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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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 Q No. 655 439/15  
 W-372082

Certified that the Document is admitted for  
 Registration in the office of the Registrar  
 of Assurances, West Bengal, on the date  
 and at the place mentioned above.

*[Signature]*  
 of 31-8-15

THIS DEED OF CONVEYANCE made this 28<sup>th</sup> day of August 2015 BETWEEN  
 MRS. KALPANA BASU [PAN: APPPB7829C] wife of Late Mr. Rabin Kumar Basu, and daughter  
 of Late Mrs. Taru Bala Paul and granddaughter of Late Mr. Srish Chandra Mitra, residing at  
 43/C/6, Narayan Roy Road, Behala, Silpara, Barisha, Police Station: Thakurpukur, Kolkata  
 700008, 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 signature]*  
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 2015



(1) PABITRA VINCOM PRIVATE LIMITED [PAN: AAHCP8957D], a company incorporated under the Companies Act of 2013 and (2) ISHAANIAA INFRAPROJECT LLP [PAN: AADFI7913F] a limited liability partnership incorporated under the Act of 2008 and both having its registered office at No. 9, Old Post Office Street, Ground Floor, Police Station Hare Street, Kolkata 700001, both represented by their authorised representative Mr. Anurag Meharia [PAN: AEYPM6998K], son of Mr. Mohan Prasad Meharia and residing at No. 57A, Block D, 3<sup>rd</sup> 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 19<sup>th</sup> 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 2<sup>nd</sup> 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

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ADDITIONAL DEBIT  
OF \$100  
28 AUG 2015



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 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 19<sup>th</sup> day of April, 1949 registered before the District Registrar at Alipore and recorded in Book No. I, Volume No. 40, Being No. 1954 for the year 1949 the said Mr. Srish Chandra Mitra therein of First Part and Mr. Santa Kumar Mitra therein of Second Part amicably partitioned by metes and bounds, the Original Premises between themselves whereby the said Mr. Srish

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28 AUG 2015



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** 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;



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ADDITIONAL REGISTRAR  
OF LANDS  
28 AUG 2015

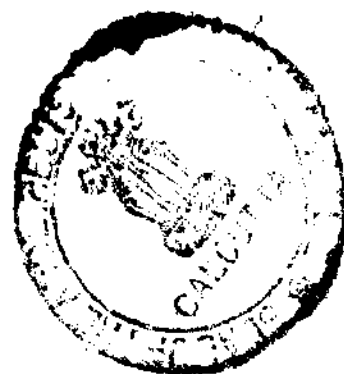


- H) In the circumstances the said Mr. Srish Chandra Mitra became the sole and absolute owner of and/ or well and sufficiently entitled to the said Premises and the Undivided 50% Share in the Common Passage free from all encumbrances whatsoever;
- I) The said Mr. Srish Chandra Mitra died on the 30<sup>th</sup> April 1958 leaving his last WILL AND TESTAMENT dated the 15<sup>th</sup> 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 17<sup>th</sup> November 1959 before the District Delegate, 10<sup>th</sup> 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 31<sup>st</sup> 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 16<sup>th</sup> 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;



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ADDITIONAL SECRETARY  
OFFICE OF THE SECRETARY  
28 AUG 2015

- N) The said Mr. Nirmal Kumar Mitra died a bachelor on the 1<sup>st</sup> day of April 1987 and the said Mrs. Protiva Mitra died on the 21<sup>st</sup> day of October 1991 leaving surviving Ms. 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 18<sup>th</sup> 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 26<sup>th</sup> May 1999), (2) Mrs. Taru Bala Paul (since deceased on 15<sup>th</sup> August 2002), (3) Mrs. Biva Rani Dutta (since deceased on 28<sup>th</sup> December 2014), (4) Mrs. Binapani Ghosh, (5) Mrs. Pranati Datta and (6) Mrs. Puspa Dutt 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 1/60<sup>th</sup> share in the Said Premises being Undivided 37.42 square feet in the said Land Together With Undivided 1/60<sup>th</sup> Share in the 50% of the Common Passage being i.e. 9.35 square feet AND TOGETHER with Undivided 1/60<sup>th</sup> 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, lispens, 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;



