

3865/16

I 03349/16

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

T 452130

Certified that the document is admitted to register in the structure sheet/s and the endorsement has been attached with the document as the part of this document

Advt. Dist. Sub-Registrar
Utopa, South 24 Parganas

13 MAY 2016

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 12th Day of May Two Thousand and Sixteen

NAVRATAN SUPPLIERS PVT. LTD.

Director

Certified true Copy

Handwritten notes and signature on the left margin.

Handwritten notes on the left margin.

S. K. SINGH & CO.
ADVOCATES
RAJA CHAMBERS
4, 1st Floor, Sagar, Ring Road
C. C. Court
2 & 3, K. S. Ring Road, Kol-1

Sumit

NAME:.....
ADD:.....
RS:.....
08 APR 2016
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Ring Road, Kol-1

08 APR 2016

08 APR 2016

Singhania



CTA
3316

NAVRATAN SUPPLIERS.....

Singhania

Director

RITESH SINGHANIA



CTA
3877

Devendra Singh

Signature.....
12 MAY 2016
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SCUTH 24 PGS.

Navin Jain
S/O Navin M Jain
2/2B, Sarat Bose Road
4th floor, Flat 9A,
Kol-700020
P.S. - Ballygunge P.S.
P.O. - Legin Road PO
Chartered Accountant

BY AND BETWEEN

1. Mr. Dhirendra Doshi, son of Hakemchand Doshi, aged about 65 years, by faith Hindu, by occupation business, residing at flat no. 1 d, 71 chakraberia road (north) , P.o. Elgin road & P.s.-bhowanipore , Kolkata 700020 having Permanent Account Number (PAN)ADJPD2878B. hereinafter referred to as the **OWNERS/VENDORS** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives, nominees successor or successors in office/interest and assigns) of the **FIRST PART**;

AND

2. M/s Navratan Suppliers Pvt Ltd ,a company incorporated under the provisions of The Companies Act, 1956 and having its registered office 22, Rabindra Sarani , Room no 6, Kolkata 700073, P.S. Hare Street , P.O. Chittaranjan Avenue S.O Kolkata having PAN No. AAECN0466C, hereinafter referred to as the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, nominees, legal representatives and assigns) of the **SECOND PART** represented by Mr. Ritesh Singhania , son of Subhash Chandra Singhania, designation - Director, working for gain at 22, rabindra Sarani R.N 6, Kolkata 700073, P.S Hare Street, P.O. Chittaranjan Avenue, S.O Kolkata

WHEREAS

1. One Girindra Nath Bose, since deceased was seized and/or possessed of or otherwise well and sufficiently entitled to all that partly two and partly three storied brick built messuage tenement or dwelling house togetherwith the piece or parcel of revenue redeemed land thereunto belonging whereon or on part whereof the same was erected and built on land admeasuring seven cottahs three chittaks and twenty two square feet lying

NAVRATAN SUPPLIERS PVT. LTD.
Ritesh Singhania
Director



Signature _____

12 MAY 2015
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and situated at premises no. 42, Chakraberia (Chakrabere) Road (South), Kolkata - 700025, under Police Station - Bhowanipore (more fully and particularly described in SCHEDULE-"A" hereunder written and hereinafter referred to as the "SAID PREMISES").

2. The said Girindra Nath Bose died intestate on or about April 30, 1936 leaving behind him his two sons namely Sudhir Kumar Bose and Sushil Kumar Bose and his widow Smt. Ramola Bose as his legal heirs and successors, having seized and possessed of inter-alia, the said premises No. 42, Chakraberia Road (South), P.S. - Bhowanipore, Kolkata - 700025.
3. On or about March 28, 1944, the said Smt. Ramola Bose died intestate leaving her surviving two sons namely Sudhir Kumar Bose and Sushil Kumar Bose as her heirs and legal representative, having seized and possessed of inter-alia, the said premises No. 42, Chakraberia Road (South), P.S. - Bhowanipore, Kolkata - 700025. Thus by virtue of inheritance said Sudhir Kumar Bose and Sushil Kumar Bose became joint owners of the Said Premises.
4. On or about July 21, 1945 the said Sudhir Kumar Bose died intestate leaving behind his widow Smt. Uma Bose as his only legal heiress under the said Bengal or Dayabhaga School of Hindu Law and being seized and possessed of an undivided moiety or half share in the said premises.
5. Sometime in the year 1956 the said Smt. Uma Bose instituted suit being Title Suit No. 41 of 1956 in the Court of the learned Fourth Sub-Ordinate Judge at Alipore in the District of 24 Parganans against the said Sushil Kumar Bose for partition, accounts and other incidental reliefs.

