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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

v/c-1984/15

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ANO-658345/11

WV-3720826

Certified that the Document is as Registered. The Signature Sheet and other documents attached to the document are as per this Document

[Signature]
 Sub-Registrar
 of West Bengal
 31-8-15

THIS DEED OF CONVEYANCE made this ^{28th} day of August, 2015 BETWEEN
MRS. PURNIMA DUTTA [PAN: AWAPD5679E] wife of Mr. Asit Kumar Dutta and daughter of
 Late Mrs. Taru Bala Paul and granddaughter of Late Mr. Srish Chandra Mitra, residing at FA
 11/1, Jyangda Dakshin Math, Vidyasagar Pally, Sanchita Apartment, Deshbandhu Nagar,
 Ward No. 14, Rajarhat, 24 Parganas (N), Kolkata 700059, P. S. Baguiati, hereinafter referred
 to as 'the **VENDOR**' (which expression shall be deemed to mean and include her heirs,
 successors, administrators, legal representatives and/or assigns) of the ONE PART;

AND

[Handwritten notes]
 200/-
 1000/-
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NAME.....	9060 8/11
ADD.....	
RS.....	
25 AUG 2015	
S. CHATTERJEE	
Licensed Stamp Vendor	
C. C. Chowd	
2 & 3, K. S. Road, Calcutta-1	

25 AUG 2015

25 AUG 2015



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ADDITIONAL REGISTRAR	
CALCUTTA	
25 AUG 2015	

-Mishikar Das Gupta
 s/o Monakar Das Gupta
 9060 Post office Street
 Grand Floor, Kalkata - 1
 P.S. Hare Street.

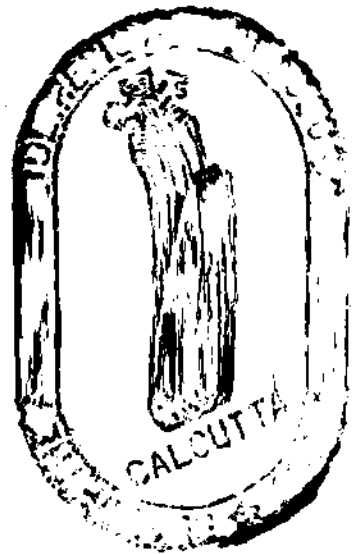
(1) **PABITRA VINCOM PRIVATE LIMITED** [PAN: AAHCP8957D], a company incorporated under the Companies Act of 2013 and (2) **ISHAANIAA INFRAPROJECT LLP** [PAN: AADF17913F] a limited liability partnership incorporated under the Act of 2008 and both having its registered office at No. 9, Old Post Office 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 their respective 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 eight Cottahs fifteen Chittaks and 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;

- 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 Mr. Srish Chandra Mitra son of Mr. Mahendra Nath Mitra and Mr. Santa Kumar Mitra son of Mr. Mahendra Natha Mitra erected one 3 storied building on the aforesaid Land which was numbered as



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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 Mr. 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 Mr. 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 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. 1, 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

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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** or the Said Land 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 Kolkata Municipal Corporation in respect of his allotted Northern Portion of the Original Premises being the land measuring 3 (three) Cottahs 1 (one) Chittaks and 40 (forty) square feet more or less and the building thereon which was assessed as Municipal Premises No. 52A, Rash Behari Avenue, Kolkata 700026 more fully described in the **First Schedule** hereto Together With the Undivided 50% Area in the Common Passage, and hereinafter referred to as **the said Premises**;
- G) The 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 of the Original Premises Together With the undivided 50% share in the Common Passage, was mutated in the name of the said Mr. Sanat Kumar Mitra in the records of Kolkata Municipal Corporation which was assessed as Municipal Premises No. 52B, Rash Behari Avenue, Kolkata 700026;
- H) In the circumstances the said Mr. Srish Chandra Mitra became the sole and absolute owner of and/ or well and sufficiently entitled to the said Premises and the

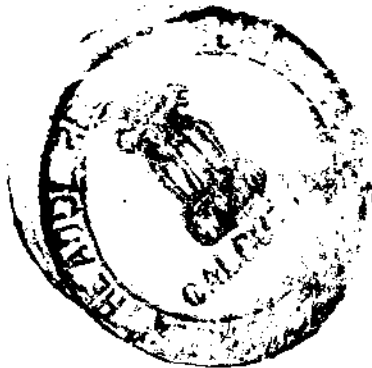


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Undivided 50% Share in the Common Passage free from all encumbrances whatsoever;

