

Serial 15 Date 03/02/14
Name Universal Enterprises Ltd.
Address 15, India Exchange Place
Rs. 500/- Kol-1

A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27

Sam Paul



veti-486

Sam Paul
(SAMAR PAUL)

for self and as
constituted attorney of
Purnima Mukherjee, Arindam
Mukherjee, Savasli Chatterjee



veti-487

Sumit Kumar Paul

District Sub-Registrar-III
Alipore, West Bengal
3 FEB 2014



veti-488

Amarendra Nath Paul



veti-489

Bela S. Rao



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00999 of 2014
(Serial No. 00945 of 2014 and Query No. 1603L000000930 of 2014)

On 03/02/2014

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

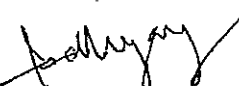
Presented for registration at 18.00 hrs on :03/02/2014, at the Private residence by Mr. Samar Paul, one of the Executants.

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

Execution is admitted on 03/02/2014 by

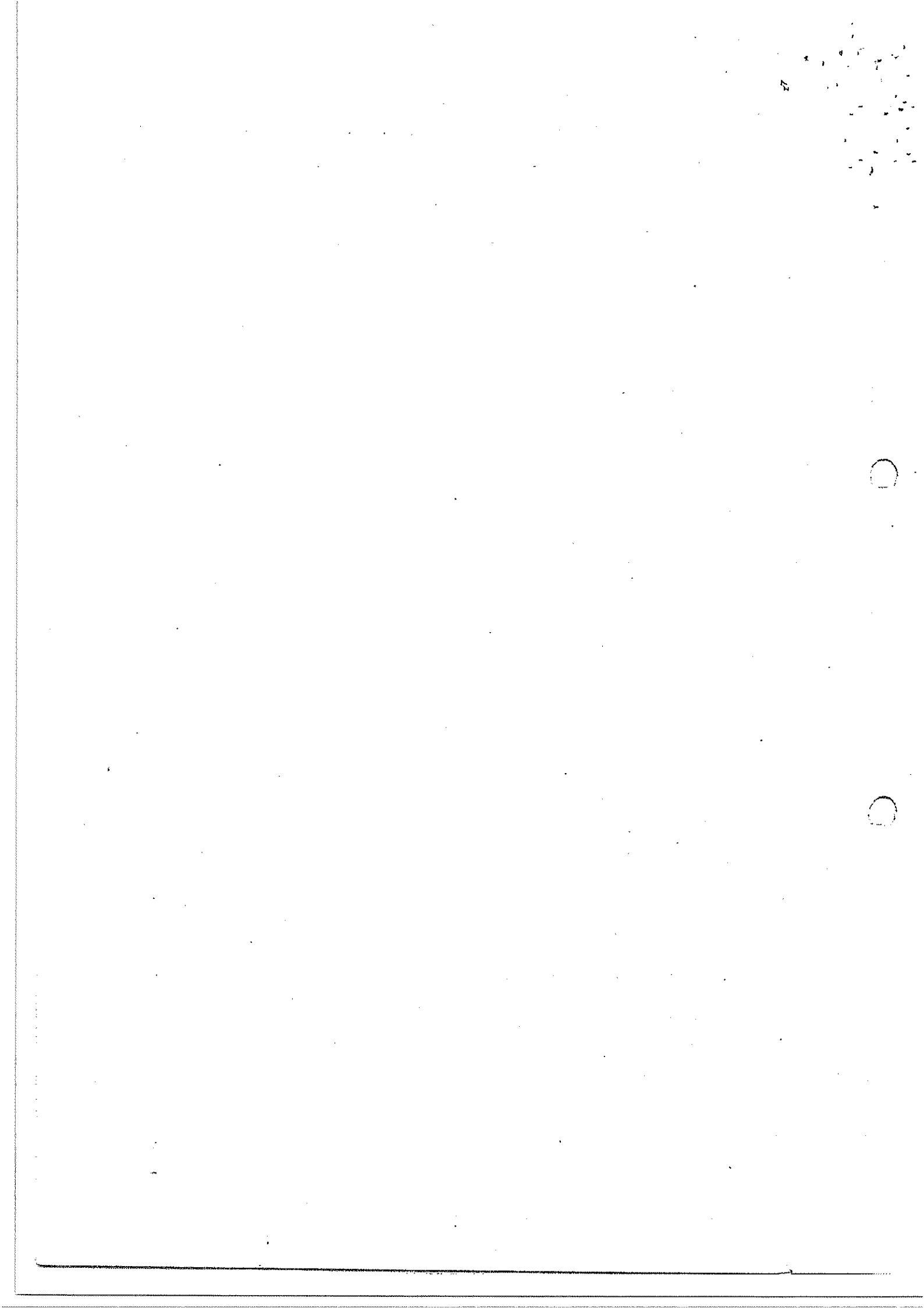
1. Mr. Surajit Kumar Paul, son of Lt Ranjit Kumar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
2. Mr. Samar Paul, son of Lt Nara Singha Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
3. Mr. Samar Paul, son of Lt Sara Singha Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
4. Mr. Surajit Kumar Paul, son of Lt Ranjit Kumar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
5. Amarendra Nath Paul, son of Lt Nara Singha Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
6. Ashit Paul, son of Lt Nara Singha Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
7. Sunil Kumar Paul, son of Lt Nara Singha Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
8. Narayan Chandra Pal, son of Lt Nara Singha Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
9. Smt. Basanti Pal, wife of Lt Ranjit Kumar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
10. Uma Paul, wife of Lt Hari Shankar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others