NAVRATAN SUPPLIERS PVT. LTD.
Amit Kumar
Director



[Handwritten signature]

Signature.....
12 MAY 2015
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6. On June 07, 1960 the usual preliminary decree for partition was passed in the said Title suit and whereas pending the said Title suit, the parties thereto namely Smt. Uma Bose and Sushil Kumar Bose agreed to have the said premises being premises no. 42, Chakraberia Road (south) amicably partitioned between them out of Court and for the purpose aforesaid got a Map or Plan of the said premises prepared and have got the said premises valued and divided and partitioned the said premises into three lots viz Lots "A", "B" and "C".
7. By a Indenture dated July 07, 1961 registered and recorded in Book No. 1, Volume No. 90, Pages from 127 to 144, Being No. 3233 for the year 1961 at the office of the Registrar of Calcutta by and between the said Smt. Uma Bose and Sushil Kumar Bose whereby and whereunder the said premises was partitioned by and between the parties thereto and it was agreed that the portioned marked as Lot "A" in the said map or Plan of the Said premises should be allotted to and taken in severalty by the said Smt. Uma Bose and the portion marked as Lot "B" in the said map or Plan of the said premises should be allotted to and taken in severalty by said Sushil Kumar Bose and the portioned marked as Lot "C" in the said map or Plan of the said premises should be treated as the common passage and should remain in joint between the parties thereto.
8. By virtue of said Indenture dated July 07, 1961, said Smt. Uma Bose was individually and specifically allotted divided and demarcated portion of the said premises marked as Lot "A", which was subsequently mutated and assessed by the Calcutta Municipal Corporation renumbered as 42B, Chakraberia Road (South), Calcutta then having partly two and partly three storied brick built messuage tenement or dwelling house together with the piece and parcel of revenue redeemed land or ground thereunto belonging whereon or on part whereof the same is erected and built and containing area admeasuring 3 (Three) Cottahs 5 (Five) Chittacks and 21 (Twenty One) square feet more or less together with brick built

NAVRATAN SUPPLIERS PVT. LTD.

Director



Signature..... 

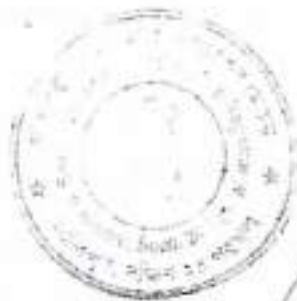
12 MAY 2019

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 P.S.

building standing thereon or part thereof (morefully and particularly described in SCHEDULE- "B" hereunder written and hereinafter referred to as the "SAID PROPERTY") together with all the right in and over the common passage marked as Lot C therein herein after referred to as the "Common Passage".

9. The Said Uma Bose left for heavenly abode leaving behind her only Smt. Leena Ghosh wife of Shri A. K. Ghosh. Thus by virtue of inheritance Smt. Leena Ghosh became the absolute owner of the Said Property together with all the right in and over the common passage.
10. By an indenture dated 26th August 1996 being registered in the office of Additional Registrar of Assurances-1, being deed No: 4191 of 1996 being recorded in Book No:1, volume No:116 pages 383 to 392, Smt. Leena Ghosh, sold, transferred, conveyed, assigned all her right, title and interest in the Said and with all the right in and over the common passage to Sri Uttamram Jagjivandas Damwala, Darshan Kumar Damwala and Gita U. Damwala as per the terms, condition and covenants and for such consideration as mentioned therein.
11. Thus Mr. Uttamram Jagjivandas Damwala, Mr. Darshan Kumar Damwala and Ms. Gita U. Damwala jointly became the absolute owners Said Property together with all the right in and over the common passage more fully described in Schedule B herein.
12. By an indenture dated 31st day of October 2002 being registered in the office of A.D.S.R. ALIPORE, SOUTH 24 PARGANAS, being deed No: I-00557 of 2013 being recorded in Book No: I, volume No: 2 pages 4572 to 4603 Mr. Uttamram Jagjivandas Damwala, Mr. Darshan Kumar Damwala and Ms. Gita U. Damwala jointly sold, transferred, conveyed, assigned all her right, title and interest in the Said Property with all the right in and over the

NAVATAN SUPPLIERS PVT. LTD.
[Signature]
Director



Signature.....

