized Signatory

ISHAAN KINER PROJECT LLP
[Signature]
Designated Partner/Authorized Signatory

- ✓ Gowamitra.
- ✓ বগনিমিত্রা
- ✓ Sabita Rai.
- ✓ Beauty Pal.
- ✓ Samir Kumar Mitra



Signature of the Owners PLAN SHOWING THE PORTION OF THE LAND AND EXISTING CONSTRUCTION UNDER PREMISES NO: 52A & 52B, RASBHHARI AVENUE, P. O. KALIGHAT P. S., TOLLYGUNGE, KOLKATA-700026 UNDER WARD 28 OF NMC	
Date : 52A & 52B, RASBHHARI AVENUE, KOLKATA-700 026	Title : LAYOUT PLAN OF THE LAND AND EXISTING CONSTRUCTION
Scale : 1 : 100 Date: 10/05/2018	Drawing No : 181/2014-0815
Approved by : <i>[Signature]</i> Checked by : <i>[Signature]</i> Approved by :	No. : 0

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
- 5 JUN 2015





Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

✓

Query No / Year	19010000240299/2015	Query Date	02/06/2015
Office where deed will be registered	A.R.A. - I KOLKATA, District: Kolkata		
Applicant Name	Anurag Meharia		
Address	9 Old Post Office Street, Ground Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Advocate		
Other Details	Mobile No. : 9331080242, e-Mail ID : anurag.m@meharia.com		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details			
Set Forth value	Rs. 50,00,000/-	Total Market Value:	Rs. 78,76,313/-
Stampduty Payable	Rs. 5,51,342/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 86,720/-	Registration Fee Article:-	A(1), M(a), M(b), I
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp	Rs. 0/-		
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Gourami Mitra.

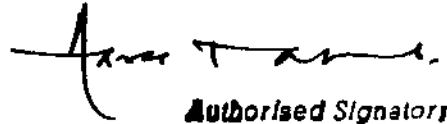
बनिका प्रसाद

Sahita Dain

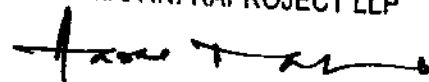
Beauty Pat

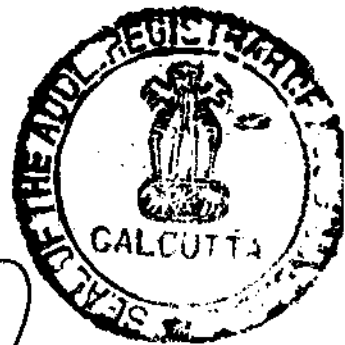
Sauri Kund Datta

PABITRA VINCOM PVT. LTD.


Authorised Signatory

ISHAANIAA INFRAPROJECT LLP


Designated Partner/Authorised Signatory



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REGIONAL REGISTRAR

15 JUN 2015



Sch No.	Property Location	Plot No & Khatian No / Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rash Behari Avenue, , Premises No. 52B, Ward No: 88, Premises No:52B	(Tolly Nala - Rashbehari More (Southern Side Ward No 88 & Premises No 2-84 all even))	1 Katha 10 Chatak 27 Sq Ft	45,00,000/-	72,06,938/-	Proposed Use: Bastu, Width of Approach Road: 12 Ft., Encumbered by Tenant,

Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L1	Mrs Gouri Mitra	Pabitra Vincom Private Limited	0.274312 Dec	10
L1	Mrs Gouri Mitra	Ishaaniaa Infraproject LLP	0.274312 Dec	10
L1	Mrs Kanika Bhattacharyya	Pabitra Vincom Private Limited	0.274312 Dec	10
L1	Mrs Kanika Bhattacharyya	Ishaaniaa Infraproject LLP	0.274312 Dec	10
L1	Mrs Sabita Ramani	Pabitra Vincom Private Limited	0.274312 Dec	10
L1	Mrs Sabita Ramani	Ishaaniaa Infraproject LLP	0.274312 Dec	10
L1	Mrs Beauty Pal	Pabitra Vincom Private Limited	0.274312 Dec	10
L1	Mrs Beauty Pal	Ishaaniaa Infraproject LLP	0.274312 Dec	10
L1	Mr Samir Kumar Mitra	Pabitra Vincom Private Limited	0.274312 Dec	10
L1	Mr Samir Kumar Mitra	Ishaaniaa Infraproject LLP	0.274312 Dec	10