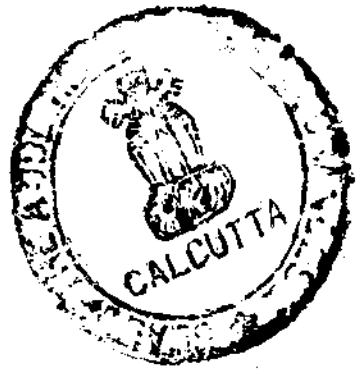
- I) The said Mr. Srish Chandra Mitra died on the 30th April 1958 leaving his last WILL AND TESTAMENT dated the 15th May 1955 and registered at the office of the Additional District Register at Alipore in Book No. 1, Volume No. 3 pages 83 to 86 Being No. 2 for the year 1956 hereinafter referred to as the said Will and appointed his eldest son-in-law Mr. Atul Krishna Palit son of Late Sashi Bhushan Palit as the sole Executor of his said Will and case of death of the said Executor Mr. Atul Krishna Palit, his wife, being eldest daughter of Mr. Srish Chandra Mitra namely Mrs. Sudhansu Bala Palit shall act as Executrix to the said Will.
- J) By and under the said Will, the said Mr. Srish Chandra Mitra bequeathed the said Premises in favour of his two sons namely Mr. Niroj Kumar Mitra and Mr. Amar Kumar Mitra in equal shares.
- K) Mr. Atul Krishna Palit, being the Executor to the said Will applied for probate of the said Will on the 17th November 1959 before the District Delegate, 10th Sub-Ordinate Judge at Alipore vide Probate Case No. 167 of 1959 and the Learned District Delegate at Alipore by an order No. 16 dated 31st January 1961 granted probate to the said Will;
- L) In the circumstances the said Mr. Niroj Kumar Mitra and Mr. Amar Kumar Mitra became the full and absolute owners of the said Premises each having an Undivided One-Half Share therein;
- M) The said Niroj Kumar Mitra died intestate on 16th day of October 1976 leaving surviving his wife Mrs. Protiva Mitra, his only son Mr. Nirmal Kumar Mitra and only daughter Mrs. Jharna Dutta as his only legal heirs and successors to his estate including his Undivided One-Half Share in the said Premises;
- N) The said Mr. Nirmal Kumar Mitra died a bachelor on the 1st day of April 1987 and the said Mrs. Protiva Mitra died on the 21st day of October 1991 leaving surviving Ms.



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Jharna Dutta, as the only legal heir and successor to the Undivided One-Half share in the said Premises;

- O) The said Amar Kumar Mitra died a bachelor on the 18th October 1986 and hence his Undivided One-Half share in the said Premises devolved under Section 11 of the Hindu Succession Act of 1956 upon his six sisters namely (1) Mrs. Sudhanshu Bala Palit (since deceased on 26th May 1999), (2) Mrs. Taru Bala Paul (since deceased on 15th August 2002), (3) Mrs. Biva Rani Dutta (since deceased on 28th December 2014), (4) Mrs. Binapani Ghosh (~~Vendor No. 1~~), (5) Mrs. Pronoti Dutta (~~Vendor No. 2~~) and (6) Mrs. Puspa Dutt (~~Vendor No. 3~~) as the only legal heirs and successors to the Undivided One-Half Share in the said Premises in equal Undivided One-Sixth Share each;
- P) Upon the death of Late Mrs. Taru Bala Paul, the Vendor herein became well and sufficiently entitled to an Undivided 1/60th share in the Said Premises being Undivided 37.42 square feet in the said Land Together With Undivided 1/60th Share in the 50% of the Common Passage being i.e. 9.35 square feet AND TOGETHER with Undivided 1/60th Share in the Building thereon and hereinafter collectively referred to as "the **VENDOR'S UNDIVIDED SHARE**";
- Q) The Vendor has assured, represented and warranted to the Purchasers as follows:
- (i) That the Vendor is the absolute owners of and/or well and sufficiently entitled to the Vendor's Undivided Share;
 - (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 that the Vendor is not in possession of any part of the Vendor's Undivided Share because the said Premises is fully occupied by a number of Tenants;
 - (iii) That the Vendor has a good clear and marketable title in respect of the Vendor's Undivided Share;