12 MAY 2016

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common passage to Mr. Dharendra Kumar Doshi, the Vendor herein as per the terms, condition and covenants and for such consideration as mentioned therein.

13. Thus Mr. Dharendra Kumar Doshi, the Vendor herein, by virtue of the above became the absolute owner of the Said Property together with all the right in and over the common passage more fully described in Schedule B herein.
14. The Vendors herein, mutated his name in the books of assessment records of Calcutta Municipal Corporation, under and since then enjoying the said property entirely as the owner thereof being premises No. 42B, Chakraberia Road (South), Kolkata - 700025 along with all structures, houses, out houses together with all advantages thereunto belonging or held the said property and on payment of taxes and other outgoings to the concerned authority.
15. The Vendor is the owner of the Said Property which is free from any encumbrances. The Vendor has a clear right, title and interest in respect of the Said Property and the is desirous of selling the same, for which it has approached the Purchaser in this regard.
16. The Purchaser has gone through the proposal of the Vendor and has agreed to purchase the Said Property upon such terms and conditions and for such consideration as has been agreed by and between the Parties.
17. The Vendors herein had agreed to sell and the purchaser herein agreed to purchase All that land hereditaments and entirety admeasuring 3 Cottahs 5 Chittacks and 21 square feet more or less together with brick built building standing thereon or part thereof lying and situated at premises no. 42B, Chakraberia Road (South), Kolkata, along with all the right in and over the common passage marked and defined as Lot C in the Deed of Partition dated 07 July 1961 the together with all advantages thereunto belonging or held or enjoyed or

NAVATAN SUPPLIERS PVT. LTD.
Anil Kumar
Director



Signature 

12 MAY 1975

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reputed to be part or parcel of the said property free from all encumbrances more particularly described in the **Schedule B** hereunder on an as is where is basis for a consideration of Rs. 67,00,000 /- (Rupees Sixty Seven Lacs Only).

NOW THIS DEED WITHNESSETH that in pursuance of the consideration of a sum of Rs. 67,00,000 /- (Rupees Sixty Seven Lacs Only). being the consideration money paid by the Purchaser herein to the Vendors as per Memo of Consideration attached herewith the receipt whereof the Vendors doth hereby admit and acknowledged to have been received, subject to the tax deduction at source as applicable, of and from the payment of the same and every part thereof doth hereby acquit, release and discharge the Purchaser, the Vendors as absolute owner do by these presents grant, sell, convey and transfer, assign, assure, transfer and gives possession unto the Purchaser free from all encumbrances and charges of All That the piece or parcel of land hereditaments and entirety of premises being Premises No. 42B, Chakraberia Road (South), Police Station – Bhowanipore, Kolkata – 700025, within the Municipal limits of Calcutta Municipal Corporation containing an area admeasuring 3 Cottahs 5 Chittacks and 21 square feet be the same a little more or less together with partly two and partly three storied brick built building, situated and lying at and being Premises No. 42B, Chakraberia Road (South), along with all the rights in and over the common passage admeasuring about one chittack and three square feet, morefully and particularly mentioned and described in the **Schedule B** written hereunder (hereinafter referred to as the "Said Property"), a map of which is annexed hereto, marked and delineate with RED, as **ANNEXURE A** herein, **TOGETHER WITH** all building, passages, common fences water, water courses, lights, right, liberties, privileges, easements, appurtenances whatsoever to the said property belonging to or in anyway appertaining thereto or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto **AND** all the estate right, title, interest, claim and demand whatsoever the Vendors into or upon the Said Property or any part thereof **TOGETHER WITH** all deeds