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ADDITIONAL SECRETARY  
OFFICE  
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- (iii) That the Vendor has a good clear and marketable title in respect of the Vendor's Undivided 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 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 1/60<sup>th</sup> Share in the Land and the Building



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OFFICE OF THE  
28 AUG 2015

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** hereto TOGETHER WITH the Undivided 1/60<sup>th</sup> Share in the Undivided 50% Area of the Common Passage more fully described in the **Second Schedule** hereto AND 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 Vendor 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 lispendens attachments trusts uses debutters claims demands acquisition requisition alignment and liabilities whatsoever or howsoever:

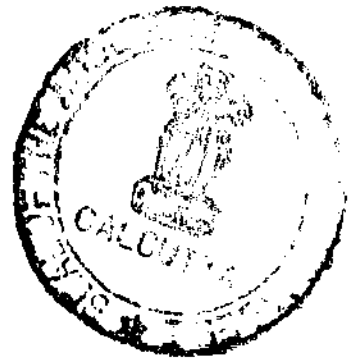


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28 AUG 2015



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

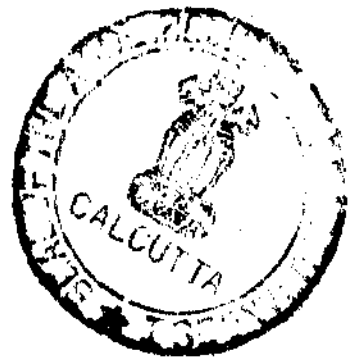
- (a) THAT notwithstanding any act deed matter or thing by the Vendor or any of her predecessor-in-title done committed executed or knowingly permitted or suffered to the contrary the Vendor is lawfully rightfully and absolutely and/or otherwise well and sufficiently entitled to the Vendor's Undivided 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;
- (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;
- (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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ADDITIONAL DEPUTY COMMISSIONER  
OFFICE OF THE DEPUTY COMMISSIONER  
28 AUG 2015

- (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



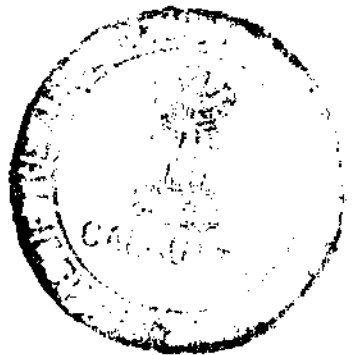
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28 AUG 2015

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 DOETH 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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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:

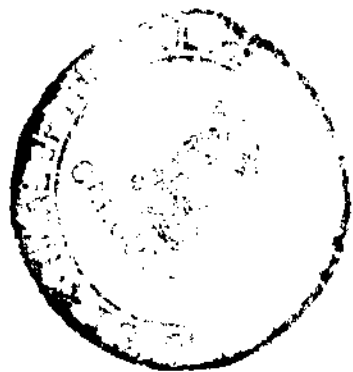
On the North: Partly by premises No. 68A, Rash Behari Avenue, Kolkata 700026 and partly by premises No. 56A, Rash Behari Avenue, Kolkata 700026;

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

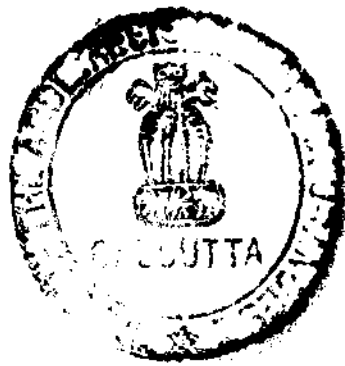
ALL THAT the Common Passage piece and parcel of land measuring 1 Cottah 8 Chittaks and 42 square feet more or less situate lying at and being a portion of Original Premises No. 52, Rash Behari Avenue, Police Station: Tollygunge, Kolkata 700026, within Ward No. 88 of the Kolkata Municipal Corporation 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 1/60<sup>th</sup> 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 1/60<sup>th</sup> 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 1/60<sup>th</sup> 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.



