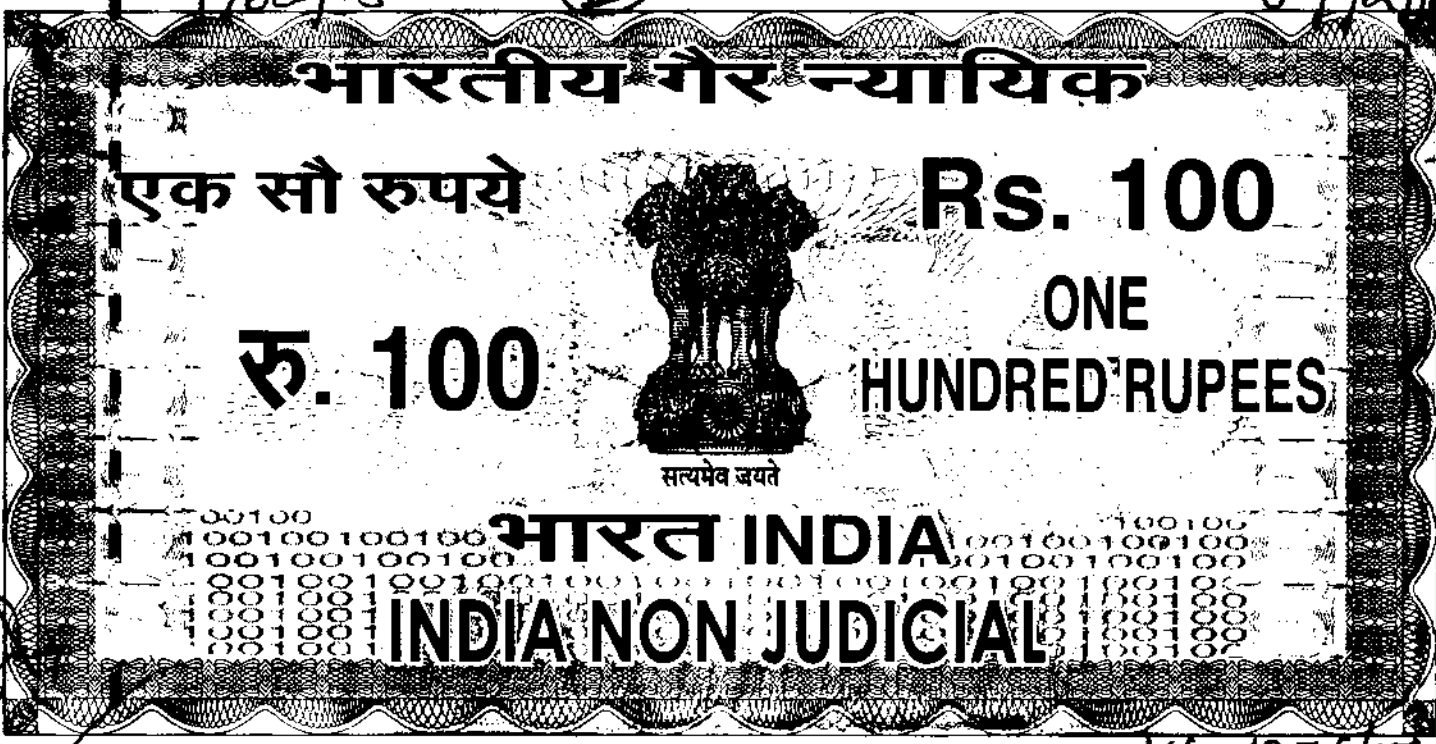


4765/15

(E)

04924/15



पश्चिम बंगाल WEST BENGAL

VC 1376/15
U 785/53

240838/15
No. 78, 76, 313/1

Certified that the Document is admitted to Registration and the Stamp and Endorsement are the part of this Document.

[Signature]
Additional Registrar
of Assurances-I, Kolkata
18.6.15

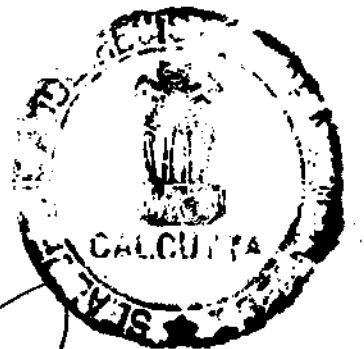
THIS DEED OF CONVEYANCE made this 16th day of June 2015 BETWEEN
 (1) MRS. SUMITRA GHOSH [PAN: ADWPG5857G] daughter of Late Sunil Kumar Mitra and
 wife of Mr. Amal Ghosh residing at No. 40/5, Ballygunge Circular Road, P.S. Ballygunge,
 Kolkata 700019, (2) MRS. SUCHITRA BANERJEE [PAN: ACXPB5039P] daughter of Late Sunil
 Kumar Mitra and wife of Late. Bramhadeb Banerjee residing at Flat no. 4A, Fourth Floor,

[Handwritten signature]
240838/15

37655

Sold to...	<i>Pabina Vincom Pvt Ltd</i>
Address...	
Value, Rs.	
= 2 JUN 2015	
L.S.M. High Court Sujit Sarkar High Court, AS	