NAV RATAN SUPPLIERS PVT. LTD.
Anil Kumar
Director



Signature

12 MAY 2011

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pattahs and monuments evidences of titles whatsoever or in anywise relating to or concerning the said property or any part thereof which now are or hereafter shall or any part thereof which now are or hereafter shall or may be in possession custody power or control of the Vendors or any other person or persons from whom they or any one of them may procure the same without any action suit **AND ALSO TOGETHER WITH** the right to the Purchaser to pass and repass with or without vehicle or take drains, water supply, electricity and telephone lines in upon through under and over the said property **AND TO HAVE AND TO HOLD** the said property hereby granted, expressed so to be **UNTO AND TO THE USES AND BENEFIT** of the Purchaser absolutely and forever **AND** the Vendors do hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing have the Vendors done executed or knowingly suffered to the contrary, the Vendors are now lawfully and equitably rightfully and absolutely well and sufficiently entitled to the said property or any part thereof hereby granted or expressed so to be any every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or otherwise whatsoever to alter defeat encumber or make act, deed, matter or thing whatsoever as aforesaid, the Vendors have now in good right full power and absolute authority to grant, convey and transfer the said property or every part thereof and transfer the said property or every part thereof hereby free from all encumbrances or expressed so to unto and to the use and benefit of the Purchaser in manner aforesaid subject to as aforesaid **AND** the Purchaser shall and will and may at all times hereafter peacefully and quietly possess and enjoy the said property or any part thereof and receive rents uses and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully equitable claiming from under or in trust for them **AND THAT** free and clear absolutely discharge save harmless and get indemnified against all estates encumbrances created by the Vendors or person or persons having lawful or equitable claim from under or in trust for the said Vendors **AND THAT** for any

NAV RATAN SUPPLIERS PVT. LTD.

Director



Signature.....

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12 MAY

ADDL. DIST. SUB-REGISTRAR
ALIPORE SOUTH 24 PGS.

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reason whatsoever if the Purchaser at any point of time is deprived of and/or denied the full enjoyment, right title and/or interest in the Said Property the Vendors shall indemnify the Purchaser of all the losses, cost, charges expenses that may be suffered or incurred by the Purchaser **FUTRHER THAT** the Vendors shall hand over all the original title deeds, documents and/or papers relating to or concerning the Said Property **AND FURTHER** the Vendors doth herby agree covenants and undertake to pay all the outstanding rent, taxes and/or other statutory dues and other outstanding's in respect of the Said Property till date of execution of this Conveyance **AND FURTHER THAT** the Vendors and all person or persons having lawful or equitable claim any estate or interest in the said property or any part thereof or anyone of them or on part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser his heirs, representatives and assigns do and execute or cause to be done or executed all such acts, deeds, matter or things or any part thereof **UNTO AND TO THE USE AND BENEFIT** of the Purchaser in the manner aforesaid as shall or may be reasonable required **AND** with the execution of this Conveyance Deed the Vendor has handed over the peaceful physical procession of the Said Property to the Purchaser.

NAVATAN SUPPLIERS PVT. LTD.
Anil Rai
Director



Signature.....

12 MAY 2015

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

SCHEDULE A AS MENTIONED ABOVE

(The Said Premises)

All that partly two and partly three storied brick built messuage tenement or dwelling house together with the piece or parcel of revenue redeemed land or ground thereunto belonging whereon or on part whereof the same is erected and built and containing by estimate 7 (Seven) cottahs 3 (Three) Chittacks and 22 (Twenty two) square feet be the same little more or less situate and lying at being premises No. 42, Chakraberia Road (South) in District 24 Parganas, Dihi Panchannagram Division VI, Sub Division m, Holding Nos. 1989, 206 and 208, Mouza – Chakraberia, Thana Bhawanipore, Sub Registration office Alipore, which is butted and bounded as follows:-

- On the North : Partly by premises no. 41, Chakraberia Road (South) and
partly by premises no. 40, Chakraberia Road (South).
- On the south : Premises no. 39, Chakraberia Road (South).
- On the East : Premises no. 39C, Chakraberia Road (South).
- On the West : Premises no. 44, Chakraberia Road (South).

NAV RATAN SUPPLIERS PVT. LTD.
Anil Kumar
Director



Signature.....

12 MAY 2011

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

SCHEDULE B AS MENTIONED ABOVE

(The Said Property)

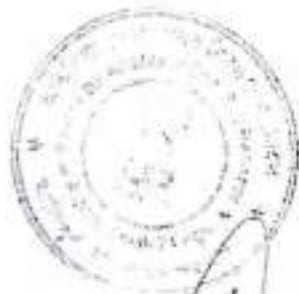
All that piece and parcel of land admeasuring an area of about 3 (three) Cottahs 5 (Five) Chittacks and 21 (Twenty One) sq. ft a little bit more or less together with partly two and Partly three storied building containing an area of 2000 sq. ft. (an area of 1000 sq. ft. on the ground floor and 1000 sq.ft on the first floor) with cemented flooring 50 years old lying and situated at the premises which is partitioned and renumbered as premises No. 42B, Chakraberia Road South, Kolkata-700025 within the present limit of Kolkata Municipal Corporation under Ward No: 72, Division VI, Sub Division M, Holdings Nos. 198, 206 and 208, Mouza - Chakrabere (which is delineated in the Annexure Plan or Map in the Indenture dated 7.7.1961 and marked as Lot A) under Police Station Bhowanipore, ADSR Alipore in the District South 24 parganas and the said property is delineated with RED Border, in site plan or map annexed hereto and marked as "Annexure A" in the which is the piece and parcel of this Conveyance and the Said Property is butted and bounded as follows:-

- On the North : 40 chakraberia road (south)
- On the south : 39C chakraberia road (south)
- On the East : 42A chakraberia road (south)
- On the West : 44 chakraberia road (south), wide 7ft. passage.