District Sub-Registrar-III
Alipore, South 24-Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

07/02/2014 17:01:00

Endorsement Page 1 of 3





Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00999 of 2014
(Serial No. 00945 of 2014 and Query No. 1603L000000930 of 2014)

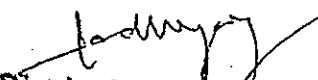
11. Subhajit Paul, son of Lt Hari Shankar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
 12. Satyajit Paul, son of Lt Hari Shankar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
 13. Jaya Paul, wife of Lt Anil Kumar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
 14. Avijit Kumar Paul, son of Lt Anil Kumar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
 15. Biswajit Kumar Paul, son of Lt Anil Kumar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, By Caste Hindu, By Profession : Others
 16. Bela Shao, wife of Lt Bhupati Shao , 29, Surenge Lane, Kolkata, Thana:-Entaly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700014, By Caste Hindu, By Profession : Others
 17. Basanti Mandal, wife of Lt Biswanath Mondal , 199/2, Panchanantala Road, District:-Howrah, WEST BENGAL, India, Pin :-711101, By Caste Hindu, By Profession : Others
 18. Sikha Sett, wife of Pasupati Sett , 199/2, Panchanantala Road, Howrah, District:-Howrah, WEST BENGAL, India, Pin :-711101, By Caste Hindu, By Profession : Others
 19. Lakshmi Rani Nandy, wife of Lt Pallab Kumar Nandy , 9, Ghosh Para Lane, Salkia, Howrah, District:-Howrah, WEST BENGAL, India, Pin :-711106, By Caste Hindu, By Profession : Others
- Identified By Sisir Patra, son of Sri Nemai Chandra Patra, Buxarah, Barajmath, Thana- Santragachi, District:-Howrah, WEST BENGAL, India, Pin :-10, By Caste: Hindu, By Profession: Business.

Executed by Attorney

Execution by

1. Prakash Kumar Mohta, son of . . . , 7, Ronaldshay Road, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700027 By Caste Hindu By Profession: Business, as the constituted attorney of Pratibha Khaitan is admitted by him.
2. Mr. Surajit Kumar Paul, son of Lt Ranjit Kumar Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046 By Caste Hindu By Profession: Others, as the constituted attorney of 1. Nilanjana Banerjee 2. Satarupa Chatterjee 3. Rupottama Mukherjee 4. Anuradha Kundu is admitted by him.
3. Mr. Samar Paul, son of Lt Nara Singha Paul , 9 B, New Tangra Road, Kolkata, Thana:-Tangra, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046 By Caste Hindu By Profession: Others, as the constituted attorney of 1. Purnima Mukherjee 2. Anirban Mukherjee 3. Saswati Chatterjee is admitted by him.