7 07052 K1-1



ADDITIONAL REGISTRAR
OF ASSAM
GAUHATI
18 JUN 2015

Sonia Apartments, No. 4B, Pratapaditya Road, P.S. Tollygunge, Kolkata 700026, (3) **MRS. ANITA AIKAT** [PAN: AFQPA5769M] daughter of Late Sunil Kumar Mitra and wife of Mr. Indrajit Aikat residing at No. CE/11, Sector I, Salt Lake City, P.S. Bidhannagar, Kolkata 700065, (4) **MR. SUKHENDU MITRA** [PAN: CMAPM0518H] son of Late Sunil Kumar Mitra residing at No. 52B, Rash Behari Avenue, P.S. Tollygunge, Kolkata 700026 and (5) **MR. SHYAMAL KUMAR MITRA** [PAN: AHPPM5181Q] son of Late Sunil Kumar Mitra residing at No. 52B Rash Behari 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, successors, administrators, legal representatives and / or assigns) of the ONE PART

AND

(1) **PABITRA VINCOM PRIVATE LIMITED** [PAN: AAHCP8957D] 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



ADDITIONAL REGISTRAR
1 JUN 2015

Tollygunge for the consideration and on the terms and conditions mentioned therein;

- 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



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ADDITIONAL REGISTRAR
CENTRAL GOVERNMENT
18 JUN 2015

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 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;



ADDITIONAL REGISTRAR
CALCUTTA
1-6 JUN 2015

- 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 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) The said Mr. Sunil Kumar Mitra died intestate on the 27th August 2004 leaving surviving his three daughters, Mrs. Sumitra Ghosh, Mrs. Suchitra Banerjee, Mrs. Anita Aikat and two sons Mr. Sukhanda Mitra and Mr. Shyamal Kumar 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. Sumitra Ghosh, Mrs. Suchitra Banerjee, Mrs. Anita Aikat and Mr. Sukhanda Mitra and Mr. Shyamal Kumar 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;



ADDITIONAL REGISTRAR
OF ASSURANCE
16 JUN 2015

- 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 Mr. Bikash Roy, Md. Samsad Khan, Mr. Siddhartha Sen and Mr. 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;
 - IV) The said Premises is not affected by any scheme of requisition or acquisition or any alignment of Government;
 - V) 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;
 - VI) That the said Premises or any part thereof is not affected under the Urban Land (Ceiling & Regulation) Act, 1976;
 - VII) 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:

(Handwritten mark)



ADDITIONAL REGISTRAR
OF ASSURANCE
16 JUN 2015

NOW THIS INDENTURE WITNESSETH that:

- 1) In pursuance of the said agreement and in consideration of the sum of Rs. 50,00,000.00 (Rupees Fifty Lacs) 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, (formerly being the Southern Portion of Original Premises No. 52, Rash Behari Avenue,) Police Station: Tollygunge, South 24 Parganas, 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



ADDITIONAL REGISTRAR
OF LAND REVENUE & HOUSING
16 JUN 2016

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 lispensens 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 Vendor 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 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

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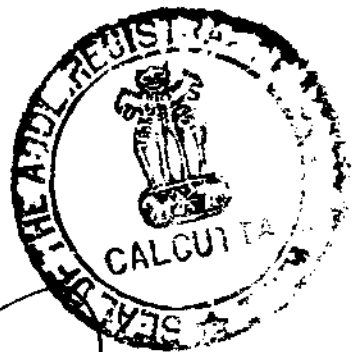
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ADDITIONAL REGISTRAR
GENERAL - I, KOLKATA
16 JUN 2015

demands encumbrances mortgages charges liens attachments leases restrictive covenants lispensens uses debutters trusts prohibitions 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 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 Vendor 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 against all manner of charges mortgages encumbrances leases restrictive covenants liens attachments lispensens uses debutters trusts acquisition requisition claims demands alignment and liabilities whatsoever or howsoever created by the Vendors or any person or persons claiming as aforesaid;
- g) THAT the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the said Premises hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or their predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the Undivided One-Third Share in the said Premises unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchaser;



ADDITIONAL REGISTRAR
OF CHANCES
16 JUN 2015

- h) THAT the Vendors shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchaser against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers by reason of any defect in the title of the Vendors in the Undivided One-Third Share in the said Premises hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or by reason of any of the representations declarations and assurances made by the Vendors herein being found to be untrue, incorrect, false or misleading:

III) **THE VENDORS DO HEREBY DECLARE AND ASSURE THE PURCHASERS** as follows:-

- a) THAT in case at any time hereafter any liability on account of arrear Property rates and taxes in respect of the Undivided One-Third Share in the said Premises hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be are found due for the period up to the date hereof, the Purchasers undertake to pay the same on demand being made by the Kolkata Municipal Corporation;
- b) THAT the said Premises or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other 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



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ADDITIONAL REGISTRAR
OF COMPANIES
16 JUN 2015

portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;