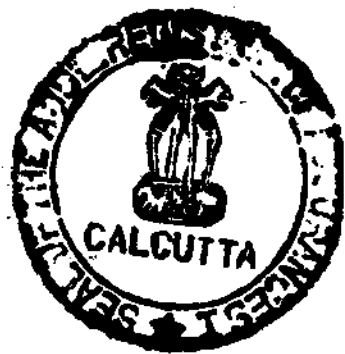
Gouri mitra.
Sabita Ramani.
Beauty Pal.
Samir Kumar Mitra

PABITRA VINCOM PVT. LTD.

[Signature]
 Authorized Signatory

ISHAANIAA INFRAPROJECT LLP

[Signature]
 Designated/Authorized Signatory



NATIONAL REGISTRAR

5 JUN 2015



Sch No	Structure Location	Floor Area	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	1750 Sq Ft.	5,00,000/-	6,69,375/-	Structure Type: Structure Tenanted,
S1F0	Gr. Floor	753 Sq Ft.		2,88,022/-	Residential Use, Cemented Floor, Age of Structure: 65 Years, Roof Type: Pucca, Extent of Completion: Complete
S1F1	Floor No: 1	502 Sq Ft.		1,92,015/-	Residential Use, Cemented Floor, Age of Structure: 65 Years, Roof Type: Pucca, Extent of Completion: Complete
S1F2	Floor No: 2	495 Sq Ft.		1,89,338/-	Residential Use, Cemented Floor, Age of Structure: 65 Years, Roof Type: Pucca, Extent of Completion: Complete

Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area In(%)
S1	Mrs Gouri Mitra	Pabitra Vincom Private Limited	175 Sq Ft	10
S1	Mrs Gouri Mitra	Ishaaniaa Infraproject LLP	175 Sq Ft	10
S1	Mrs Kanika Bhattacharyya	Pabitra Vincom Private Limited	175 Sq Ft	10
S1	Mrs Kanika Bhattacharyya	Ishaaniaa Infraproject LLP	175 Sq Ft	10
S1	Mrs Sabita Ramani	Pabitra Vincom Private Limited	175 Sq Ft	10
S1	Mrs Sabita Ramani	Ishaaniaa Infraproject LLP	175 Sq Ft	10
S1	Mrs Beauty Pal	Pabitra Vincom Private Limited	175 Sq Ft	10
S1	Mrs Beauty Pal	Ishaaniaa Infraproject LLP	175 Sq Ft	10
S1	Mr Samir Kumar Mitra	Pabitra Vincom Private Limited	175 Sq Ft	10
S1	Mr Samir Kumar Mitra	Ishaaniaa Infraproject LLP	175 Sq Ft	10

Gouri mitra.

कनिका भट्टाचार्य

Query No:-19010000240299/2015, 04/06/2015 10:22:17 AM KOLKATA (A.R.A. - I)

Sabita Ramani.

Beauty Pal

Samir Kumar Mitra

PABITRA VINCOM PVT. LTD.