Along with all the rights in and over the common passage admeasuring about one chittack and three square feet of the revenue redeemed land lying at and being the divide portion of 42 Chakraberia Road South, defined as Lot C in the Indenture dated 07 July 1961.

NAVATAN SUPPLIERS PVT. LTD.

[Handwritten Signature]
Director



Signature _____
12 MAY 2017
ADDL. DIST. SUB-REGISTRAR
ALIPUR SOUTH 24 PGS.

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within mentioned Purchasers a sum of Rs. 67,00,000 /- (Rupees Sixty Seven lacs), only towards full and final payment of the consideration for Sale of the Property Appurtenances thereto above, as per memo below:

SL NO.	Date	Demand issued to	Draft	Demand Draft No.	Bank Name	Amount (In Rs.)
1.	12.04.2016	Dhirendra Doshi		088851	UCO Bank	66,33,000.00
					TDS	67,000.00
					TOTAL	67,00,000.00

Signature of Vendor

Dhirendra Doshi

Witnesses:

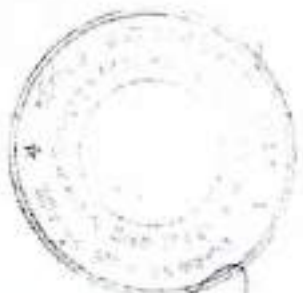
1. *Amitha Saras*

BD-295 Salt Lake City
Kolkata - 700064.

2. *ghuman*

P-200 CIT scheme HM Kol-i

NAVATAN SUPPLIERS PVT. LTD.
Amitha Saras
Director



Signature _____

12 MAY 2015

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 P.S.

IN WITNESS WHEREOF the Parties have hereunto set and subscribe their respective hands on the date month and year first above written.

SIGNED and DELIVERED by the
VENDOR at KOLKATA in the
presence of:

Amit Rai Singh

2 *Shawwal*

Shirish Doshi

SIGNED and DELIVERED by the
PURCHASER at KOLKATA in the
presence of:

Amit Rai Singh

2 *Shawwal*

NAV RATAN SUPPLIERS PVT. LTD.

Ritesh Singhanian



Director

(RITESH SINGHANIA)

Drafted and Prepared by: *Zafar Sultan*
(Adv.)

S.K. Singhi & Co.,

F/1174/2012.
12/05/16.

Advocates

Raja Chambers

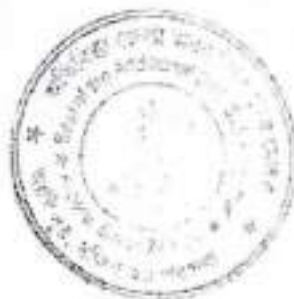
4 Kiran Shankar Roy Road, 1st floor

Kolkata 700 001

email: surendra.singhi@sksinghiandco.com



NAV RATAN SUPPLIERS PVT. LTD.

Amit Rai Singh
Director



Signature.....
12 MAY 71
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

SPECIMEN FORM FOR TEN FINGER PRINTS

					
	Little Ring Middle Fore Thumb				
	(Left Hand)				
					
Thumb Fore Middle Ring Little					
(Right Hand)					

Name DHIRENDRA DOSHI

Signature Dhirendra Doshi

					
	Little Ring Middle Fore Thumb				
	(Left Hand)				
					
Thumb Fore Middle Ring Little					
(Right Hand)					

Name RITESH SINGHANIA

Signature Ringshania

<p align="center">PHOTO</p>					
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	(Left Hand)				
Thumb Fore Middle Ring Little					
(Right Hand)					

Name

Signature


NAVATAN SUPPLIERS PVT. LTD.
Amit Kumar
 Director



Signature.....