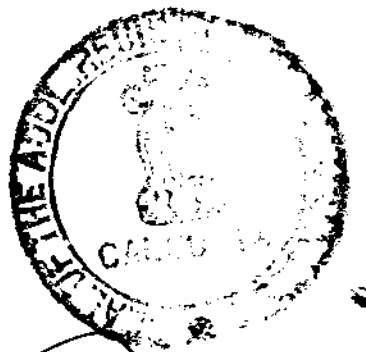
- e) **AND THAT** there never was nor is there any excess vacant land in the said Premises or in the hands of the Vendors within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 nor is there any impediment under the provisions of the said Act of 1976 in the Vendors selling conveying and 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;
- On the West:** By Premises No. 48A & 50A, Rash Behari Avenue, Kolkata 700026;



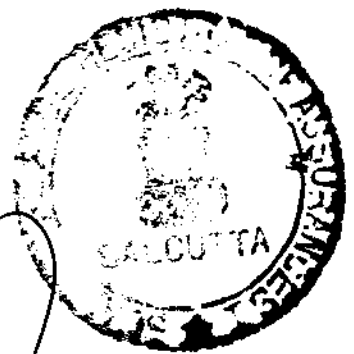
ADDITIONAL REGISTRAR
OF ASSURANCE DATA
16 JUN 2018

THE SECOND SCHEDULE ABOVE REFERRED TO:**(Common Passage)**

ALL THAT the 12 feet wide Common Passage 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, 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 in the said Premises)**

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.)



ADDITIONAL REGISTRAR
REGISTRAR GENERAL, KOLKATA
16 JUN 2015

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. Mrs. Suparna Ghosh Mitra
Daughter of
Mr. Sukhendu Mitra
122, Thakurbati Street, Srerampore.

✓ Sumittra Ghosh

✓ Anelitra Banerjee

✓ Anil Chakraborty

2. Dipanjan Sarkar.
S/O. Basu Banjan Sarkar.

✓ Sukhendulal Mitra

✓ Shyamal Kumar Mitra

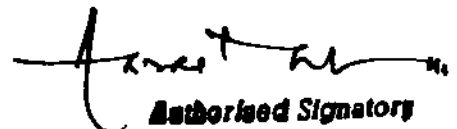
EXECUTED AND DELIVERED by

the **PURCHASERS** above named

at Kolkata in the presence of:

1. Dipanjan Sarkar.

PABITRA VINCOM PVT. LTD.


Anil Chakraborty
Authorized Signatory

2. Mrs. Suparna Ghosh Mitra
Daughter of
Mr. Sukhendulal Mitra.
122, Thakurbati Street, Srerampore.

ISHANIA INFRAPROJECT LLP


Anil Chakraborty
Designated Partner/Authorized Signatory

Drafted by:

Joyjit Roy Chowdhury
Advocate
High Court Calcutta
F/283/2009



ADDITIONAL REGISTRAR
REGISTRAR OF COMPANIES - I KOLKATA
18 JUN 2015

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:

Rs. 5,000,000.00

(Rupees Fifty Lakhs) only

Witnesses:

1. Mrs. Suparna Ghosh Mitra
Daughter of Mr. Sukhendu Mitra ✓
122, Thakurbati Street, Srenampore. ✓

Sumitran Ghosh
Sachitra Banerjee

Arushi Singh

2. Mr. ~~SAT~~ Sankar Mitra ✓
Son of Shyamal K. ✓
Mitra
15P, R.K. Chatterjee
road KOLKATA-42

Sukhendu Mitra

Shyamal Kumar Mitra

VENDORS



ADDITIONAL REGISTRAR
CALCUTTA
16 JUN 2015

FORM FOR TEN FINGERPRINTS












PHOTO 	<i>Sumitio Gbush</i>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
		Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	
		Right Hand					










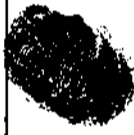












PHOTO 	<i>Yac Libre Sangju</i>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
		Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	
		Right Hand					

PHOTO 	<i>Anik Dick F</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 THE OFFICE OF THE REGISTRAR
KOLKATA
16 JUN 2015

FORM FOR TEN FINGERPRINTS












PHOTO 	<i>Sudhendra Babu</i>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
		Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	
		Right Hand					























PHOTO 	<i>Slymanal Kumar P. J.</i>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
		Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	
		Right Hand					

PHOTO 	<i>Aruno T. M. a.</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 ASSETS KOLKATA
16 JUN 2015



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



Query No / Year	19010000240838/2015	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)		

S. Prasad Kumar Mishra
Sukitra Sanjay
Sukhen Chatterjee
Anita Chatterjee
Sumit Chatterjee

PABITRA VINCOM PVT. LTD.