[Signature]

Audited Signatory
ISHAANIAA INFRAPROJECT LLP

[Signature]
Designated Partner/Authorised Signatory



(Handwritten signature)

ADDITIONAL REGISTRAR
REGISTRATION DEPARTMENT
CALCUTTA

- 5 JUN 2015



Name & Address	Status	Execution And Admission Details	Other Details
Mrs Gouri Mitra Wife of Mr Sushil Kumar Mitra 52B Rashbehari Avenue, Rash Behari Avenue, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700026	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Form 60/61 supplied,
Mrs Kanika Bhattacharyya Wife of Mr Utpal Bhattacharyya 167 Sodpur Road, Thakurpukur, Sodepur Road, P.O:- Thakurpukur, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700082	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Form 60/61 supplied,
Mrs Sabita Ramani Wife of Mr R. V. Ramani 39B Janak Road, 1st Floor, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Form 60/61 supplied,
Mrs Beauty Pal Wife of Mr Chandan Pal P684, Block O, New Alipore, Tollugunj Circular Road, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, Form 60/61 supplied,
Mr Samir Kumar Mitra Son of Mr Sushil Kumar Mitra 52B Rashbehari Avenue, Rash Behari Avenue, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700026	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ANVPM3091M,

Name & Address (Organization)	Status	Execution And Admission Details	Other Details
Pabitra Vincorn Private Limited 9 Old Post Office Street, Ground Floor, Old Post Office Street, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Organizatio n	Executed by: Representative,	PAN No. AAHCP8957D,

Gouri mitra.

PABITRA VINCOM PVT. L.

Authorized Signatory

Query No:-19010000240299/2015, 04/06/2015 10:22:17 AM KOLKATA (A.R.A. - I)

Sushil Kumar Mitra

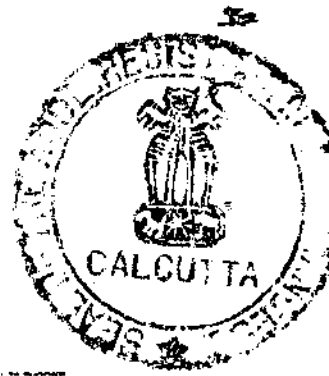
Sabita Ramani

Beauty Pal

Samir Kumar Mitra

ANAA INFRAPROJECT LLP

Designated Partner/Authorized Signatory



SECRETARY
OFFICE OF THE SECRETARY
- 5 JUN 2015



Name & Address (Organization)	Status	Execution And Admission Details	Other Details
Ishaaniaa Infraproject LLP 9 Old Post Office Street, Ground Floor, Old Post Office Street, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Organization	Executed by: Representative,	PAN No. AADFI7913F,

Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Mr Anurag Meharia, Authorised Representative Son of Mr Mohan Prasad Meharia 57A Block D, 3rd Floor, New Alipore, Ramtanu Lahiri Sarani, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053	Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. AEYPM6998K,		Pabitra Vincom Private Limited , Ishaaniaa Infraproject LLP

Identifier Name & Address	Other Details	Identifier of
Mr Hrishikesh Dasgupta Son of Mr Monotosh Dasgupta 9 Old Post Office Street, Ground Floor, Old Post Office Street, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mrs Gouri Mitra, Mrs Kanika Bhattacharyya, Mrs Sabita Ramani, Mrs Beauty Pal, Mr Samir Kumar Mitra, Mr Anurag Meharia

Bank details have not been supplied

For information only

Sch. No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
	Gouri mitra.		

PABITRA VINCOM PVT. LTD.

Query No:-19010000240299/2015, 04/06/2015 10:22:17 AM KOLKATA (A.R.A. - I)

Sabita Ramani
Beauty Pal

Samir Kumar Mitra
Authorised Signatory

Samir Kumar Mitra

Samir Kumar Mitra
Designated Partner/Authorised Signatory

OF ASSURANCES-I, KOLKATA
- 5 JUN 2015





Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L1	District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rash Behari Avenue, , Premises No. 52B, Ward No: 88, Premises No:52B	(Tolly Nala - Rashbehari More (Southern Side Ward No 88 & Premises No 2-84 all even))	DLRS Server does not return any information about RS Plo

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Dinabandhu Roy)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata, West Bengal

PABITRA VINCOM PVT. L.

