

03935/18 VC-802/18 2A Major D 03059/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 552799

certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III  
Alipore, South 24-parganas

27/07/18

THIS INDENTURE OF CONVEYANCE made this the 24<sup>th</sup> DAY OF July TWO THOUSAND AND EIGHTEEN

24/07/18  
310  
0/1187  
MW = 28875

030525

20 JUL 2018

Sl. No. .... Date .....  
Name .....  
Adm. ....  
AMT. .... 100

DIPAK KR. SAHA  
Advocate  
High Court, Calcutta

*Prakash Kumar Mohanta*



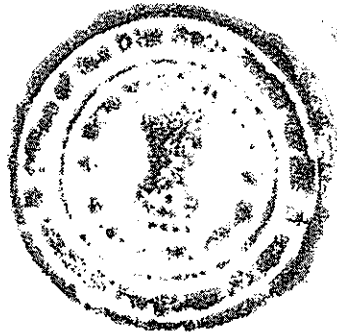
Vic. T. 9 No. 2319

*Prakash Kumar Mohanta*  
[ PRAKASH KUMAR MOHTA ]



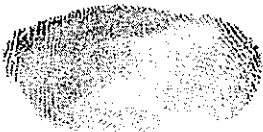
Vic. T. 9 No. 2320

SOUMITRA CHANDA  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kol-1



For UNIVERSAL ENTERPRISES LTD.  
*Adm. S.*

For UNIVERSAL MITSCHAFTS PVT. LTD.  
*Adm. S.*  
Authorized Signatory



Vic. T. 2319

District Sub-Registrar-III  
Alipore, South 24 Parganas

9 JUL 2018

*Prakash Kumar Mohanta*  
as constituted attorney  
of Pratibha Khosla

*Prakash Kumar Mohanta*

P.T.O

**BETWEEN**

**PRAKASH KUMAR MOHTA, (PAN AGUPM2260N)**, son of late Shriratan Mohta, residing at Shreegunjan, 7 Ronaldshay Road, Police Station - Alipore, Kolkata 700 027, hereinafter referred to as the **VENDOR** (which expression shall be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**

**AND**

(1) **UNIVERSAL ENTERPRISES LTD (PAN NO. AAACU6089Q)** a company within the meaning of the Companies Act 2013 having its registered office situated at No.15 India Exchange Place, 3<sup>rd</sup> floor, Kolkata 700 001 represented its Director Shri Gokul Chand Damani son of Late Rup Chand Damani working for gain No.15 India Exchange Place, 3<sup>rd</sup> floor, Kolkata 700 001 P.S. Hare Street P.O. Kolkata GPO  
(2) **UNIVERSAL AUTOCRAFTS PVT LTD (PAN NO. AAACU6272B)** also a company within the meaning of the Companies Act 2013 having its registered office situated at No.4 India Exchange Place, 6<sup>th</sup> floor, Kolkata 700 001 represented its Director Shri Gokul Chand Damani son of Late Rup Chand Damani working for gain No.4 India Exchange Place, 6<sup>th</sup> floor, Kolkata 700 001 P.S. Hare Street P.O. Kolkata GPO  
(3) **PRATIBHA KHAITAN (PAN No.AFNPK7949A)** wife of Sri Saket Khaitan represented by her constituted attorney Mr. Prakash Kumar Mohta residing at 7 Ronaldshay Road, Kolkata 700 027 P.S. Alipore P.O. Alipore and (4) **PRAKASH KUMAR MOHTA (HUF) (PAN No.AADHP6057K)** represented by its Karta Mr. Prakash Kumar Mohta residing at No. 7 Ronaldshay Road, Kolkata 700 027 P.S. Alipore P.O. Alipore, 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 their respective heirs, legal representatives, executors, administrators and assigns) of the **OTHER PART**

**W H E R E A S:**

1. By a registered Deed of Conveyance dated 6<sup>th</sup> September 2013 and made between Amarendra Nath Paul and 17 others therein collectively referred to as the Vendors of the One Part and the First Party herein therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub Registrar-III, South 24 Parganas in Book No. I CD Volume No.16, Pages



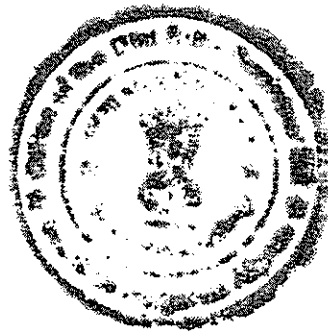
V.C.T.D-2319

PRAKASH KUMAR MONTA P.U.F.