District Sub-Registrar-III
Alipore, South 24-Parganas
(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

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Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00999 of 2014
(Serial No. 00945 of 2014 and Query No. 1603L000000930 of 2014)

Identified By Sisir Patra, son of Sri Nemai Chandra Patra, Buxarah, Barajmath, Thana- Santragachi,
District:-Howrah, WEST BENGAL, India, Pin :-10, By Caste: Hindu, By Profession: Business.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 05/02/2014

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.-4,68,85,688/-

Certified that the required stamp duty of this document is Rs.- 3282019 /- and the Stamp duty paid as: Impresive Rs.- 500/-

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 07/02/2014

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, 4, 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 820690/- is paid , by the draft number 358474, Draft Date 03/02/2014, Bank Name State Bank of India, NETAJI SUBHAS ROAD BR., received on 07/02/2014

(Under Article : A(1) = 515735/- B = 304909/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 07/02/2014)

Deficit stamp duty

Deficit stamp duty Rs. 3282019/- is paid , by the draft number 358473, Draft Date 03/02/2014, Bank : State Bank of India, NETAJI SUBHAS ROAD BR., received on 07/02/2014

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



Rajendra Prasad Upadhyay
District Sub-Registrar-III
Alipore, South 24-Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

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BETWEEN (1) NILANJANA BANERJEE (PAN No. BSEP83952R), wife of Sri Nilkanta Banerjee and daughter of Late Sanat Kumar Mukherjee residing at No.23/4 Sagar Manna Road, Parnashree Pally, Kolkata 700 060 **(2) SATARUPA CHATTERJEE (PAN No. BCZPB9473L)**, wife of Sri Avik Chatterjee and granddaughter of Late Sanat Kumar Mukherjee residing at No. 43/5E B.B. Ghosh Sarani (Purabchal Samabay Abasan) Kolkata 700 067 and **(3) RUPOTTAMA MUKHERJEE (PAN No. BGPPM6238J)**, wife of Sri Priyabrata Mukherjee and granddaughter of Late Sanat Kumar Mukherjee residing at No. 14 K.K. Sen Road, Arkadeep Apartments, Block-B, Flat No.1B, Kolkata 700 042 hereinafter collectively referred to as the **VENDOR NO.1** represented by their Constituted Attorney **MR. SURAJIT KUMAR PAUL** having been duly authorized in pursuance of a registered power of attorney dated 31st day of January, 2014 registered in the office of DSR- III, Alipore, South 24 Parganas vide Book No. IV, Being No. 83 for year 2014 (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 **FIRST PART**

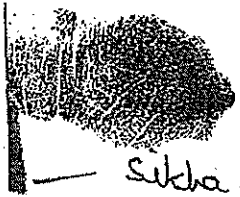
AND

(1) SMT. PURNIMA MUKHERJEE (PAN No. BECPM5648K), widow of Late Tapas Kumar Mukherjee and **(2) ANIRBAN MUKHERJEE (PAN No. ANWPM3274F)**, son of the said Late Tapas Kumar Mukherjee both residing at No. 16 Gokul Boral Street, Bowbazar, Kolkata – 700 012 represented by their Constituted Attorney **MR. SAMAR PAUL** having been duly authorized in pursuance of a registered power of attorney dated 31st day of January, 2014 registered in the office of DSR- III, Alipore, South 24 Parganas vide Book No. IV, Being No. 84 for year 2014 hereinafter collectively referred to as the **VENDOR NO.2** (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 **SECOND PART**

AND

SMT. SASWATI CHATTERJEE (PAN No. AJCPC4953H), daughter of Late Tapas Kumar Mukherjee and wife of Sajanitosh Chatterjee, residing at 65 Bangur Avenue, Block – B, Flat 2A, Kolkata – 700 055 represented by her Constituted Attorney **MR. SAMAR PAUL** having been duly authorized in pursuance of a registered power of attorney dated 31st day of January, 2014 registered in the office of DSR- III, Alipore, South 24 Parganas vide Book No. IV, Being No. 84 for year 2014, hereinafter referred to as the **VENDOR NO.3** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, legal representatives, executors, administrators and assigns) of the **THIRD PART**

AND



NETI-480

Sukha Selt



NETI-481

Lakshmi Rani Wang



NETI-482

Surajit

(SURAJIT KR PAUL)

for self and as constituted attorney of
NILAMANA BANERJEE, SATARUPA CHATTERJEE &
RUPOTTAMA MUKERJEE.



NETI-483

Basanti Paul.



NETI-484

Basanti Mandal.