[Handwritten Signature]

Authorized Signatory

ISHAANIAA INFRAPROJECT LLP

[Handwritten Signature]
Designated Partner/Authorised Signatory

1 6 JUN 2016

STRAM



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 Sumitra Ghosh	Pabitra Vincom Private Limited	0.274312 Dec	10
L1	Mrs Sumitra Ghosh	Ishaaniaa Infraproject LLP	0.274312 Dec	10
L1	Mrs Suchitra Banerjee	Pabitra Vincom Private Limited	0.274312 Dec	10
L1	Mrs Suchitra Banerjee	Ishaaniaa Infraproject LLP	0.274312 Dec	10
L1	Mrs Anita Aikat	Pabitra Vincom Private Limited	0.274312 Dec	10
L1	Mrs Anita Aikat	Ishaaniaa Infraproject LLP	0.274312 Dec	10
L1	Mr Sukhendu Mitra	Pabitra Vincom Private Limited	0.274312 Dec	10
L1	Mr Sukhendu Mitra	Ishaaniaa Infraproject LLP	0.274312 Dec	10
L1	Mr Shyamal Kumar Mitra	Pabitra Vincom Private Limited	0.274312 Dec	10
L1	Mr Shyamal Kumar Mitra	Ishaaniaa Infraproject LLP	0.274312 Dec	10

ADDITIONAL REGISTRAR
OF AS
6 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 Sumitra Ghosh	Pabitra Vincom Private Limited	175 Sq Ft	10
S1	Mrs Sumitra Ghosh	Ishaaniaa Infracproject LLP	175 Sq Ft	10
S1	Mrs Suchitra Banerjee	Pabitra Vincom Private Limited	175 Sq Ft	10
S1	Mrs Suchitra Banerjee	Ishaaniaa Infracproject LLP	175 Sq Ft	10
S1	Mrs Anita Aikat	Pabitra Vincom Private Limited	175 Sq Ft	10
S1	Mrs Anita Aikat	Ishaaniaa Infracproject LLP	175 Sq Ft	10
S1	Mr Sukhendu Mitra	Pabitra Vincom Private Limited	175 Sq Ft	10
S1	Mr Sukhendu Mitra	Ishaaniaa Infracproject LLP	175 Sq Ft	10
S1	Mr Shyamal Kumar Mitra	Pabitra Vincom Private Limited	175 Sq Ft	10
S1	Mr Shyamal Kumar Mitra	Ishaaniaa Infracproject LLP	175 Sq Ft	10

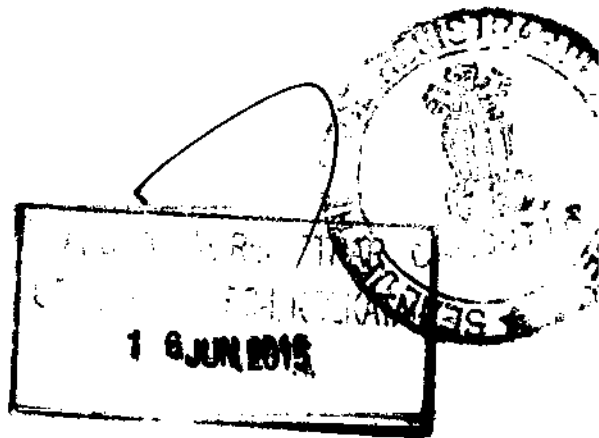


ADDITIONAL REGISTRAR
CALCUTTA
16 JUN 2015



Name & Address	Status	Execution And Admission Details	Other Details
Mrs Sumitra Ghosh Wife of Mr Amal Ghosh 40/5 Ballygunge Circular Road, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Ballygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ADWPG5857G,
Mrs Suchitra Banerjee Wife of Mr Bramhadeb Banerjee 4A, Fourth Floor, Sonia Apartments, 4B Pratapaditya, Protapaditya Place, 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, PAN No. ACXPB5039P,
Mrs Anita Aikat Daughter of Mrs Indrajit Aikat CE11, Sector I, Salt Lake, P.O:- Bidhannagar, P.S:- East Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700065	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AFQPA5769M,
Mr Sukhendu Mitra Daughter 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: Service, Citizen of: India, PAN No. CMAPM0518H,
Mr Shyamal 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. AHPPM5181Q,

Name & Address (Organization)	Status	Execution And Admission Details	Other Details
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	Organization	Executed by: Representative,	PAN No. AAHCP8957D,





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 Sumitra Ghosh, Mrs Suchitra Banerjee, Mrs Anita Aikat, Mr Sukhendu Mitra, Mr Shyamal 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



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
16 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



ADDITIONAL REGISTRAR
CENTRAL OFFICE - KOLKATA
16 JUN 2015

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

SC

GRN: 19-201516-000755501-1

Payment Mode: Online Payment

GRN Date: 15/06/2015 13:27:42

Bank: United Bank

BRN: 3034280

BRN Date: 15/06/2015 13:28:25

DEPOSITOR'S DETAILS

Id No. : 19010000240838/1/2015

[Query No./Query Year]

Name : Anurag Meharia

Contact No. :

Mobile No. : +91 9331080242

E-mail : anurag.m@meharia.com

Address : 9, OLD POST OFFICE STREET, KOLKATA-700001

Applicant Name : Mr Anurag Meharia

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of Account / Description	Head of Account	Amount (₹)
1	19010000240838/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	86720
2	19010000240838/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	551342