*Prakash*  
*Prakash*

*Prakash*

*Prakash*  
*Prakash*

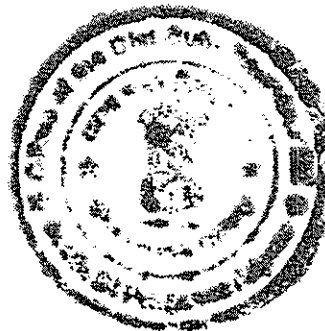


District Sub-Registrar-III  
Alinora, South 24 Parganas

24 JUL 2018

1019 to 1048 Being No. 08109 for the year 2013 the Vendors became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the Municipal Premises No. 2A Miajan Lane, Kolkata 700004 P.S. Tangra containing by estimation an area of 4 cottahs (more or less) together with all buildings and structures standing thereon (more fully and particularly mentioned and described in the **SCHEDULE** thereunder written and also in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the said '**ENTIRE LAND**') for the consideration and subject to the terms and conditions contained and recorded in the said Deed of Conveyance.

2. The Vendors herein have agreed to sell and transfer and the Purchasers have agreed to purchase and acquire **ALL THAT** the undivided **0.1% share** or interest equivalent to **2.9 sq. ft. (more or less)** out of the said Entire Land into or upon the Municipal Premises No. 2A, Miajan Lane, Kolkata - 700046 within P.S. Tangra, Sub Registry office Sealdah, Dihi Panchannagram, Division-4, Sub Division-L, Holding 53, within Ward No. 58 of the Kolkata Municipal Corporation, District South 24 Parganas (which is more fully and particularly described and mentioned in the **SECOND SCHEDULE**, hereunder written) (herein after for the sake of brevity referred to as the said '**LAND**'), at and for a consideration of **Rs. 28,000/- (Rupees Twenty eight Thousand only)** and subject to the terms and conditions hereinafter appearing.
3. At or before the execution of these presents the Vendors herein have assured, declared and represented to the Purchaser as follows (hereinafter referred to as **The Representations**).
  - a) That the said land is free from all encumbrances, liens, lispendences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever.
  - b) That all rates, charges, taxes, cesses and all other-outgoings levied, charged or imposed by any public body or authority including Kolkata Municipal Corporation in respect of the said land has been duly paid till

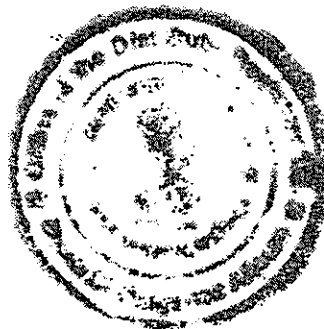


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District Sub-Registrar-III  
Alipore, South 24 Parganas

24 JUL 2018

date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendors forthwith on demand without any demur.

- c) That the Vendors have not entered into any Agreement for Sale or transfer in respect of the said land with any other person/party save and except the said Purchaser herein.
- d) That the said land or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendors have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax, or any other law for the time being in force.
- e) The Vendors are legally competent to sell and transfer the said land intended herein to be sold.
- f) That the Vendors have full right and absolute authority to deal with and/or sell and transfer and/or dispose of the said land or any part or portion thereof in a manner as they may deem fit and proper. The Vendors have agreed for sale of the said Land, morefully and particularly described and mentioned in the, **SECOND SCHEDULE** hereunder written, to the Purchaser.
- g) That the Vendors do not hold and/or possess the said land as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 as amended up to date.
- h) That the Vendors are and their respective predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the said land without any right or any claim whatsoever of any third party.
- i) That the Vendors nor any of their respective predecessors-in-title nor any body claiming from or under them nor any of them have or has granted



District Sub-Registrar-III  
Alipore, South 24 Parganas.

74 JUL 2019

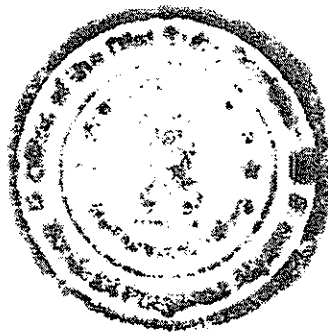


any right of way or easement or license or created any other rights to or in favour of any person or persons, company or corporation or in respect of the land or any part of portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said land for passing and re-passing between any points within the land or for water line, drainage line, or for any other purpose whatsoever save and except a high tension electricity line running over the entire land.