NETI-485

NETI-486
(NARAYAN CHANDRA PAUL)



NETI-486

Subhasjit Paul
(SUBHASJIT PAUL)



NETI-487

Uma Paul



District Sub-Registrar-III
Alipore, West Bengal Parganas

9 FEB 2014

P. 7. 1

(1) SAMAR PAUL (PAN No. BLOPP6947H) son of Late Sara Singha Paul and (2) SURAJIT KUMAR PAUL (PAN No. AEJPP0506R), son of Ranjit Kumar Paul both residing at No.9B New Tangra Road, Kolkata 700 046, hereinafter collectively referred to as the **CONFIRMING PARTIES** (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, assigns nominee and/or nominees) of the **FOURTH PART**


AND

(1) AMARENDRA NATH PAUL (PAN: AZGPP4627B) (2) SAMAR PAUL (PAN: BLOPP6947H) (3) ASHIT KUMAR PAUL (PAN: AKQPP5074M), (4) SUNIL KUMAR PAUL (PAN: AILPP3614N) (5) NARAYAN CHANDRA PAL (PAN: AEZPP5718H), all sons of Late Nara Singha Paul (6) SMT. BASANTI PAUL (PAN: AFSPD0338K) wife of Late Ranjit Kumar Paul and all residing at No.9B New Tangra Road, P.S. Tangra Kolkata 700 046, (7) ANURADHA KUNDU (PAN: AFLPK3742F), daughter of Late Ranjit Kumar Paul and wife of Shri Nabakumar Kundu residing at Hospital More, Memari, District Burdwan 713 146, represented by her Constituted Attorney namely Surajit Kumar Paul (8) SURAJIT KUMAR PAUL (PAN:AEJPP0506R), son of the said Late Ranjit Kumar Paul residing at No.9B New Tangra Road, P.S. Tangra Kolkata 700 046 (9) UMA PAUL (PAN:CBIPP0695K), wife of Late Hari Shankar Paul residing at No.9B, New Tangra Road, P.S. Tangra Kolkata 700 046 (10) SUBHAJIT PAUL (PAN:AYAPP9978L), (11) SATYAJIT PAUL (PAN: AXKPP3619F) both sons of Late Hari Shankar Paul and both residing at No.9B New Tangra Road, P.S. Tangra Kolkata 700 046 (12) JAYA PAUL (PAN:AFUPP1213R) wife of Late Anil Kumar Paul residing at No.9B New Tangra Road, P.S. Tangra Kolkata 700 046 (13) AVIJIT KUMAR PAUL (PAN:AIWPP6896R) (14) BISWAJIT KUMAR PAUL (PAN:ALJPP0885G), both sons of Late Anil Kumar Paul and both residing at No.9B New Tangra Road, P.S. Tangra, Kolkata 700 046 (15) BELA SHAOO (PAN: DMIPS9309R), wife of Late Bhupati Sahoo residing at No.29 Surenge Lane, P.S. Entally, Kolkata 700 014 (16) BASANTI MANDAL (PAN: BLBPM2805E), wife of Late Biswanath Mondal and daughter of Late Nara Singha Paul residing at Village & Post Office Kaligran, District Malda, (17) SIKHA SETT (PAN: CCIPS8842N), wife of Pasupati Sett and daughter of Late Nara Singha Paul residing at No.199/2 Panchanantala Road, Howrah 711101 and (18) LAKSHMI RANI NANDY (PAN:ALIPN0081H) wife of Late Pallab Kumar Nandy and daughter of late Nara Singha Paul residing at 9, Ghosh Para Lane, Salkia, District Howrah - 711106, hereinafter collectively referred to as the **OCCUPANTS** (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 **FIFTH PART**


AND

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 VEFI-498


Jaya Paul

 NCTI-499

Anjil Kumar Paul

 NCTI-500


Satyajit Paul

 VEFI-501

Biswajit Kumar Paul

 NCTI-502


Anshul Kumar Paul

 VEFI-503

Anuradha Kundu

Sisir Patra.
(SISIR PATRA)
S/O Sri Nimai chandra Patra.
Buxarrah, Baripada, Hoshangabad-10.
P.S. Santangpali, Dist. Hoshangabad.
Occupation - Business.




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(1) **UNIVERSAL ENTERPRISES LTD. (PAN No.AAACU6089Q)**, a company within the meaning of the Companies Act 1956 having its registered office situated at 15, India Exchange Place, 3rd floor, Kolkata – 700 001, represented by its Director Mr. Gokul Chand Damani, son of Late Rup Chand Damani, working for gain at 15, India Exchange Place, 3rd floor, Kolkata – 700 001 (2) **UNIVERSAL AUTOCRAFTS PRIVATE LIMITED., (PAN No.AAACU6272B)**, a company within the meaning of the Companies Act 1956 having its registered office situated at 4, India Exchange Place, 6th floor, Kolkata – 700 001, represented by its Authorised Répresentative Mr. Gokul Chand Damani, son of Late Rup Chand Damani, working for gain at 4, India Exchange Place, 6th floor, Kolkata – 700 001 (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 – 700027, (4) **PRAKASH KUMAR MOHTA (HUF) (PAN No.AADHP6057K)**, represented by its Karta Mr. Prakash Kumar Mohta, residing at 7, Ronaldshay Road, Kolkata – 700027, hereinafter collectively 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 its successor and/or successors in office/interest and assigns) of the **SIXTH PART**