Total

638062

In Words : Rupees Six Lakh Thirty Eight Thousand Sixty two only

52



ADDITIONAL REGISTRAR
OF ASSURANCE CALCUTTA
1 6 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 19010000240838/2015

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 Sumitra Ghosh 40/5 Ballygunge Circular Road, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Seller		4072 	Sumitra Ghosh 16-6-15
2	Mrs Suchitra Banerjee 4A, Fourth Floor, Sonia Apartments, 4B Pratapaditya, Protapaditya Place, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Seller		4073 	Suchitra Banerjee 16.6.2015

Suchitra Banerjee

Sukhen Dutt

Anita Ghosh







Shyamal Kumar Mitra

Sumitra Ghosh

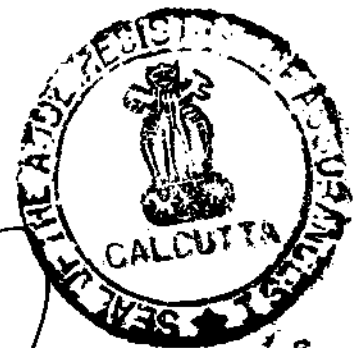


PAR
16 JUN 2015

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



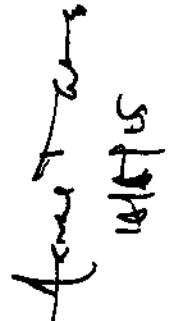
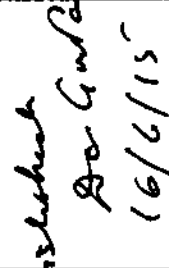
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs Anita Aikat CE11, Sector I, Salt Lake, P.O:- Bidhannagar, P.S:- East Bidhannagar, Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700065	Seller		4074 	Anita Aikat 16/06/2015
4	Mr Sukhendu Mitra 52B Rashbehari Avenue, Rash Behari Avenue, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Seller		5074 	Sukhendu Mitra 16.6.15
5	Mr Shyamal Kumar Mitra 52B Rashbehari Avenue, Rash Behari Avenue, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Seller		4076 	Shyamal Kumar Mitra 16.6.15

Anita Aikat
Sukhendu Mitra
Anita Aikat
Shyamal Kumar Mitra
Sumitran Ghosh



AD. REGISTRAR
CALCUTTA
16 JUN 2015

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

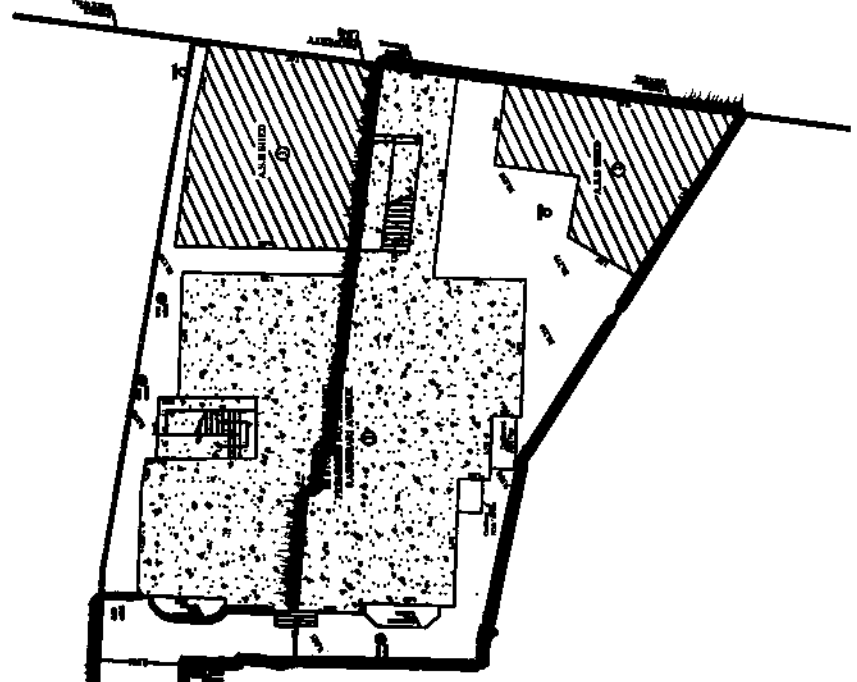
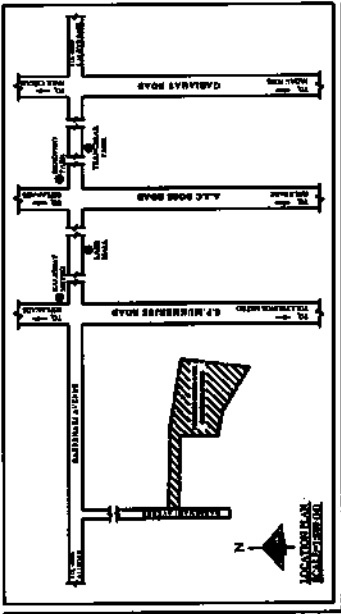
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr Anurag Meharia 57A Block D, 3rd Floor, New Alipore, Ramtanu Lahiri Sarani, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Buyer [Ishaaniaa Infracore (LLP)]			 16/6/15
	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]			
SI 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 Sumitra Ghosh, Mrs Suchitra Banerjee, Mrs Anita Aikat, Mr Sukhendu Mitra, Mr Shyamal Kumar Mitra, Mr Anurag Meharia		 16/6/15	