12 MAY 2017

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

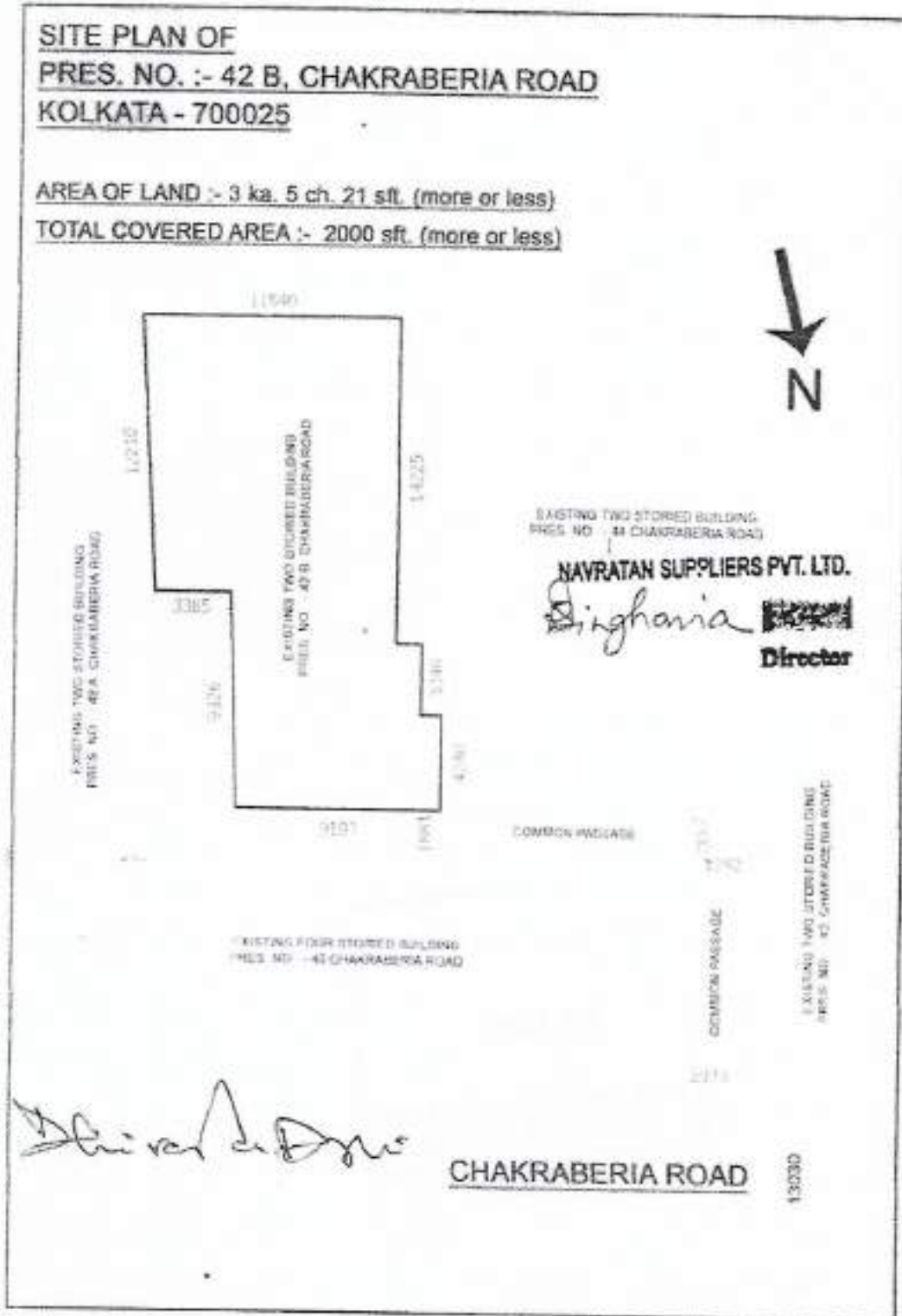
ANNEXURE A

MAP OF THE SAID PROPERTY

SITE PLAN OF
PRES. NO. :- 42 B, CHAKRABERIA ROAD
KOLKATA - 700025

AREA OF LAND :- 3 ka. 5 ch. 21 sft. (more or less)

TOTAL COVERED AREA :- 2000 sft. (more or less)



Director

CHAKRABERIA ROAD

NAV RATAN SUPPLIERS PVT. LTD.

Director



Signature.....

12 MAY 2015

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.