- k) That the Vendors have agreed generally to indemnify and keep indemnified the said Purchaser against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of any thing and everything stated herein and as regards any hidden defect in title of the Vendors of any nature whatsoever and properties of the Vendors shall be liable and responsible for discharge of the indemnity.
- l) That the said land or any part thereof is not subject to any proceedings under any law for the time being in force. There is no decree, attachment or any other order of any court or authority operating against the Vendors of the land or part thereof, which has the effect of prevailing or restraining the Vendors in dealing with and/or disposing of the said land which can prejudicially affect the title to the same.
- m) That the Vendors are in possession, power or control of the documents of title and further confirms that no document of title has been delivered, deposited or handed over by the Vendors or any predecessors-in-title to any person whomsoever with a view to creating security thereon.

**NOW THIS INDENTURE WITNESSETH** and it is hereby agreed by and between the parties hereto as follows:-

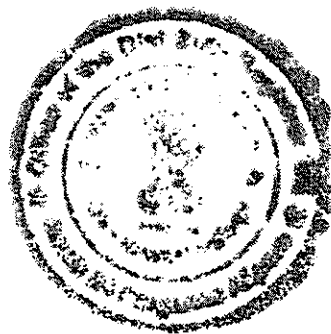
- I. THAT in pursuance of the said agreement and in further consideration of a sum of Rs. 28,000/- (**Rupees Twenty eight thousand only**) of the lawful



District Sub-Registrar-III  
Alipore, South 24 Parganas

9 4 JUL 2018

money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the Purchaser and the said Land hereby intended to be sold transferred and conveyed) the Vendors do and each one of them doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser **ALL THAT** the undivided **0.1% share** or interest equivalent to **2.9 sq. ft. (more or less)** out of the said Entire Land into or upon the Municipal Premises No. 2A, Miajan Lane, Kolkata - 700046 within P.S. Tangra, Sub Registry office Sealdah, Dihi Panchannagram, Division-4, Sub Division-L, Holding 53, within Ward No. 58 of the Kolkata Municipal Corporation, District South 24 Parganas, morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said **LAND** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all structures, sheds, corrections, yards, courtyards, areas, sewers, drain, ways water, courses, ditches, fences, paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever howsoever thereto or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **LAND** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendors into or upon and in respect of the said **LAND** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds paths muniments and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or parcel, thereof which now are or hereinafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom



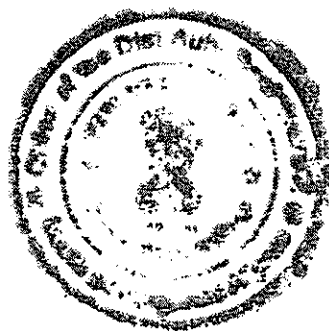
District and Sessions Judge  
Alipore, South 24 Parganas

24 JUL 2018

the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **LAND** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, easements and lispenses whatsoever.

**II. AND THE VENDORS DO AND EACH ONE OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- (a) THAT notwithstanding any act deed matter or thing whatsoever by the Vendors done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents are the absolute and lawful owners of and/or otherwise well and sufficiently entitled to in the said Land hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void and the same;
- (b) THAT the Vendors now have good right full and absolute power to grant sell convey transfer assure and assign the said Land hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid;
- (c) THAT the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the said Land and receive and take the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or from under or in trust for any of their predecessors in title or any one of them;



District Sub-Registrar-III  
Alipore, South 24 Parganas

24 JUL 2018

- (d) THAT the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified from and against all manners of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispendens whatsoever suffered or made or liabilities created in respect of the said Land by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or their respective predecessors in title or any of them as aforesaid or otherwise;
- (e) THAT all rates taxes and other impositions and/or outgoings payable in respect of the said Land upto the date of execution of these presents as and when assessed by any of the authorities concerned shall be payable by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser;
- (f) THAT the Vendors never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the said Land, or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 AND THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act, 1961 against Vendors and/or the said Land;
- (g) THAT no acquisition and/or requisition have been initiated or pending over and in respect the said Land or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder;
- (h) THAT the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever or howsoever into or upon the said Land or any part or portion thereof from through



District Sub-Registrar-III  
Alipore, South 24 Parganas.