Sukhendu Mitra
Anita Aikat
Sumitra Ghosh
Suchitra Banerjee
Shyamal Kumar Mitra

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



ADDITIONAL REGISTRAR
COMPANIES, KOLKATA
16 JUN 2016



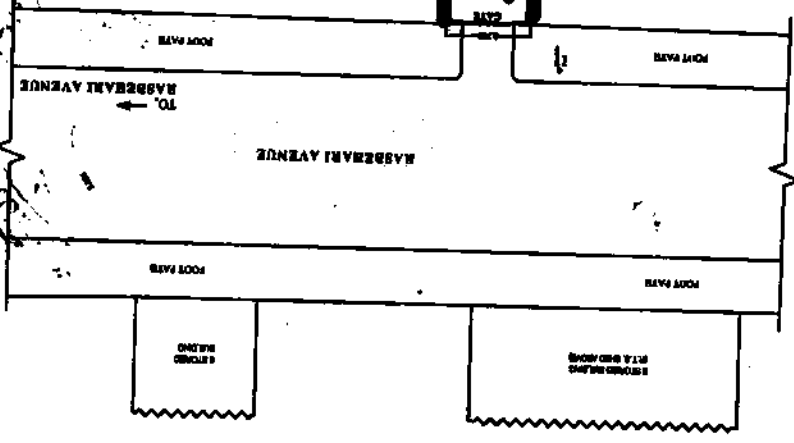
PABITRA VINCOM PVT. LTD.

Aravind Kumar
 Authorized Signatory

ISHANIA INFRAPROJECT LLP

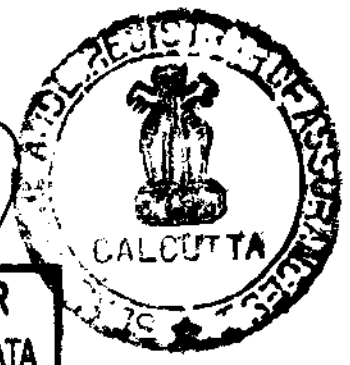
Aravind Kumar
 Designated Partner/Authorized Signatory

- ✓ Sumitran Ghosh
- ✓ Sujata Banerjee
- Anita Saha
- Subhendu Mukherjee
- ✓ Shyamal Kumar Mishra



SHEET NO. OF THE DESIGN PLAN SHOWING THE PORTION OF THE LAND AND EXISTING CONSTRUCTION UNDER PHASES NO. 2A & 2B, RABBERI AVENUE, P. O. KALIGHAT P. S. TOLLYGUNGE, KOLKATA-700026 UNDER WARD 88 OF LMC	TITLE : LAYOUT PLAN OF THE LAND AND EXISTING CONSTRUCTION	SCALE : 1:100 DRAWING NO : DATE: 04/08/2015	NO. : 2A & 2B, RABBERI AVENUE, KOLKATA-700 026
	DRAWN BY : CHECKED BY : APPROVED BY :		DATE: 04/08/2015

ADDITIONAL REGISTRAR
KOLKATA
16 JUN 2015



पिता का नाम / Name of Father / Legal Guardian

पिता का नाम / Name of Mother

पिता का पता / Name of Spouse

पता / Address

पुराने पासपोर्ट का नं. और इसके जारी होने की तिथि का उल्लेख / Old Passport No. with Date and Place of Issue

फाइल नं. / File No.

पिता का नाम / Name of Father / Legal Guardian

पिता का नाम / Name of Mother

पिता का पता / Name of Spouse

पता / Address

पुराने पासपोर्ट का नं. और इसके जारी होने की तिथि का उल्लेख / Old Passport No. with Date and Place of Issue

फाइल नं. / File No.

पिता का नाम / Name of Father / Legal Guardian

पिता का नाम / Name of Father / Legal Guardian

MONOTOSH DASGUPTA

पिता का नाम / Name of Mother

BHARATI DASGUPTA

पिता का पता / Name of Spouse

पता / Address

6 GREEK CHURCH ROW EXTN.,

2ND FLOOR, KOLKATA-700026

पुराने पासपोर्ट का नं. और इसके जारी होने की तिथि का उल्लेख / Old Passport No. with Date and Place of Issue

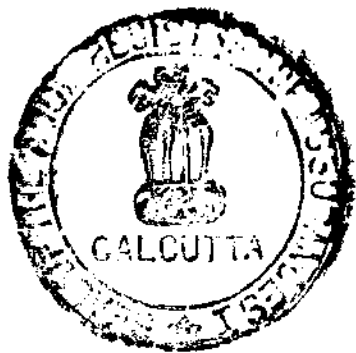
फाइल नं. / File No.