[Signature]
Authorized Signatory

SHANIAA INFRAPROJECT LLP

[Signature]
Designated Partner/Authorized Signatory

Gourimitra.

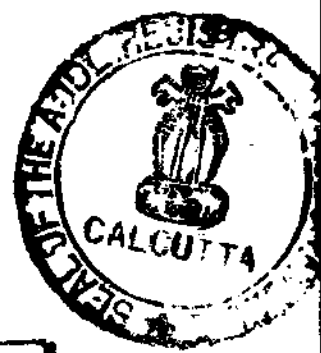
Query No:-19010000240299/2015, 04/06/2015 10:22:17 AM KOLKATA (A.R.A. - I)

[Signature]

Salim Rami
Beauty Pal.

Sauir Kumar Mitter

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 5 JUN 2015



Should find out what is written on your old passport under 'Name' or 'Name of holder'.

It should be the same as written in your old passport. If it is not, you should get it corrected in your old passport before you apply for a new one.

It should be the same as written in your old passport. If it is not, you should get it corrected in your old passport before you apply for a new one.

It should be the same as written in your old passport. If it is not, you should get it corrected in your old passport before you apply for a new one.

It should be the same as written in your old passport. If it is not, you should get it corrected in your old passport before you apply for a new one.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY GOVERNMENT OFFICIAL RECEIVING THIS PASSPORT SHOULD NOT ATTEMPT TO REPRODUCE THIS PASSPORT, INCLUDING PHOTOCOPIES FOR THE HOLDER. SHOULD BE COMPARISON WITH ORIGINAL.

THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. THIS SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALLOTTED OR REISSUED IN ANY WAY.

LOSS OR THE DESTRUCTION OF THIS PASSPORT SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY OFFICE OR TO THE CONSUL GENERAL OR TO THE NEAREST INDIAN CONSULATE TO THE LOCAL POLICE. ONLY AFTER NECESSARY PROCEEDINGS BY THE NEAREST PASSPORT OFFICE.

Name / Name of holder in your / Name of Father / Legal Guardian

ROHITOSH DASGUPTA

Name of wife / Name of Mother

DHARATI DASGUPTA

Name of wife in your / Name of Spouse

Name / Address

6 GREEK CHURCH ROW EXTN.,

2ND FLOOR, KOLKATA-700026

Name of holder in your / Name of holder in your / Old Passport No. with Date and Place of Issue

Name of your / Pass No.

CALAB4646306

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

5Ch

GRN: 19-201516-000653583-1
GRN Date: 04/06/2015 10:55:30
BRN : 2981781

Payment Mode: Online Payment

Bank: United Bank
BRN Date: 04/06/2015 10:53:48

Id No. : 19010000240299/1/2015
(Query No./Query Year)

Name : Anurag Meheria
Contact No. : Mobile No. : 91 933030242
E-mail : anuragm@meharia.com
Address : Old Post Office Street, Ground floor
Applicant Name : Mr Anurag Meheria
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale/Sale Document

PAID

1	19010000240299/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	86720
2	19010000240299/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	551342
Total				638062

In Words : Rupees Six Lakh Thirty Eight Thousand Six Hundred and Sixty only

5/6



ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
- 5 JUN 2015



Seller, Buyer and Property Details

A. Seller & Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mrs Gouri Mitra Wife of Mr Sushil Kumar Mitra 52B Rashbehari Avenue, Rash Behari Avenue, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 05/06/2015 Date of Admission : 05/06/2015 Place of Admission of Execution : Pvt. Residence</p>	Photo	Finger Print
		Signature	
2	<p>Mrs Kanika Bhattacharyya Wife of Mr Utpal Bhattacharyya 167 Sodpur Road, Thakurpukur, Sodepur Road, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN - 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 05/06/2015 Date of Admission : 05/06/2015 Place of Admission of Execution : Pvt. Residence</p>	Photo	Finger Print
		Signature	
3	<p>Mrs Sabita Ramani Wife of Mr R. V. Ramani 39B Janak Road, 1st Floor, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 05/06/2015 Date of Admission : 05/06/2015 Place of Admission of Execution : Pvt. Residence</p>	Photo	Finger Print
		Signature	