WHEREAS:

- A) In this Deed wherever the context so permits the Vendor No.1, Vendor No.2 and Vendor No.3 are collectively referred to as the Vendors.
- B) (1) Kalipada Mukherjee (2) Nandalal Mukherjee and (3) Sanat Kumar Mukherjee (all since deceased) were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the Municipal Premises No. 9A New Tangra Road, Kolkata 700 046 admeasuring **25 Cottah 3 Chittack 25 sq. ft** (more or less) P.S.Tangra (previously P.S. Entally), under Ward No.58 of Kolkata Municipal Corporation, comprised in Dihi Panchanagram, Holding No.45, Division 4 Sub Division L together with all buildings and structures standing thereon (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the said **PREMISES**) each one of them being entitled to undivided one third share or interest therein.
- C) The said Kalipada Mukherjee died intestate on or about 23rd July 1962 leaving him surviving his only son Tapas Kumar Mukherjee as his only heir and/or legal representative who upon his death became entitled to his undivided one third share or interest into or upon the said Premises.
- D) The said Nandalal Mukherjee who was a bachelor died issueless and intestate on or about 12th October 1973 and upon his death his undivided one third share or interest into or upon the said Property devolved on Sanat Kumar Mukherjee and Tapas Kumar Mukherjee



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in equal shares and as such the said Sanat Kumar Mukherjee and Tapas Kumar Mukherjee thus became entitled to the said Premises each one of them being entitled to undivided half share or interest therein.

E) The said Sanat Kumar Mukherjee also died intestate on 19th January 2012 leaving him surviving his married daughter Smt. Nilanjana Banerjee and two granddaughters namely (1) Satarupa Chatterjee and (2) Rupottama Mukherjee both daughters of his predeceased daughter Late Suranjana Banerjee as his only heirs and/or legal representatives who upon his death became entitled to his undivided half share or interest into or upon the said Premises each one of them being entitled to the following share or interest into or upon the said Premises:

- i) Smt. Nilanjana Banerjee - Undivided 1/4th share
- ii) Smt. Satarupa Chatterjee - Undivided 1/8th share
- iii) Smt. Rupottama Mukherjee - Undivided 1/8th share

F) The said Tapas Kumar Mukherjee also died intestate on 22nd November 2012 leaving him surviving his widow Smt. Purnima Mukherjee, his son Anirban Mukherjee and two married daughters namely Smt. Madhumita Banerjee and Smt. Saswati Chatterjee as his only heirs and/or legal representatives who upon his death became entitled to his undivided half share or interest into or upon the said Premises each one of them being entitled to undivided one fourth share or interest into or upon his undivided half share or interest into or upon the said Premises. :

G) In pursuance of an agreement between Smt. Purnima Mukherjee, her son Anirban Mukherjee and her two married daughters namely Smt. Madhumita Banerjee and Smt. Saswati Chatterjee being the heirs of Late Tapas Mukherjee the said Smt. Madhumita Banerjee out of natural love and affection which she had for her mother, brother and sister namely Purnima Mukherjee, Anirban Mukherjee and Saswati Chatterjee released relinquished and disclaimed the entirety of her right title interest into or upon the said premises unto and in favour of Purnima Mukherjee, Anirban Mukherjee and Saswati Chatterjee.

H) In pursuance of the desire of Smt. Madhumita Banerjee as hereinbefore stated by a registered Deed of Gift dated 29th day of January, 2014 duly registered in the office of the DSR-III, Alipore, vide Book No. I, CD Volume No.2, pages 5898 to 5909, Being No.00772 for the year 2014 the said Smt. Madhumita Banerjee transferred the entirety of her right title interest into or upon the said Premises unto and in favour of the said Purnima

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Mukherjee, Anirban Mukherjee and Saswati Chatterjee by way of gift and as such the heirs of Late Tapas Kumar Mukherjee are presently entitled to the following undivided share or interest into or upon the said premises:

- i) Smt. Purnima Mukherjee - undivided 1/6th share
- ii) Smt. Saswati Chatterjee - undivided 1/6th share
- iii) Anirban Mukherjee - undivided 1/6th share