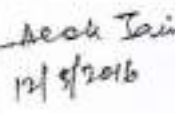
Government of West Bengal

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

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas


Signature / LTI Sheet of Query No/Year 16050000498991/2016

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


Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Dharendra Doshi 71, Chakraberia Road North, Flat No: 1D, P.O:- Elgin Road, P.S:- Bhawanipore, District - South 24-Parganas, West Bengal, India, PIN - 700020	Seller			 12/5/16
2	Mr Ritesh Singhania 22, Rabindra Sarani, Room No-6, P.O - Chittaranjan Avenue, P.S:- Hara Street, District-Kolkata, West Bengal, India, PIN - 700073	Representative of Buyer [M/s. Navratan Suppliers Pvt Ltd]			 12/05/2016
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Akore Jain Son of Naresh Kumar Jain 2/8, Sarat Bose Road, P.O:- Elgin Road, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Mr Dharendra Doshi, Mr Ritesh Singhania		 12/5/2016	

(Amitava Chanda)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE

South 24-Parganas, West
Bengal



ELECTION COMMISSION OF INDIA
 ଭାରତର ନିର୍ବାଚନ ଆୟତନ
IDENTITY CARD
 ପରିଚୟ ପତ୍ର

GDV2787380



Elector's Name: **Rishabh Singhania**
 ନିର୍ବାଚକର ନାମ: **ରିଷଭ ସିଂହାନିଆ**
 Father's Name: **Subhash Singhania**
 ନିର୍ବାଚକର ନାମ: **ସୁଭାଷ ସିଂହାନିଆ**
 Sex: **M**
 Age on 1.7.2008: **18**
 1.7.2008 ର ବୟସ: **18**

Constituency: **Jamuniya 4 Jamuniya Burdwan - 713336**
 ନିର୍ବାଚନ ଅଞ୍ଚଳ: **ଜାମୁନିଆ 4 ଜାମୁନିଆ ବୁର୍ଦ୍ଧାନ୍ 713336**



Place with Signature
 Electoral Registration Officer
 ନିର୍ବାଚନ ନିୟମାବଳୀ
 Assembly Constituency: **252-Jamuniya**
 ବିଧାନ ସଭା ନିର୍ବାଚନ ଅଞ୍ଚଳ: **252-ଜାମୁନିଆ**
 District: **Burdwan** ଜିଲ୍ଲା: **ବୁର୍ଦ୍ଧାନ୍**
 Date: **18.01.2008** ତାରିଖ: **18.01.2008**


Singhania

NAVATAN SUPPLIERS PVT. LTD.
Am. Khisara
 Director



Singhania

स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADJPD2878B



नाम / NAME
DHIRENDRA KUMAR DOSHI

पिता का नाम / FATHER'S NAME
HEKEM DOSHI

जन्म तिथि / DATE OF BIRTH
27-06-1950

प्रमुख / SIGNATURE
Dhirendra Doshi


 जयपुर नगर, १६, XI
 COMMISSIONER OF INCOME-TAX, W.B. - XI

Dhirendra Doshi

इस कार्ड के पते / पता पढ़ने पर कृपया जारी करने वाले अधिकारी को सूचित / बतलाने का है (संयुक्त अधिकांश आयुक्त/पट्टाई एवं तकनीकी),
 पी-7,
 चौरांगी स्क्वायर,
 कोलकाता - 700 069.

In case this card is lost/damaged, kindly inform/return to the issuing authority:
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chouranglee Square,
 Calcutta-700 069.

NAVRATAN SUPPLIERS PVT. LTD.
Anil Kumar Swain
 Director

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

GRN: 19-201617-000097948-1 Payment Mode Online Payment
GRN Date: 12/04/2016 13:27:13 Bank: HDFC Bank
BRN: 218890241 BRN Date: 12/04/2016 13:39:56

DEPOSITOR'S DETAILS

Name: alok jain Id No.: 16050000496991/5/2016
(Chery No./Chery Year)
Contact No.: Mobile No.: +91 9831793018
E-mail: alokjain_ca@yahoo.co.uk
Address: 2/8B sarat Bose road, kolkata 700020
Applicant Name: Mr Bapi Das
Office Name:
Office Address:
Status of Depositor: Others
Purpose of payment / Remarks: Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹
1	16050000496991/5/2016	Property Registration- Registration Fees	0030-03-104-001-16	198608
2	16050000496991/5/2016	Property Registration- Stamp duty	0030-02-109-003-02	1263870

In Words: Rupees Fourteen Lakh Sixty Two Thousand Four Hundred Seventy Eight only
Total 1462478