*Ry*

ADDITIONAL SECRETARY  
OF ASSAM  
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 Varsh.   
 9, Old Post office street   
 Kolkata 70001

Kalpna Basu.

(MRS. KALPANA BASU)

Sujit Datta   
 P-226 A C I T Road   
 Scheme 6(M)   
 Kolkata 700054

EXECUTED AND DELIVERED by

the PURCHASERS abovenamed

at Kolkata in the presence of:

Dipankar Varsh.

PABITRA VINCOM PVT. LTD.

*[Signature]*  
Authorized Signatory

SHAANIAA INFRAPROJECT LLP

*[Signature]*  
Designated Partner/Authorized Signatory

Sujit Datta.

Drafted by:

Joyjit Roy Choudhary  
Advocate

High Court, Calcutta

P/253/2009

ADP  
OF  
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. 529807 dated 8<sup>th</sup> July

2015 drawn on Kotak Mahindra Bank, H. B.

Sarani Branch in favour of Mrs. Kalpana Basu

.....

Rs.300,000.00

**Total:**

.....

**Rs.300,000.00**

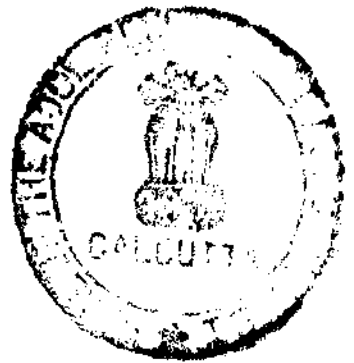
(Rupees Three Lakhs) only

**WITNESSES:**

① Bipranjan Nathkar.

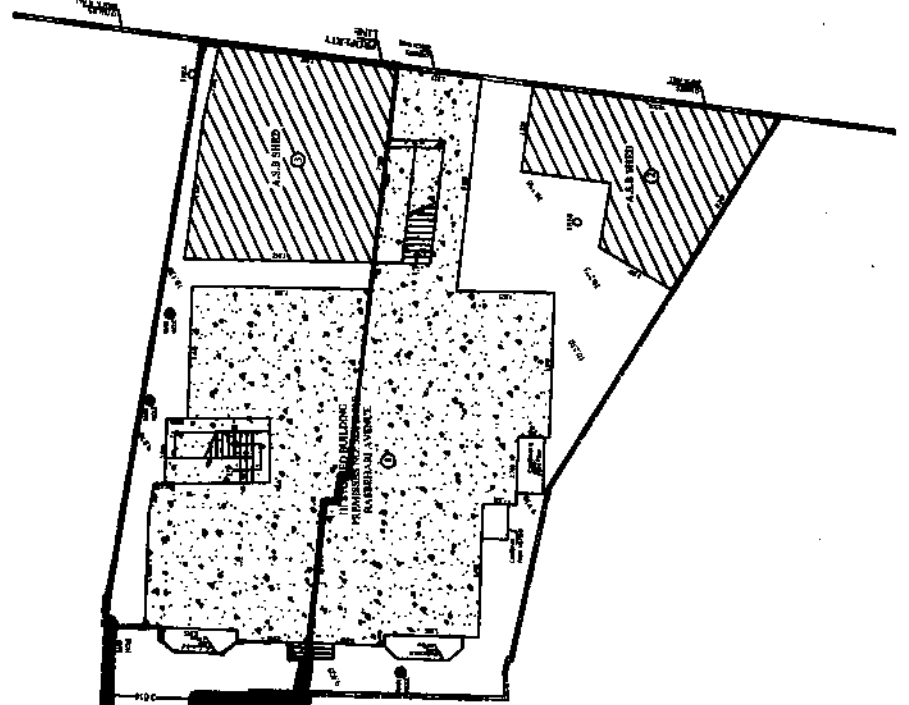
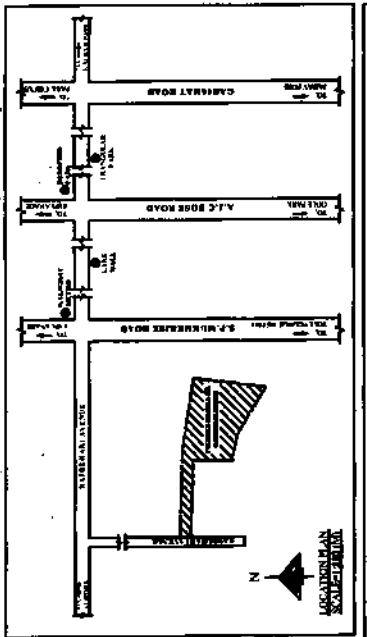
Kalpana Basu.  
(VENDOR)