- I) In the events as recited hereinabove the Vendors are thus jointly seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the Municipal Premises No. 9A New Tangra Road, Kolkata 700 046, P.S.Tangra (previously P.S.Entally) under Ward No.58 of Kolkata Municipal Corporation, comprised in Dihi Panchannagram, Holding No.45, Division 4 Sub Divison L, together with all buildings and structures standing thereon (hereinafter referred to as the said PREMISES more fully and particularly mentioned and described in the **SCHEDULE** hereunder written) each one of them being entitled to an independent and distinct share or interest into or upon the said Premises.
- J) Various parts and portions of the said Premises are presently in occupation of the Occupants being the heirs of Late Narasingha Paul (hereinafter referred to as the **OCCUPANTS**).
- K) By an Agreement dated 31st day of January 2014, entered into between the Vendor No.1 and the Confirming Parties, the Vendor No.1 being jointly entitled to undivided half share or interest into or upon the said Premises agreed to sell and transfer and the Confirming Parties agreed to purchase and acquire either in their own name or in the name of their nominee and/or nominees the Undivided Half Share or interest and/or the entirety of the right title interest of the Vendor no.1 into or upon the said Premises for the consideration and subject to the terms and conditions contained and recorded in the said Sale Agreement (hereinafter referred to as the **FIRST SALE AGREEMENT**).
- L) By another Agreement dated 31st day of January 2014 entered into between the Vendor No.2 and the Confirming Parties, the Vendor No.2 being jointly entitled to undivided one third share or interest into or upon the said Premises agreed to sell and transfer and the Confirming Parties agreed to purchase and acquire either in their own name or in the name of their nominee and/or nominees the Undivided One third Share or interest and/or the entirety of the right title interest of the Vendor no.2 into or upon the said Premises for the consideration and subject to the terms and conditions contained and recorded in the said Sale Agreement (hereinafter referred to as the **SECOND SALE AGREEMENT**).



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M) By another Agreement dated 31st day of January 2014 entered into between the Vendor No.3 and the Confirming Parties, the Vendor No.3 being entitled to undivided one sixth share or interest into or upon the said Premises agreed to sell and transfer and the Confirming Parties agreed to purchase and acquire either in their own name or in the name of their nominee and/or nominees the undivided one sixth share or interest and/or the entirety of the right title interest of the Vendor no.3 into or upon the said Premises for the consideration and subject to the terms and conditions contained and recorded in the said Sale Agreement.(hereinafter referred to as the **THIRD SALE AGREEMENT**).

N) The said First Sale Agreement, Second Sale Agreement and Third Sale Agreement are collectively referred to as the said **SALE AGREEMENTS**.

O) In pursuance of the said Sale Agreements the Confirming Parties from time to time made full payment of the entirety of the consideration amount payable under the said Sale Agreements and became entitled to obtain the Deed of Conveyance and/or transfer in respect of the said Premises either in their own names or in the names of their nominees and/or nominees and by and under the said Sale Agreements the Confirming Parties were duly authorised that in the event of the Confirming Parties nominating any person and/or persons for obtaining the Deed of Conveyance and/or transfer in respect of the said Premises the Confirming Parties were duly authorized to sign and execute the Deed of Conveyance and/or transfer and to receive realize and collect the entirety of the consideration amount in their name and for the purpose of giving effect to the said Sale Agreement the Vendors duly executed a registered power of Attorney dated 31st day of January, 2014 in favour of the Confirming Parties.

P) The Purchasers have agreed to purchase and acquire the entirety of the said Premises and has approached the Confirming Parties to sell and transfer or cause to be sold and transferred the said Premises, free from all encumbrances and charges and to cause vacant possession to be delivered which the Confirming Parties have agreed to do for the consideration and subject to the terms and conditions hereinafter appearing.