SL No.	Name, Address, Photo, Finger print and Signature		
4	<p>Mrs Beauty Pal Wife of Mr Chandan Pal P684, Block O, New Alipore, Tollugunj Circular Road, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 05/06/2015 Date of Admission : 05/06/2015 Place of Admission of Execution : Pvt. Residence</p>	Photo	Finger Print
		Signature	
5	<p>Mr Samir Kumar Mitra Son of Mr Sushil Kumar Mitra 52B Rashbehari Avenue, Rash Behari Avenue, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ANVPM3091M, Status : Self Date of Execution : 05/06/2015 Date of Admission : 05/06/2015 Place of Admission of Execution : Pvt. Residence</p>	Photo	Finger Print
		Signature	



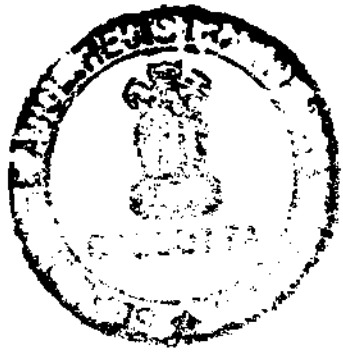
SL No.	Name, Address, Photo, Finger print and Signature		
1	Pabitra Vincom Private Limited 9 Old Post Office Street, Ground Floor, Old Post Office Street, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAHCP8957D, Status : Organization		
2	Ishaaniaa Infraproject LLP 9 Old Post Office Street, Ground Floor, Old Post Office Street, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AADFI7913F, Status : Organization Represented by their (1-2) representative as given below:-		
1-2 (1)	Mr Anurag Meharia, Authorised Representative Son of Mr Mohan Prasad Meharia 57A Block D, 3rd Floor, New Alipore, Ramtanu Lahiri Sarani, P.O:- New Alipore, P.S:- New Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. AEYPM6998K, Status : Representative Date of Execution : 05/06/2015 Date of Admission : 05/06/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	

B. Identifire Details

SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Hrishikesh Dasgupta Son of Mr Monotosh Dasgupta 9 Old Post Office Street, Ground Floor, Old Post Office Street, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mrs Gouri Mitra, Mrs Kanika Bhattacharyya, Mrs Sabita Ramani, Mrs Beauty Pal, Mr Samir Kumar Mitra, Mr Anurag Meharia	


C. Transacted Property Details

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Sch No.	Property Location	Plot No & Khatlan No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rash Behari Avenue, , Premises No. 52B, Ward No: 88, Premises No:52B	(Tolly Nala - - Rashbehari More (Southern Side Ward No 88 & Premises No 2-84 all even))	1 Katha 10 Chatak 27 Sq Ft	45,00,000/-	72,06,938/-	Proposed Use: Bastu, Width of Approach Road: 12 Ft., Encumbered by Tenant,

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S	On Land L1	1750 Sq Ft.	5,00,000/-	72,06,938/-	Structure Type: Structure Tenanted,
	Floor 0	753 Sq Ft.		2,88,022/-	Residential Use, Cemented Floor, Age of Structure: 65 Years, Roof Type: Pucca, Extent of Completion: Complete
	Floor 1	502 Sq Ft.		1,92,015/-	Residential Use, Cemented Floor, Age of Structure: 65 Years, Roof Type: Pucca, Extent of Completion: Complete
	Floor 2	495 Sq Ft.		1,89,338/-	Residential Use, Cemented Floor, Age of Structure: 65 Years, Roof Type: Pucca, Extent of Completion: Complete

Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)
				