74 JUL 2018



under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said land and every part or portion thereof unto and to the use of the Purchaser as shall or may be reasonably required

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(SAID ENTIRE LAND)**

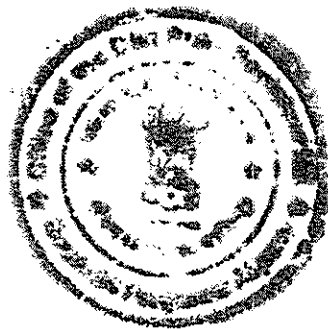
ALL THAT piece and parcel of land measuring 4 cottahs be the same a little more or less together with structures thereon measuring 300 sq. ft. thereon situate lying at and being Municipal Premises No. 2A, Miajan Lane, Kolkata - 700046 within P.S. Tangra, Sub Registry office Sealdah, Dihi Panchannagram, Division-4, Sub Division-L, Holding 53, within Ward No. 58 of the Kolkata Municipal Corporation, District South 24 Parganas and butted and bounded in the manner following:

ON THE NORTH : By Premises No. 9A Tangra Road;  
ON THE EAST : By Premises No. 9A New Tangra Road and Miajan Lane  
ON THE SOUTH : By Premises No. 2B Miajan Lane and Miajan Lane  
ON THE WEST : By Miajan Lane

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(SAID LAND)**

ALL THAT the undivided 0.1% share or interest equivalent to 2.9 sq. ft. (more or less) out of the said Entire Land into or upon the Municipal Premises No. 2A, Miajan Lane, Kolkata - 700046 within P.S. Tangra, Sub Registry office Sealdah, Dihi Panchannagram, Division-4, Sub Division-L, Holding 53, within Ward No. 58 of the Kolkata Municipal Corporation, District South 24 Parganas.



District Sub-Registrar-III  
Alipore, South 24 Parganas

24 JUL 2018

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

**SIGNED, SEALED AND DELIVERED**

By the above named VENDORS in  
The presence of:

1. Jayanti Pandey  
1002 en by pm.  
No. 20105.
2. psd.

*[Handwritten signature]*

[ PRAKASH KUMAR MOHTA ]

**SIGNED, SEALED AND DELIVERED**

By The above named PURCHASER  
in presence of:

1. Jayanti Pandey  
1002 en by pm.  
No. 20105.
2. psd.

FOR UNIVERSAL ENTERPRISES LTD.

*[Handwritten signature]*

Director

FOR UNIVERSAL AUTOCRAFTS PVT. LTD.

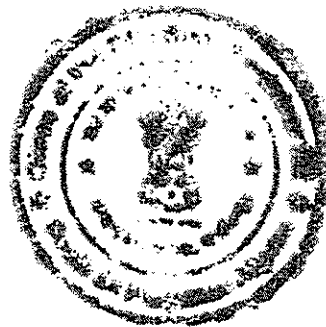
*[Handwritten signature]*

Authorized Signatory

*[Handwritten signature]*  
as contented attorney  
of Pratiysha Kholar

PRAKASH KUMAR MOHTA H.U.F.

*[Handwritten signature]*



District Sub-Registrar-III  
Alipore, South 24 Parganas.

74 JUL 2018

RECEIVED of and from the within-named PURCHASER the within-mentioned sums of Rs. 28,000/- (Rupees Twenty eight thousand only) being the consideration money payable under these presents as per memo below:

Rs. 28,000

(Rupees One lakh twenty one thousand only)

MEMO OF CONSIDERATION

| Sl No.       | Date       | Cheque No. | Issued by [Purchaser]        | Favouring             | Bank       | Amount          |
|--------------|------------|------------|------------------------------|-----------------------|------------|-----------------|
| 1.           | 24.07.2018 | 852859     | Universal Brijprasad Ltd     | Prakash Kumar Mahajan | HDFC Bank  | 7000/-          |
| 2.           | "          | 001024     | Universal Brijprasad Pvt Ltd | " "                   | "          | 7000/-          |
| 3.           | 24.07.2018 | 893387     | Prakash Kumar Mahajan        | " "                   | ICICI Bank | 7000/-          |
| 4.           | "          | 000133     | Prakash Kumar Mahajan (HUF)  | " "                   | HDFC Bank  | 7000/-          |
| <b>TOTAL</b> |            |            |                              |                       |            | <b>28,000/-</b> |