Q) At or before execution of this Deed the Confirming Parties for themselves as well as on behalf of the Vendors have assured and represented to the Purchasers as follows:-

i) That the Vendors are the absolute owners of the said Premises



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- ii) That excepting that various parts and portions of the said Premises is presently in occupation of various persons the said Premises is otherwise free from all encumbrances and charges
- iii) That the Vendors have a marketable title in respect of the said Premises
- iv) That the said three Sale Agreements as hereinbefore recited are valid, subsisting and binding
- v) That by and under the said Sale Agreements as well as the Power of Attorney executed in favour of the Confirming Parties by the Vendors the Confirming Parties have been duly authorized to sign and execute the Deed of Conveyance and/or transfer in respect of the said Premises and to receive realize and collect the entirety of the consideration amount
- vi) That there is no thikka tenant at the said Premises
- vii) That there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act 1976 comprised in the said Premises

R) The Purchasers have completely relied on the aforesaid representations and believing the same to be true and acting on the faith thereof has agreed to purchase and acquire the said Premises and/or the entirety of the right title interest of the Vendors into or upon the said Premises for the consideration and subject to the terms and conditions hereinafter appearing

NOW THIS INDENTURE WITNESSETH:

- I. THAT in pursuance of the said Sale Agreement as hereinbefore recited and in further consideration of a sum of **Rs.1,01,52,020/- (Rupees One Crore one lakh fifty two thousand twenty only)** of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors through the Confirming Parties (which includes the reimbursement of the amounts paid by the Confirming Parties to the Vendors under the said Sale Agreements) at or before the execution of these presents (the receipt whereof the Vendors and the Confirming Parties and each one of them doth hereby and also by the receipt hereunder written admit and acknowledge to have been received AND in further consideration of a sum of **Rs.2,77,20,000/- (Rupees Two crores seventy seven lacs twenty thousand only)** money of the Union of India well and truly paid by the Purchaser to the Occupants who have divided and apportioned the same amongst themselves (which amount the Occupants and each one of them doth admit and acknowledge to have been received) thus aggregating **Rs.3,78,72,020/- (Rupees Three Crore seventy eight lakhs seventy two**



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thousand twenty only) and of and from the payment of the same and every part thereof the Vendors do hereby acquit release and discharge the Purchasers and the said Premises hereby intended to be sold transferred and conveyed) the Vendors with the consent and concurrence of the Confirming Parties and the Occupants do hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchasers **ALL THAT** the Municipal Premises No. 9A New Tangra Road, Kolkata 700 046 admeasuring **25 Cottah 3 Chittack 25 sq. ft** (more or less) P.S.Tangra (previously P.S. Entally), under Ward No.58 of Kolkata Municipal Corporation, comprised in Dihi Panchannagram, Holding No.45, Division 4 Sub Divison L together with all buildings and structures standing thereon (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the said **PREMISES**) **and/or** the entirety of the right title interest of the Vendors into or upon the said Premises free from all encumbrances charges liens lispens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispens whatsoever **OR HOWSOEVER OTHERWISE** the said **PREMISES** 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 benefits and advantages of ancient and other lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said **PREMISES** or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor into or upon and in respect of the said **PREMISES** and/or **PROPERTY** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said **PREMISES** or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendor can or



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may procure the same without any action or suit both at law or in equity **TO HAVE AND TO HOLD** the said **PREMISES** 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 Purchasers absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lispensens whatsoever.

- II. **AND** the Vendors doth hereby covenant with the Purchasers that the Vendors are the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said **PREMISES** and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature **AND** the Vendors do hereby covenant with the Purchasers that it has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said **PREMISES** and/or **PROPERTY** hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the said **PREMISES** or any part thereof in the manner as aforesaid.
- III. **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said Premises 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 the same;
- IV. **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors now has in himself good right full and absolute power to grant sell convey transfer assure and assign the said **PREMISES** hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner and on the conditions aforesaid **AND THAT** the Vendors and the Occupants have duly made over khas possession of the said Premises to the Purchasers and the Purchasers have received and accepted the same without any dispute, demand or claim



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whatsoever against the Vendors in respect of the nature and/or occupancy of the constructions on the land comprised in the said **PROPERTY** or otherwise.

- V. **AND THAT** the Purchasers 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 Premises and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand 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 his predecessors in title **AND THAT** the Purchasers 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 of from and against all and all manner 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 **PREMISES** by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or his predecessors in title as aforesaid or otherwise **AND THAT** all rates taxes and other impositions and/or outgoings payable in respect of the said **PREMISES** shall be paid borne and discharged by the Purchasers.
- VI. **AND THAT** the Vendors do hereby further covenant with the Purchasers that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchasers to produce or cause to be produced to the Purchasers or to his attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Premises and shall at the like request and costs of the Purchasers deliver to the Purchasers such attested or other true copies or extracts therefrom as the Purchasers may require and will in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled.
- VII. **AND 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 Lands comprised in the said property 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 **AND THAT** no notice, which is or may be subsisting,



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has been served on the Vendors for the acquisition of the said **PROPERTY** or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under and the Vendors has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said **PREMISES** and/or **PROPERTY** or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said **PREMISES** and/or **PROPERTY** and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority.