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- (iv) The said Premises is not affected by any scheme of requisition or acquisition or any alignment of Government;
 - (v) The Vendor is entitled to transfer by way of sale, lease and/or otherwise the Vendor's Undivided Share 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 Vendor has not entered into any agreement for sale and transfer nor has created any interest of a third party into or upon the Vendor's Undivided Share or any part or portion thereof.
- R) Relying on the aforesaid representations of the Vendor and believing the same to be true and acting on good faith thereof, the Purchasers have agreed to purchase and the Vendor has agreed to sell the Vendor's Undivided Share and in pursuance thereof the Vendor is 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. 3,00,000.00 (Rupees Three Lakhs) only paid by the Purchasers to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the Receipt and Memo of Consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers and the Vendor's Undivided Share), the Vendor doth hereby grant sell convey transfer deliver release assign and assure unto and to the Purchasers **ALL THAT** the Vendor's Undivided Share more fully described in the **Third Schedule** hereto, being the Undivided 1/60th Share in the Land and the Building thereon situate lying at and being Premises No. 52A, Rash Behari Avenue, (previously being the Northern Portion of Original Premises No. 52, Rash Behari Avenue), Police Station: Tollygunge, Kolkata 700026, more fully described in the First Schedule



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hereto TOGETHER WITH the Undivided 1/60th Share in Undivided 50% Area of the Common Passage more fully described in the Second Schedule hereto AND TOGETHER the comprised in the said Premises 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 **VENDOR'S UNDIVIDED SHARE** 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 Vendor into out of or upon the Vendor's Undivided Share 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 Vendor's Undivided Share 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 lispens attachments trusts uses debutters claims demands acquisition requisition alignment and liabilities whatsoever or howsoever:



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28 AUG 2015

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

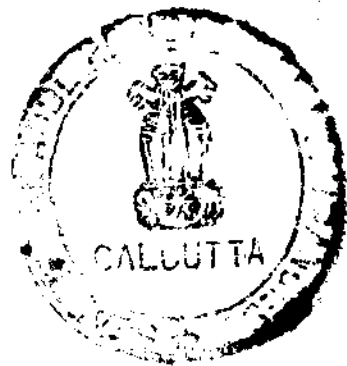
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- (a) THAT notwithstanding any act deed matter or thing by the Vendor or any of her predecessor-in-title done committed executed or knowingly permitted or suffered to the contrary the Vendor is lawfully rightfully and absolutely and/or otherwise well and sufficiently entitled to the Vendor's Undivided Share 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 Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the Vendor's Undivided Share 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;
- 4
- (c) THAT notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure the Vendor's Undivided Share unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- 4
- (d) THAT the Vendor's Undivided Share 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 Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or any of them or its predecessors-in-title;



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28 AUG 2016

- (e) THAT the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the Vendor's Undivided Share 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 Vendor 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 lispendens uses debutters trusts acquisition requisition claims demands alignment and liabilities whatsoever or howsoever created by the Vendor or any person or persons claiming as aforesaid;
- (g) THAT the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the Vendor's Undivided Share hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or its 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 Vendor's Undivided Share unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers;
- (h) THAT the Vendor shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the



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28 AUG 2015

Purchasers by reason of any defect in the title of the Vendor in the Vendor's Undivided Share 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 Vendor herein being found to be untrue, incorrect, false or misleading:

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

- (a) 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 Vendor 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;
- (b) 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;
- (c) 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;
- (d) AND THAT there never was nor is there any excess vacant land in the said Premises or in the hands of the Vendor within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 nor is there any impediment under the



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28 AUG 2012

provisions of the said Act of 1976 in the Vendor selling conveying and transferring the Undivided Share in the said Premises unto and in favour of the Purchasers.

IV. THE PURCHASERS DO HEREBY AGREE WITH THE VENDOR as follows:

THAT in case at any time hereafter any liability on account of arrear Property rates and taxes in respect of 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 undertakes to pay the same on demand being made by the Kolkata Municipal Corporation;

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The said Premises)

ALL THAT the piece and parcel of land ad-measuring about 3 Cottahs 1 Chittak and 40 Square Feet more or less Together With the three-storied old dilapidated building thereon (more than 65 years old) having total constructed area of 3860 square feet, (Ground Floor-1620 sq. ft.; First Floor-1134 sq. ft.; and Second Floor-1106 sq. ft.) situate lying at and being Premises No. 52A; Rash Behari Avenue, (previously being the Northern 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 hereunder:

On the North: Partly by premises No. 68A, Rash Behari Avenue, Kolkata 700026 and partly by premises No. 56A, Rash Behari Avenue, Kolkata 700026;

On the South: By Premises No. 52B, Rash Behari Avenue, Kolkata 700026;

On the East: By Premises No. 4A & 4B, Pratapaditya Road, Kolkata 700026; and

On the West: By the 12 feet wide Common Passage.