*[Handwritten Signature]*

SIGNATURE OF THE VENDORS

Witnesses:

- 1) Jyoti Pandey  
102, 2nd floor, Room  
No. 20105
- 2) *[Signature]*  
Advocate  
427

Prepared in my office

*[Signature]*

Advocate

*[Signature]*  
427

13/08/2018



District Sub-Registrar-III  
Alipore, South 24 Parganas

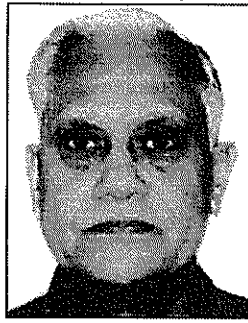
74 JUL 2018

FORM FOR PHOTOGRAPHS & FINGER PRINTS



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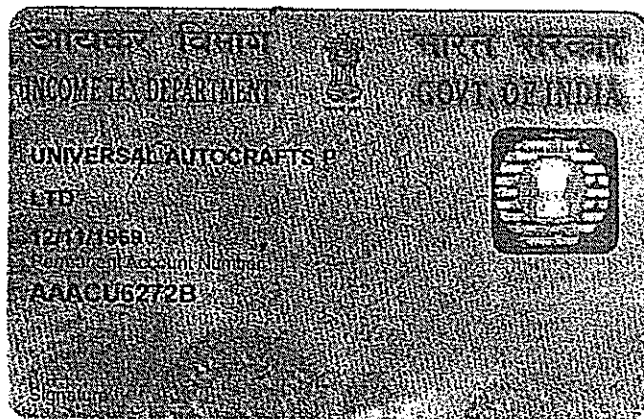
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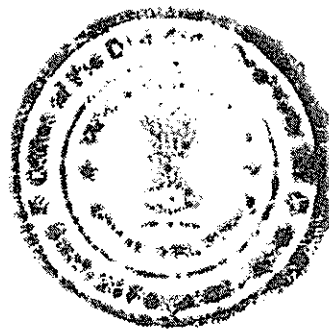


District Sub-Registrar-III  
Alipore, South 24 Parganas.

24 JUL 2019







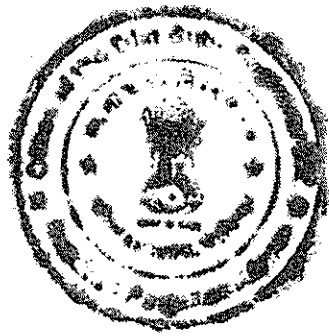
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स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER  
AADHP6057K

नाम / NAME  
PRAKASH KUMAR MOHTA

स्थापना/संस्थापना की तिथि / DATE OF INCORPORATION/FORMATION  
ANCESTRAL

*(Signature)*  
आयकर अधिकारी - पं. ४-111  
COMMISSIONER OF INCOME TAX - W.B. - III



Calcutta - 700 069.

Chowringhee Square,

P-7,

Joint Commissioner of Income-tax (Systems & Technical),

the issuing authority :

In case this card is lost/omitted, kindly inform/return to

फोरम - 700 069.