Sujit Nathkar.



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AD. SECRETARY  
CALCUTTA  
28 AUG 2015



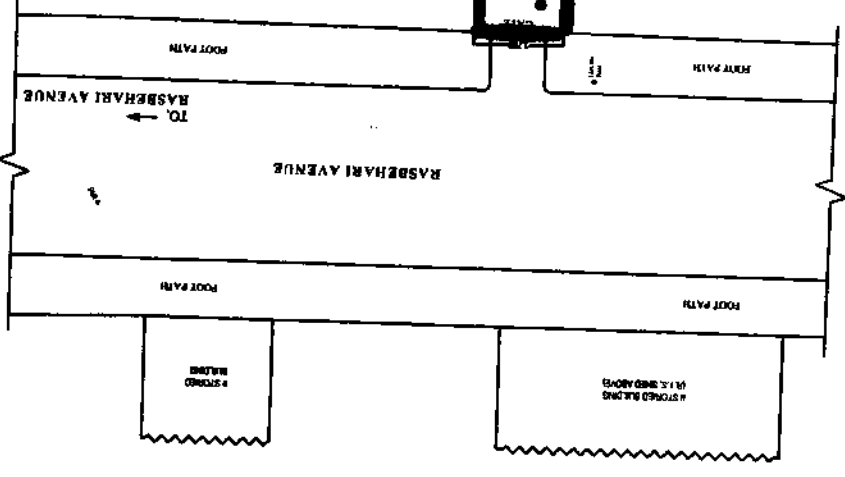
Kalpana Basu.

PABITRA VINCOM PVT. LTD.

*Haru T...*  
 Authorised Signatory

ISHAANIAA INFRAPROJECT LLP

*Haru T...*  
 Designated Partner/Authorised Signatory



Signature of the Owner PLAN SHOWING THE PORTION OF THE LAND AND EXISTING CONSTRUCTION UNDER PREMISES NO: 51A & 51B, RASBEHARI AVENUE, P. O. KALIGHAT P. S. : TOLLY GUNGE, KOLKATA: 700026 UNDER WARD 88 OF KMC		Date: _____ Title: _____ Authority: _____ Approved by: _____
SITE: 51A & 51B, RASBEHARI AVENUE, KOLKATA-700 026		Scale: 1:1000 Drawing No: _____ Date: _____



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ADDITIONAL REGISTRAR  
OF ASSURANCES, CALCUTTA  
28 AUG 2015



**FORM FOR TEN FINGERPRINTS**












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

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



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INDIA  
CALCUTTA  
28 AUG 2015



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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 19010000655439/2015

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 Kalpana Basu 43/C/6 Narayan Roy Road, Behala, Sil Para, Narayan Roy Road, P.O:- Silpara, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700008	Seller		5690 	Kalpana Basu. 25.8.2015.
2.0	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	Represent ative of Buyer [ISHAANI AA Infraprojec t LLP ]		 5695	Anurag Meharia. 25/8/2015.
2.1	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	Represent ative of Buyer [Pabitra Vincom Private Limited ]			Anurag Meharia. 25/8/2015.