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Ritesh Singhanla 22, Rabindra Sarani, Room No-6, P.O:- Chittaranjan Avenue, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700073

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr Dharendra Doshi Son of Hakemchand Doshi 71, Chakraberla Road North, Flat No: 1D, P.O:- Elgin Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Casfe: Hindu, Occupation: Business, Citizen of: India, PAN No. ADJPD2878B.; Status : Individual; Date of Execution : 12/05/2016; Date of Admission : 12/05/2016; Place of Admission of Execution : Pvt. Residence

NAVATAN SUPPLIERS PVT. LTD.
Anil Kumar Sarma
Director

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	M/s. Navratan Suppliers Pvt Ltd 22, Rabindra Sarani, Room No-6, P.O:- Chittaranjan Avenue, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700073 PAN No. AAECN0466C.; Status : Organization; Represented by representative as given below:-
1(1)	Mr Ritesh Singhania 22, Rabindra Sarani, Room No-6, P.O:- Chittaranjan Avenue, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700073 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BRFPS3574J.; Status : Representative; Date of Execution : 12/05/2016; Date of Admission : 12/05/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Aloke Jain Son of Naresh Kumar Jain 2/8, Sarat Bose Road, P.O:- Elgin Road, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr Dhirendra Doshi, Mr Ritesh Singhania	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chakraberia Road (South), Premises No. 42B, Ward No: 72		3 Katha 5 Chatak 21 Sq Ft	56,87,500/-	1,70,42,500/-	Proposed Use: Bastu, Width of Approach Road: 7 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	1000 Sq Fl.	0/-		Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete
F1	Floor No: 1	1000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	2000 Sq Fl.	10,12,500/-	10,12,500/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Bapi Das
Address	Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate

NAVRATAN SUPPLIERS PVT. LTD.
(Signature)
 Director

Office of the A.D.S.R. ALIPORE, District: South 24-Parganas

Endorsement For Deed Number : I - 160503349 / 2016

Query No/Year	16050000496991/2016	Serial no/Year	1605003860 / 2016
Deed No/Year	I - 160503349 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Ritesh Singhania	Presented At	Private Residence
Date of Execution	12-05-2016	Date of Presentation	12-05-2016

Remarks

On 12/04/2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,80,55,000/-



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 12/05/2016

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

Presented for registration at 16:10 hrs on : 12/05/2016, at the Private residence by Mr Ritesh Singhania ..

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

Execution is admitted on 12/05/2016 by

Mr Dharendra Doshi, Son of Hakemchand Doshi, 71, Chakraberia Road North, Flat No: 1D, P.O: Elgin Road, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By Profession Business

Indetified by Mr Aloke Jain, Son of Naresh Kumar Jain, 2/8, Sarat Bose Road, P.O: Elgin Road, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By Profession Business

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

Execution is admitted on 12/05/2016 by

Mr Ritesh Singhania Director, M/s. Navratan Suppliers Pvt Ltd, 22, Rabindra Sarani, Room No-6, P.O:- Chittaranjan Avaneue, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700073 Mr Ritesh Singhania, Son of Subhash Chandra Singhania, 22, Rabindra Sarani, Room No-6, P.O: Chittaranjan Avenue, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700073, By caste Hindu, By profession Business
Indetified by Mr Aloke Jain, Son of Naresh Kumar Jain, 2/8, Sarat Bose Road, P.O: Elgin Road, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By Profession Business



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 13/05/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,98,608/- (A(1) = Rs 1,98,594/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,98,608/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 1,98,608/- is paid, by online on 12/04/2016 1:39PM with Govt. Ref. No. 192016170000979481 on 12-04-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 218890241 on 12/04/2016, Head of Account 0030-03-104-001-16

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,63,870/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 12,63,870/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 12,63,870/- is paid, by online on 12/04/2016 1:39PM with Govt. Ref. No. 192016170000979481 on 12-04-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 218890241 on 12/04/2016, Head of Account 0030-02-103-003-02

Payment of Stamp Duty

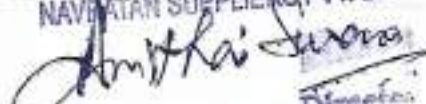
Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 452130, Purchased on 08/04/2016, Vendor named S Chatterjee.



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2016, Page from 90522 to 90550

being No 160503349 for the year 2016.



Digitally signed by AMITAVA CHANDA
Date: 2016.05.19 09:18:11 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 19/05/2016 09:18:10
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)