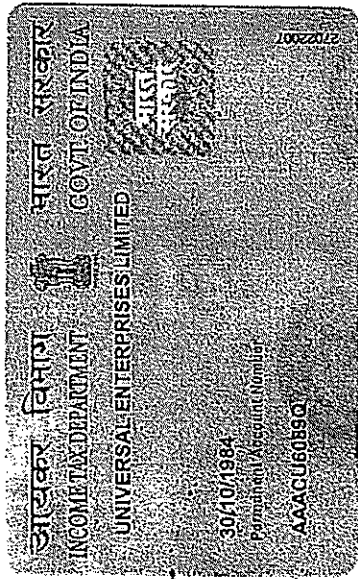
वीरि रक्षार,

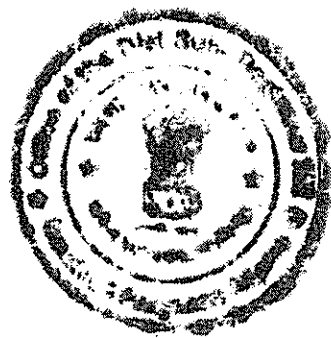
पी-7,

जुन सिस्टम अण्ड टेक्निकल (सिस्टम अण्ड टेक्निकल),

जुन मिहणरी डी एंड / एण्ड / एण्ड डी

डू एंड डी / डू एंड डी एंड डू एंड डी





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



PRAKASH KUMAR MOHTA  
SHRI RATAN MOHTA

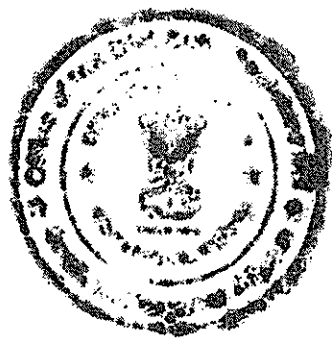
31/12/1948

Permanent Account Number

AGUPM2260N

  
Signature







स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AGVPD7390R



नाम / NAME

GOKUL CHAND DAMANI

पिता का नाम / FATHER'S NAME

RUP CHAND DAMANI

जन्म तिथि / DATE OF BIRTH

24-12-1945

हस्ताक्षर / SIGNATURE

*Gokul Chand Damani*

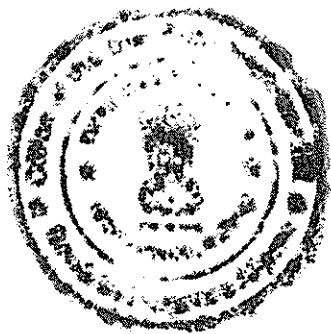
*Gokul Chand Damani*

आयकर अधिकारी, प.सं.-11

COMMISSIONER OF INCOME-TAX, W.B. - 11

*Gokul Chand Damani*

\_\_\_\_\_



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

KNH6586660

পরিচয় পত্র



Elector's Name Bapi Das

নির্বাচকের নাম বাপু দাস

Father's Name Sunil

পিতার নাম সুনীল

Sex M

Age 23

Age on 14/2/2000 23

Age on 14/2/2000 23

Age on 14/2/2000 23

Age on 14/2/2000 23

Age on 14/2/2000 23

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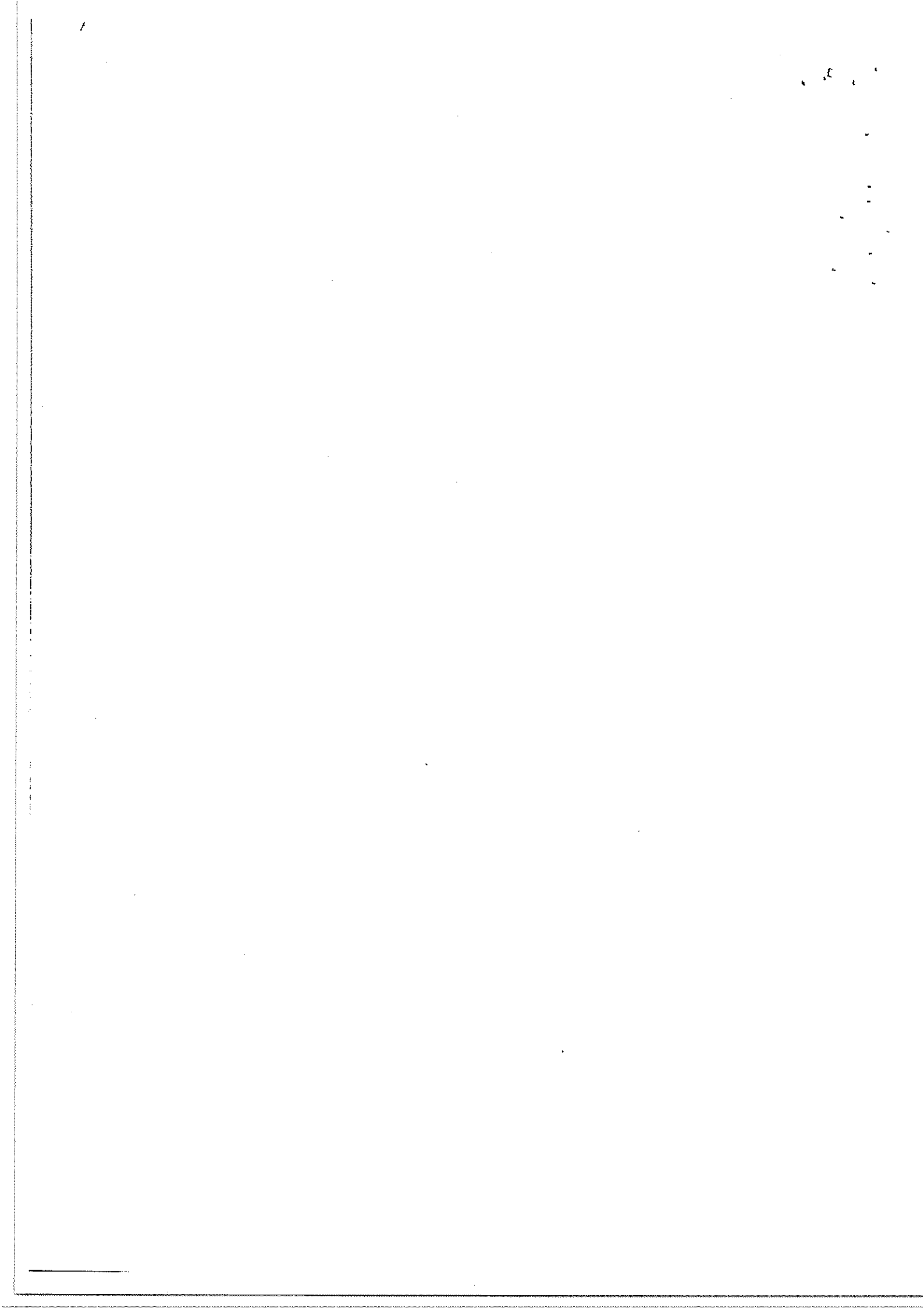
Signature