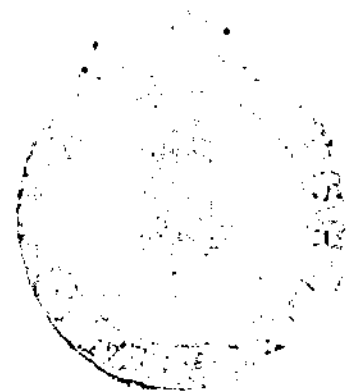


Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)
L1	Mr Samir Kumar Mitra	Ishaaniaa Infraproject LLP	0.274312	10
	Mr Samir Kumar Mitra	Pabitra Vincom Private Limited	0.274312	10
	Mrs Beauty Pal	Ishaaniaa Infraproject LLP	0.274312	10
	Mrs Beauty Pal	Pabitra Vincom Private Limited	0.274312	10
	Mrs Gouri Mitra	Ishaaniaa Infraproject LLP	0.274312	10
	Mrs Gouri Mitra	Pabitra Vincom Private Limited	0.274312	10
	Mrs Kanika Bhattacharyya	Ishaaniaa Infraproject LLP	0.274312	10
	Mrs Kanika Bhattacharyya	Pabitra Vincom Private Limited	0.274312	10
	Mrs Sabita Ramani	Ishaaniaa Infraproject LLP	0.274312	10
	Mrs Sabita Ramani	Pabitra Vincom Private Limited	0.274312	10

Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)
S1	Mr Samir Kumar Mitra	Ishaaniaa Infraproject LLP	175	10
	Mr Samir Kumar Mitra	Pabitra Vincom Private Limited	175	10
	Mrs Beauty Pal	Ishaaniaa Infraproject LLP	175	10
	Mrs Beauty Pal	Pabitra Vincom Private Limited	175	10
	Mrs Gouri Mitra	Ishaaniaa Infraproject LLP	175	10
	Mrs Gouri Mitra	Pabitra Vincom Private Limited	175	10
	Mrs Kanika Bhattacharyya	Ishaaniaa Infraproject LLP	175	10
	Mrs Kanika Bhattacharyya	Pabitra Vincom Private Limited	175	10
	Mrs Sabita Ramani	Ishaaniaa Infraproject LLP	175	10
	Mrs Sabita Ramani	Pabitra Vincom Private Limited	175	10

D. Applicant Details

Applicant's Name	Anurag Meharia
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Applicant's Name	Anurag Meharia
Address	9 Old Post Office Street, Ground Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
applicant's Status	Advocate



Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190104613 / 2015

Query No/Year	19010000240299/2015	Serial no/Year	19011901004484 / 2015
Deed No/Year	I - 190104613 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Anurag Meharia	Presented At	Private Residence
Date of Execution	05-06-2015	Date of Presentation	09-06-2015

Remarks

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 78,76,313/-



(Dinabandhu Roy)

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

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

Presented for registration at 15:16 hrs on : 09/06/2015, at the Private residence by Mr Anurag Meharia ..

Having visited the residence of

Mrs Gouri Mitra, Wife of Mr Sushil Kumar Mitra, 52B Rashbehari Avenue, Road: Rash Behari Avenue, , P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession House wife

Who has been identified to my satisfaction by Mr Hrishikesh Dasgupta, Son of Mr Monotosh Dasgupta, 9 Old Post Office Street, Ground Floor, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service and the said
1. Mrs Gouri Mitra has admitted the execution of this document

Having visited the residence of

Mrs Kanika Bhattacharyya, Wife of Mr Utpal Bhattacharyya, 167 Sodpur Road, Thakurpukur, Road: Sodepur Road, , P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, By



caste Hindu, By Profession House wife

Who has been identified to my satisfaction by Mr Hrishikesh Dasgupta, Son of Mr Monotosh Dasgupta, 9 Old Post Office Street, Ground Floor, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service and the said