CALAD4646306

Seller, Buyer and Property Details

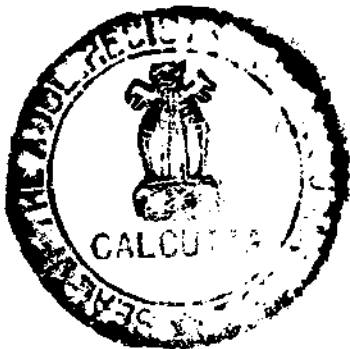
A. Seller & Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mrs Sumitra Ghosh Wife of Mr Amal Ghosh 40/5 Ballygunge Circular Road, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Ballygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ADWPG5857G, Status : Self Date of Execution : 16/06/2015 Date of Admission : 16/06/2015 Place of Admission of Execution : Pvt. Residence</p>
2	<p>Mrs Suchitra Banerjee Wife of Mr Bramhadeb Banerjee 4A, Fourth Floor, Sonia Apartments, 4B Pratapadity, Protapaditya Place, 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, PAN No. ACXPB5039P, Status : Self Date of Execution : 16/06/2015 Date of Admission : 16/06/2015 Place of Admission of Execution : Pvt. Residence</p>
3	<p>Mrs Anita Aikat Daughter of Mrs Indrajit Aikat CE11, Sector I, Salt Lake, P.O:- Bidhannagar, P.S:- East Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AFQPA5769M, Status : Self Date of Execution : 16/06/2015 Date of Admission : 16/06/2015 Place of Admission of Execution : Pvt. Residence</p>
4	<p>Mr Sukhendu Mitra Daughter 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: Service, Citizen of: India, PAN No. CMAPM0518H, Status : Self Date of Execution : 16/06/2015 Date of Admission : 16/06/2015 Place of Admission of Execution : Pvt. Residence</p>



SL No.	Name, Address, Photo, Finger print and Signature
5	<p>Mr Shyamal 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. AHPPM5181Q, Status : Self Date of Execution : 16/06/2015 Date of Admission : 16/06/2015 Place of Admission of Execution : Pvt. Residence</p>





SL No.	Name, Address, Photo, Finger print and Signature
1	<p>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</p>
2	<p>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:-</p>
1-2 (1)	<p>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 : 16/06/2015 Date of Admission : 16/06/2015 Place of Admission of Execution : Pvt. Residence</p>

B. Identifire Details

SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>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,</p>	<p>Mrs Sumitra Ghosh, Mrs Suchitra Banerjee, Mrs Anita Aikat, Mr Sukhendu Mitra, Mr Shyamal Kumar Mitra, Mr Anurag Meharia</p>	

C. Transacted Property Details

Sch No.	Property Location	Plot No & Khatian No/	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details



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, Road Zone : (Tolly Nala -- Rashbehari More (Southern Side Ward No 88 & Premises No 2-84 all even)) , , Premises No. 52B, Ward No: 88	(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
S1	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.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr Shyamal Kumar Mitra	Ishaaniaa Infraproject LLP	0.274312	10
	Mr Shyamal Kumar Mitra	Pabitra Vincom Private Limited	0.274312	10
	Mr Sukhendu Mitra	Ishaaniaa Infraproject LLP	0.274312	10
	Mr Sukhendu Mitra	Pabitra Vincom Private Limited	0.274312	10
	Mrs Anita Aikat	Ishaaniaa Infraproject LLP	0.274312	10
	Mrs Anita Aikat	Pabitra Vincom Private Limited	0.274312	10
	Mrs Suchitra Banerjee	Ishaaniaa Infraproject LLP	0.274312	10
	Mrs Suchitra Banerjee	Pabitra Vincom Private Limited	0.274312	10
	Mrs Sumitra Ghosh	Ishaaniaa Infraproject LLP	0.274312	10
	Mrs Sumitra Ghosh	Pabitra Vincom Private Limited	0.274312	10



Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	Mr Shyamal Kumar Mitra	Ishaaniaa Infraproject LLP	175 Sq Ft	10
	Mr Shyamal Kumar Mitra	Pabitra Vincom Private Limited	175 Sq Ft	10
	Mr Sukhendu Mitra	Ishaaniaa Infraproject LLP	175 Sq Ft	10
	Mr Sukhendu Mitra	Pabitra Vincom Private Limited	175 Sq Ft	10
	Mrs Anita Aikat	Ishaaniaa Infraproject LLP	175 Sq Ft	10
	Mrs Anita Aikat	Pabitra Vincom Private Limited	175 Sq Ft	10
	Mrs Suchitra Banerjee	Ishaaniaa Infraproject LLP	175 Sq Ft	10
	Mrs Suchitra Banerjee	Pabitra Vincom Private Limited	175 Sq Ft	10
	Mrs Sumitra Ghosh	Ishaaniaa Infraproject LLP	175 Sq Ft	10
	Mrs Sumitra Ghosh	Pabitra Vincom Private Limited	175 Sq Ft	10

D. Applicant Details

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 - 190104924 / 2015

Query No/Year	19010000240838/2015	Serial no/Year	1901004765 / 2015
Deed No/Year	I - 190104924 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Anurag Meharia	Presented At	Private Residence
Date of Execution	16-06-2015	Date of Presentation	16-06-2015

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

Presented for registration at 14:55 hrs on : 16/06/2015, at the Private residence by Mr Anurag Meharia ..