Official Stamp

Address

127 SARAT GHOSI SARDEN ROAD

Address





1. The first part of the document is a list of names and titles, including 'The Hon. Mr. Justice G. D. C. ...' and 'The Hon. Mr. Justice ...'.

2. The second part of the document is a list of names and titles, including 'The Hon. Mr. Justice G. D. C. ...' and 'The Hon. Mr. Justice ...'.

3. The third part of the document is a list of names and titles, including 'The Hon. Mr. Justice G. D. C. ...' and 'The Hon. Mr. Justice ...'.

### Major Information of the Deed

|   |  |   |            |
|---|--|---|------------|
| Deed No:                                | I-1603-03059/2018  | Date of Registration  | 27/07/2018 |
| Query No//Year                          | 1603-0001187403/2018   | Office where deed is registered                             |            |
| Query Date                              | 23/07/2018 4:53:57 PM  | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details | Bapi Das<br>Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, Status : Advocate |   |            |
| Transaction                             | Additional Transaction   |   |            |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]  |   |            |
| Set Forth value                         | Market Value   |   |            |
| Rs. 28,000/-                            | Rs. 28,875/-   |   |            |
| Stamp duty Paid (SD)                    | Registration Fee Paid  |   |            |
| Rs. 1,800/- (Article:23)                | Rs. 335/- (Article:A(1), E, M(b), H)   |   |            |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)  |   |            |

#### Land Details :

District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Miajan Lane, , Premises No. 2A, Ward No: 058

| Sch No               | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details       |
|----------------------|-------------|----------------|-------------------|---------|--------------|--------------------------|-----------------------|---------------------|
| L1                   |             |                | Commercial        |         | 2.9 Sq Ft    | 27,000/-                 | 27,000/-              | Property is on Road |
| <b>Grand Total :</b> |             |                |                   |         | .0067Dec     | 27,000 /-                | 27,000 /-             |                     |

#### Structure Details :

| Sch No   | Structure Details | Area of Structure | Set forth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1   | On Land L1        | 1 Sq Ft.          | 1,000/-                  | 1,875/-               | Structure Type: Structure |
| Gr. Floor, Area of floor : 1 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                          |                       |                           |
| <b>Total :</b>   |                   | 1 sq ft           | 1,000 /-                 | 1,875 /-              |                           |