PRESENTANT

2

ADDITIONAL SECRETARY  
OF -  
28 AUG 2015



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 Kalpana Basu, Mr Anurag Meharia	<i>Hrishikesh Dasgupta</i> <i>28/8/15</i>

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



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1 APR 1971

28 AUG 2015

## Seller, Buyer and Property Details

### A. Seller & Buyer Details

SL No.	Name and Address of Presentant
1	<p>Mr Anurag Meharia, Authorised Representative Authorised 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;</p> <p>Authorised 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 Kalpana Basu Wife of Mr Rabin Kumar Basu 43/C/6 Narayan Roy Road, Behala, Sil Para, Narayan Roy Road, P.O:- Silpara, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. A PPPB7829C, 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 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            Authorised 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;            Authorised 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            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 Kalpana Basu, 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 Kalpana Basu	ISHAANIAA Infraproject LLP	0.0535907	50
	Mrs Kalpana Basu	Pabitra Vincom Private Limited	0.0535907	50

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	Mrs Kalpana Basu	ISHAANIAA Infraproject LLP	32 Sq Ft	50
	Mrs Kalpana Basu	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 - 190107108 / 2015

Query No/Year	19010000655439/2015	Serial no/Year	1901006838 / 2015
Deed No/Year	I - 190107108 / 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

[REDACTED]

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

[REDACTED]

[REDACTED]

Presented for registration at 15:19 hrs on : 28/08/2015, at the Private residence by Mr Anurag Meharia ,

[REDACTED]

Execution is admitted on 28/08/2015 by

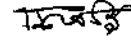
Mrs Kalpana Basu, Wife of Mr Rabin Kumar Basu, 43/C/6 Narayan Roy Road, Behala, Sil Para, Road: Narayan Roy Road, , P.O: Silpara, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, By caste Hindu, By Profession House wife  
Indetified by Mr Hrishikesh Dasgupta, Son of Mr Monotosh 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

[REDACTED]

Execution is admitted on 28/08/2015 by

1. Mr Anurag Meharia ,  
Authorised 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;  
Authorised 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 ,  
Authorised 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;  
Authorised 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 Maity)

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

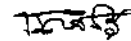
[REDACTED]

[REDACTED]

Certified that required Registration Fees payable for this document is Rs 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)



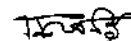
(Sujan Kumar Maity)

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

[REDACTED]

[REDACTED]

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 Maity)

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

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

GRN: 19-201516-001704646-1

Payment Mode: Online Payment

GRN Date: 28/08/2015 12:16:26

Bank: United Bank

BRN: 3406640

BRN Date: 28/08/2015 12:18:05

Id No. : 19010000655439/2/2015

[Query No./Query Year]

Name : Anurag Meheria

Contact No. :

Mobile No. : 91 933 080242

E-mail :

Address : OLD POST OFFICE STREET KOLKATA-700004

Applicant Name : Mr Anurag Meheria

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale Sale Document Payment No 2

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	19010000655439/2/2015	Property Registration- Registration Fees	0030-03-104-001-16	4190
2	19010000655439/2/2015	Property Registration- Stamp duty	0030-02-103-003-02	22345

Total

26535

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



ADDITIONAL REGISTRAR  
28 AUG 2015

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1901-2015, Page from 95482 to 95519**

**being No 190107108 for the year 2015.**



Digitally signed by SUJAN KUMAR  
MAITY

Date: 2015.09.12 17:10:05 +05:30

Reason: Digital Signing of Deed.

**(Sujan Kumar Maity) 12/09/2015 17:10:04**

**ADDITIONAL REGISTRAR OF ASSURANCE**

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

**West Bengal.**

**(This document is digitally signed.)**

DATED THIS 28<sup>th</sup> DAY OF August 2015

**BETWEEN**

**MRS. KALPANA BASU**

VENDOR

AND

**PABITRA VINCOM PRIVATE LIMITED & ANOTHER**

PURCHASERS

**DEED OF CONVEYANCE**

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