Admitted

Execution is admitted on 16/06/2015 by

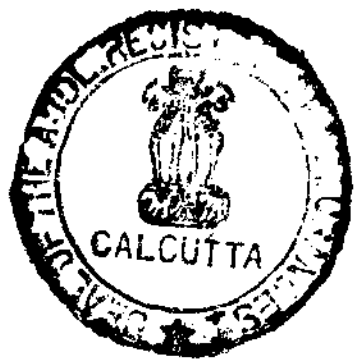
Mrs Sumitra Ghosh, Wife of Mr Amal Ghosh, 40/5 Ballygunge Circular Road, Road: Ballygunge Circular Road, , P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession House wife

Indetified 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

Execution is admitted on 16/06/2015 by

Mrs Suchitra Banerjee, Wife of Mr Bramhadeb Banerjee, 4A, Fourth Floor, Sonia Apartments, 4B Pratapaditya, Road: Protapaditya Place, , P.O: Kallighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession House wife

Indetified 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



Execution is admitted on 16/06/2015 by

Mrs Anita Aikat, Daughter of Mrs Indrajit Aikat, CE11, Sector I, Salt Lake, P.O: Bidhannagar, Thana: East Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700065, By caste Hindu, By Profession House wife

Indetified 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

Admitted on 16/06/2015 by

Execution is admitted on 16/06/2015 by

Mr Sukhendu Mitra, Daughter 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

Indetified 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

Admitted on 16/06/2015 by

Execution is admitted on 16/06/2015 by

Mr Shyamal 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

Indetified 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

Admitted on 16/06/2015 by

Execution is admitted on 16/06/2015 by

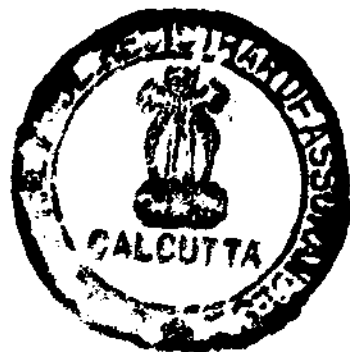
1. Mr Anurag Meharia, Authorised Representative, Pabitra Vincom Private Limited , 9 Old Post Office Street, Ground Floor, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001

2. Mr Anurag Meharia, Authorised Representative, Pabitra Vincom Private Limited , 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

3. Mr Anurag Meharia, Authorised Representative, Pabitra Vincom Private Limited , 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

4. Mr Anurag Meharia, Authorised Representative, Pabitra Vincom Private Limited , 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

5. Mr Anurag Meharia, Authorised Representative, Ishaanija Infraproject LLP , 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

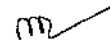


6. Mr Anurag Meharia, Authorised Representative, Ishaaniaa Infraproject LLP , 9 Old Post Office Street, Ground Floor, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001

7. Mr Anurag Meharia, Authorised Representative, Ishaaniaa Infraproject LLP , 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

8. Mr Anurag Meharia, Authorised Representative, Ishaaniaa Infraproject LLP , 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

Identified 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



(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

[REDACTED]

[REDACTED]

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/-

Description of Online Payment

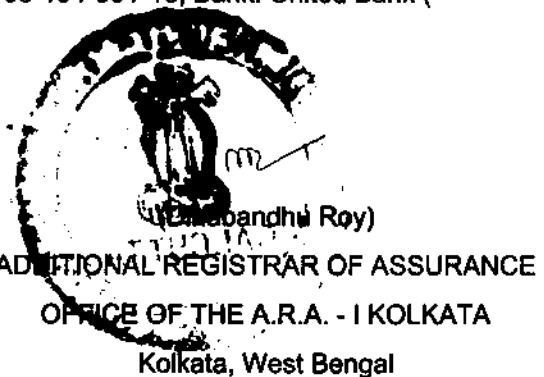
1. Rs 86,720/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: United Bank (UTBI0OCH175)

[REDACTED]

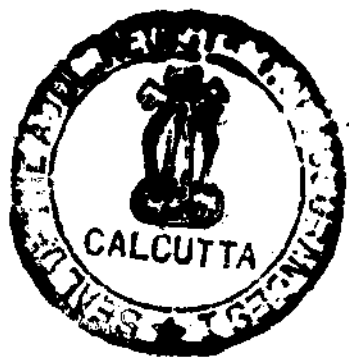
Certified that required Stamp Duty payable for this document is Rs. 5,51,342/- and Stamp Duty paid by Stamp Rs 100/-

Description of Online Payment

1. Rs 5,51,342/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: United Bank (UTBI0OCH175)



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



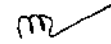
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

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 37655, 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 30786 to 30826

being No 190104924 for the year 2015.



Digitally signed by DINABANDHU ROY
Date: 2015.07.14 17:40:14 +05:30
Reason: Digital Signing of Deed.

(Dinabandhu Roy) 14-07-2015 5:40:13 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 16th DAY OF June 2015

BETWEEN

SMT. SUMITRA GHOSH & OTHERS

.....Vendors

AND

PABITRA VINCOM PRIVATE LIMITED & ANR.

.....Purchasers

INDENTURE

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