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28 AUG 2015

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 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 Vendor's Undivided Share)**

ALL THAT the Undivided 1/60th Share i.e. 37.42 square feet in the land comprised in the said Premises more fully described in the First Schedule hereto;

TOGETHER WITH the Undivided 1/60th Share i.e. 9.35 square feet in the Undivided 50% area of the Common Passage more fully described in the Second Schedule hereto; (Total land area 46.77 square feet);

AND TOGETHER WITH the Undivided 1/60th Share i.e. 64 square feet (Ground Floor: 27 square feet, First floor: 19 square feet, Second Floor: 18 square feet) in the Building at the said Premises.



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OF
28 AUG 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 VENDOR abovenamed at

Kolkata in the presence of:

Dipankar Dasgupta
9, Old Post office Street
Kolkata 700 01

Purnima Dutta
(MRS. PURNIMA DUTTA)

Sujit Dutta
B-226 A C.I.T. Road
Scheme 6(M)
Kolkata 700 054

EXECUTED AND DELIVERED by

the PURCHASERS abovenamed

at Kolkata in the presence of:

Dipankar Dasgupta

PABITRA VINCOM PVT. LTD.

[Signature]
Authorised Signatory

ISHAANIAA INFRAPROJECT LLP

[Signature]
Designated Partner/Authorised Signatory

Sujit Dutta

Drafted by:

Sujit Roy Choudhury
Advocate
High Court, Calcutta.
P/283/2009



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28 AUG 2015

RECEIPT & MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the full consideration money paid in respect of the Vendor's Undivided Share as per memo below:

By Demand Draft No. 422557 dated 25th

August 2015 drawn on Kotak Mahindra Bank,

Minto Park Branch in favour of Mrs. Purnima

Dutta

..... Rs.300,000.00

Total:

.... Rs. 300,000.00

(Rupees Three Lakhs) only

WITNESSES:

① Dipanjan Das Kar.

Purnima Dutta

(VENDOR)

Sujit Dutta.



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ADDITIONAL DEPUTY COMMISSIONER
OFFICE OF THE DEPUTY COMMISSIONER
28 AUG 2015

FORM FOR TEN FINGERPRINTS












PHOTO 	<i>Purnima Dutta.</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							
							












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

PHOTO		Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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28 AUG 2014



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Government of West Bengal

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

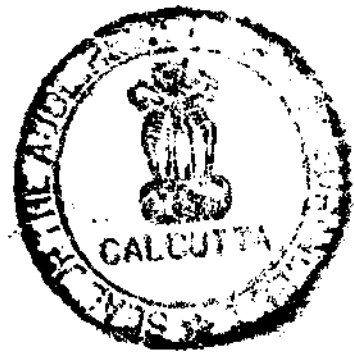
OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000655345/2015

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 Purnima Dutta FA 11/1, Jyangdam Dakshin Math (Vidyasagar), P.O:- Rajerhat, P.S:- Baguiati, District:-North 24- Parganas, West Bengal, India, PIN - 700059	Seller		 5688	Purnima Dutta 28.8.2015
2.0	Mr Anurag Meharia 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	Represent ative of Buyer [ISHAANI AA Infraprojec t LLP]		 5688	Anurag Meharia 28/08/2015
2.1	Mr Anurag Meharia 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	Represent ative of Buyer [Pabitra Vincom Private Limited]			Anurag Meharia 28/08/2015


PRESENTANT



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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 Purnima Dutta, Mr Anurag Meharia	Hrishikesh Dasgupta 28/8/15


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



Handwritten signature

ADDITIONAL REGISTRAR
KOLKATA
28 AUG 2015

Seller, Buyer and Property Details

A. Seller & Buyer Details

SL No.	Name and Address of Presentant
1	<p>Mr Anurag Meharia, Aurhorised Representative Aurhorised Representative, 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; Aurhorised Representative, 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</p>

SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mrs Purnima Dutta Wife of Mr Asit Kumar Dutta FA 11/1, Jyangdam Dakshin Math (Vidyasagar), P.O:- Rajarhat, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AWAPD5679E, Status : Individual Date of Execution : 28/08/2015 Date of Admission : 28/08/2015 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 Infracproject 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, Aauthorised Representative Aauthorised Representative, 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; Aauthorised Representative, ISHAANIAA Infracproject 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 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEYPM6998K, Status : Representative Date of Execution : 28/08/2015 Date of Admission : 28/08/2015 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 Purnima Dutta, Mr Anurag Meharia</p>	

C. Transacted Property Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: 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. 52A, Ward No: 88	(Tolly Nala -- Rashbehari More (Southern Side Ward No 88 & Premises No 2-84 all even))	46.77 Sq Ft	2,74,500/-	3,31,288/-	Proposed Use: Bastu, Width of Approach Road: 12 Ft.,

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	27 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete
F1	Floor No: 1	19 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete
F2	Floor No: 2	18 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	64 Sq Ft.	25,500/-	40,799/-	Structure Type: Structure

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mrs Purnima Dutta	ISHAANIAA Infraproject LLP	0.0535907	50
	Mrs Purnima Dutta	Pabitra Vincom Private Limited	0.0535907	50

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	Mrs Purnima Dutta	ISHAANIAA Infraproject LLP	32 Sq Ft	50
	Mrs Purnima Dutta	Pabitra Vincom Private Limited	32 Sq Ft	50

D. Applicant Details

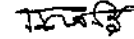
Applicant's Name	Anurag Meharia
Address	9 Old Post Office Street, Ground Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190107106 / 2015

Query No/Year	19010000655345/2015	Serial no/Year	1901006836 / 2015
Deed No/Year	I - 190107106 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Anurag Meharia	Presented At	Private Residence
Date of Execution	28-08-2015	Date of Presentation	28-08-2015

Remarks

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,72,087/-



(Sujan Kumar Maity)

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

Presented for registration at 14:53 hrs on : 28/08/2015, at the Private residence by Mr Anurag Meharia ..

Execution is admitted on 28/08/2015 by

Mrs Purnima Dutta, Wife of Mr Asit Kumar Dutta, FA 11/1, Jyangdam Dakshin Math (Vidyasagar), P.O: Rajarhat, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, 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 28/08/2015 by

1. Mr Anurag Meharia ,

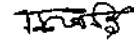
Aurhorised Representative, Pabitra Vincom Private Limited 9 Old Post Office Street, Ground Floor, Old Post Office Street, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001;

Aurhorised Representative, 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

2. Mr Anurag Meharia ,

Aurhorised Representative, 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;
Aurhorised Representative, 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
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




(Sujan Kumar Malty)

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

Certified that required Registration Fees payable for this document is Rs 4,190/- (A(1) = Rs 4,092/- ,E = Rs 14/-
,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-

Description of Online Payment

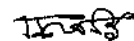
1. Rs 4,190/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: United Bank (UTBI00CH175)



(Sujan Kumar Malty)

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.



(Sujan Kumar Malty)

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

Se

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

GRN: 19-201516-001704770-1

Payment Mode: Online Payment

GRN Date: 28/08/2015 12:23:21

Bank: United Bank

BRN: 3406675

BRN Date: 28/08/2015 12:24:22

DEPOSITOR'S DETAILS

Id No. : 19010000655345/3/2015

[Query No./Query Year]

Name : Anurag Meharia

Contact No. :

Mobile No. : 91 933080242

E-mail :

Address : 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 Payment No 3

ITEMS DETAILS

Sr No.	Identification No.	Description	Head of A/C	Amount
1	19010000655345/3/2015	Property Registration- Registration Fees	0030-03-104-001-16	4190
2	19010000655345/3/2015	Property Registration- Stamp duty	0030-02-103-003-02	22345

Total

26535

In Words : Rupees Twenty Six Thousand Five Hundred Fifty Five only

Am



ADDITIONAL REGISTRAR
OF COMPANIES
28 AUG 2015

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 95407 to 95443

being No 190107106 for the year 2015.



Digitally signed by SUJAN KUMAR
MAITY

Date: 2015.09.12 17:08:50 +05:30

Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 12/09/2015 17:08:49
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 28th DAY OF August 2015

BETWEEN

MRS. PURNIMA DUTTA

VENDOR

AND

PABITRA VINCOM PRIVATE LIMITED & ANOTHER

PURCHASERS

DEED OF CONVEYANCE

(Premises No. 52A, Rashbehari Avenue, Kolkata)