#### Seller Details :

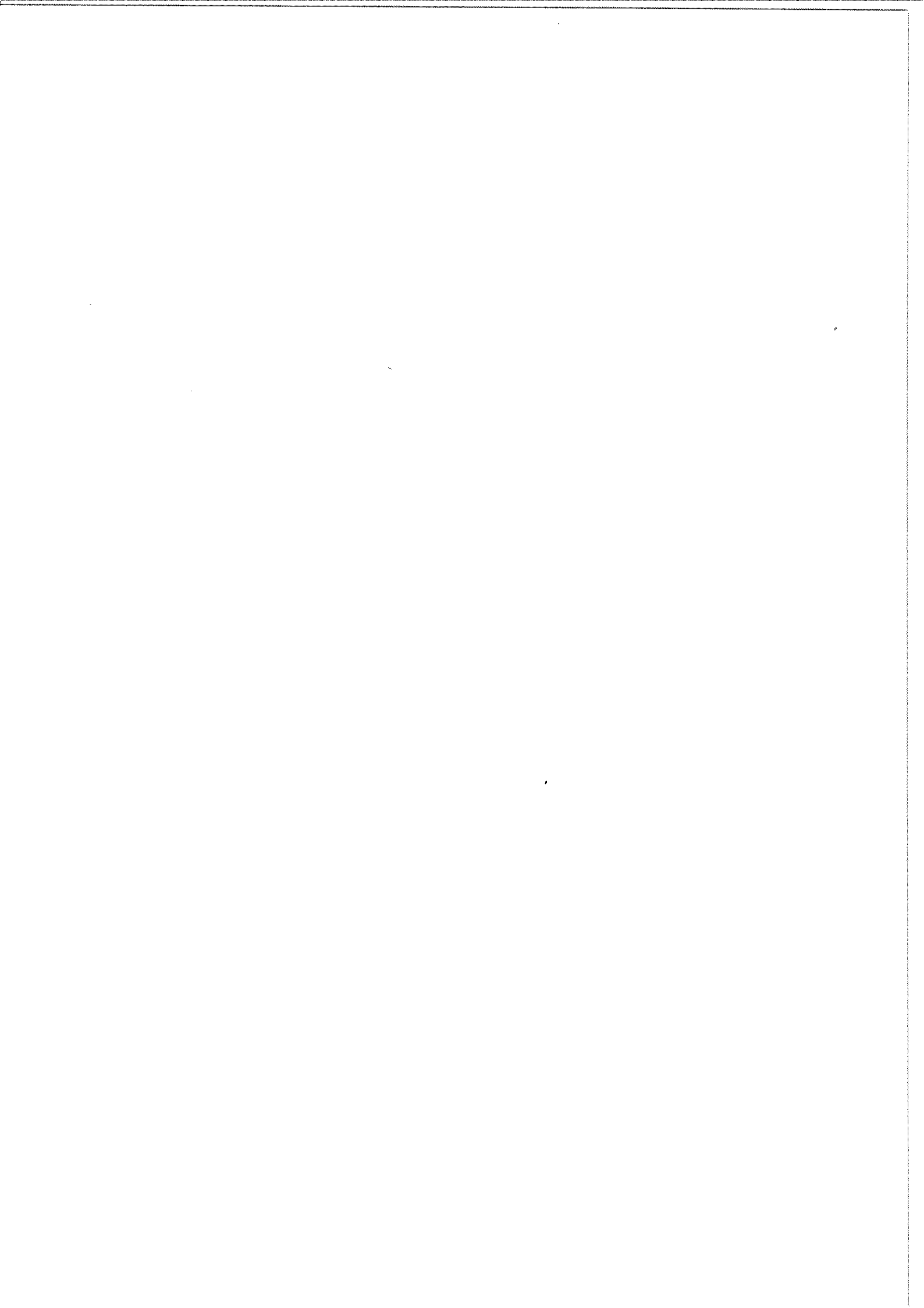
| Sl No | Name, Address, Photo, Finger print and Signature   |
|-------|--|
| 1     | <b>PRAKASH KUMAR MOHTA</b><br>Son of Late Shriratan Mohta 7, Ronaldshay Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AGUPM2260N, Status :Individual, Executed by: Self, Date of Execution: 24/07/2018<br>, Admitted by: Self, Date of Admission: 24/07/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/07/2018<br>, Admitted by: Self, Date of Admission: 24/07/2018 ,Place : Pvt. Residence |

Major Information of the Deed :- I-1603-03059/2018-27/07/2018

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DATED THIS 24<sup>th</sup> DAY OF July, 2018

BETWEEN

PRAKASH KUMAR MOHTA

..... VENDOR

- AND -

UNIVERSAL ENTERPRISES LTD. & OTHERS

..... PURCHASERS

DEED OF CONVEYANCE

PS GROUP REALTY PVT. LTD.

*Ravi Kumar Dyer*

Director