1. Mrs Kanika Bhattacharyya has admitted the execution of this document

Having visited the residence of

Mrs Sabita Ramani, Wife of Mr R. V. Ramani, 39B Janak Road, 1st Floor, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession House wife

Who has been identified to my satisfaction by Mr Hrishikesh Dasgupta, Son of Mr Monotosh Dasgupta, 9 Old Post Office Street, Ground Floor, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town:

KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service and the said

1. Mrs Sabita Ramani has admitted the execution of this document

Having visited the residence of

Mrs Beauty Pal, Mr Chandan Pal, P684, Block O, New Alipore, Road: Tollugunj Circular Road, , P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, By caste Hindu, By Profession House wife

Who has been identified to my satisfaction by Mr Hrishikesh Dasgupta, Son of Mr Monotosh Dasgupta, 9 Old Post Office Street, Ground Floor, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town:

KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service and the said

1. Mrs Beauty Pal has admitted the execution of this document

Having visited the residence of

Mr Samir Kumar Mitra, Son of Mr Sushil Kumar Mitra, 52B Rashbehari Avenue, Road: Rash Behari Avenue, , P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession Service

Who has been identified to my satisfaction by Mr Hrishikesh Dasgupta, Son of Mr Monotosh Dasgupta, 9 Old Post Office Street, Ground Floor, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town:

KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service and the said

1. Mr Samir Kumar Mitra has admitted the execution of this document

Having visited the residence of

1. Mr Anurag Meharia, Authorised Representative, 9 Old Post Office Street, Ground Floor, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Professionals

2. Mr Anurag Meharia, Authorised Representative, 9 Old Post Office Street, Ground Floor, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Professionals

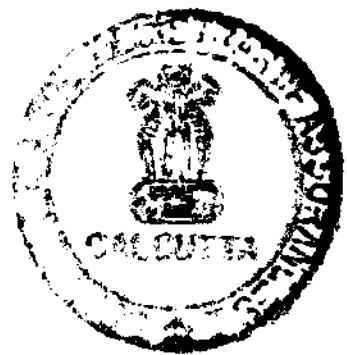
Who has been identified to my satisfaction by Mr Hrishikesh Dasgupta, Son of Mr Monotosh Dasgupta, 9 Old Post Office Street, Ground Floor, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town:

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KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service and the said

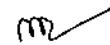
1. Mr Anurag Meharia has admitted the execution of this document
2. Mr Anurag Meharia has admitted the execution of this document

Certified that required Registration Fees payable for this document is Rs 86,720/- (A(1) = Rs 86,636/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-

Certified that required Stamp Duty payable for this document is Rs. 5,51,342/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

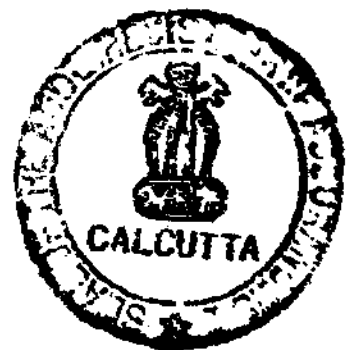
1. Rs 100/- is paid on Impressed type of Stamp, Serial no 37654, Purchased on 02/06/2015, Vendor named Sujit Sarkar.



(Dinabandhu Roy)

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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 18372 to 18410

being No 190104613 for the year 2015.



Digitally signed by DINABANDHU ROY
Date: 2015.06.24 16:49:05 +05:30
Reason: Digital Signing of Deed.

m

**(Dinabandhu Roy) 6/24/2015 4:49:04 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.**

(This document is digitally signed.)

DATED THIS 5TH DAY OF JUNE 2015

BETWEEN

SMT. GOURI MITRA & OTHERS

.....Vendors

AND

PABITRA VINCOM PRIVATE LIMITED & ANR.

.....Purchasers

INDENTURE

(Undivided One- Third Share in Premises No.52B,
Rashbehari Avenue, Kolkata)