VIII. **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said **PREMISES** or any part thereof from through 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 Purchasers make do acknowledge and execute all such lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said **PREMISES** and every part thereof unto and to the use of the Purchasers.

IX. **AND THIS DEED FURTHER WITNESSETH** the Vendors, Confirming Parties and the Occupants do hereby appoint the Purchasers to be their authorized representative who by virtue of being such authorized representative shall be entitled to and is hereby authorized :

- i) To have the Property surveyed and the soil to be tested.
- ii) to prepare or cause to be prepared a map or plan for construction of a new building and/or buildings at the said Property and to submit the same for sanction to the authorities concerned after acquiring the remaining Premises and/or interest into or upon the said Property from the other co-owners
- iii) To apply for and obtain all permissions approvals and/or sanctions from the authorities concerned for construction of a new building and/or buildings at the said Property and the cost for sanction of such plan including sanction fee and for obtaining other permissions approvals and/or sanctions shall be paid borne and discharged by the Purchasers and the Vendors agrees and undertakes to sign and execute all deeds documents instruments plans applications and other papers as may be necessary and/or required from time to time.
- iv) To sign and execute any Deed of Rectification and/or modification and/or any deed document and/or Instrument where the



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Vendor may be required to be a confirming party and to cause the same to be registered with the authorities concerned

v) And Generally to sign and execute and to do all acts deeds and things as may be necessary and/or required in respect of the said Premises and the Vendor doth hereby ratify and agree to ratify all and whatsoever the Purchasers by these powers shall do or cause to be done in the premises as aforesaid

THE SCHEDULE ABOVE REFERRED TO

(THE SAID PREMISES)

ALL THAT piece and parcel of land containing by estimation an area of **25 cottahs 3 chittacks and 25 sq. ft.** (more or less) together with all buildings and structures admeasuring 8100 sq. ft. (more or less) standing thereon situate lying at and being Municipal Premises No.9A New Tangra Road, Kolkata 700 046 under P.S. Tangra, within the limits of Kolkata Municipal Corporation under Ward No.58 comprised in Dihi Panchannagram, Holding No.45, Division 4 Sub Divison L and butted and bounded in the manner following:-

ON THE NORTH: By Premises No.12 New Tangra Road

ON THE SOUTH: By New Tangra Road and Premises 2A Miajan Lane

ON THE EAST: By Premises No.2A and 2B Miajan Lane

ON THE WEST: By Premises No. 9B New Tangra Road



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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

**SIGNED AND DELIVERED
BY THE VENDOR NO.1**

at Kolkata in the presence of:-

1. Sisir Patra.
Buxarrah Baraj maha
Howrah -711110,

For Nilanjana Banerjee, Satarupa Chatterjee and
Rupottama Mukherjee by their Constituted Attorney


(SURAJIT-KR. PAUL)
Constituted Attorney

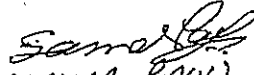
2. Palash Nandy.
122 G.T. Road. Salkia
Howrah-6.

**SIGNED AND DELIVERED
BY THE VENDOR NO.2**

at Kolkata in the presence of:-

1. Sisir Patra.

Purnima Mukherjee, Anirban Mukherjee by their
Constituted Attorney


(SAMAR PAUL)

Constituted Attorney

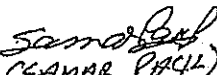
2. Palash Nandy.

**SIGNED AND DELIVERED
BY THE VENDOR NO.3**

at Kolkata in the presence of:-

1. Sisir Patra.

Saswati Chatterjee by her Constituted Attorney


(SAMAR PAUL)


Constituted Attorney


2. Palash Nandy

**SIGNED AND DELIVERED
BY THE CONFIRMING PARTIES**

at Kolkata in the presence of:-

1. Sisir Patra.


(SAMAR PAUL)


(SURAJIT-KR. PAUL)

2. Palash Nandy.



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**SIGNED AND DELIVERED
BY THE OCCUPANTS**

at Kolkata in the presence of:-

1. *Sisir Patra*
2. *Palash Nandy*

Amarendra Nath Paul

AMARENDRA NATH PAUL

Samar Paul

SAMAR PAUL,

Ashit Kumar Paul

ASHIT KUMAR PAUL

Sunil Kumar Paul

SUNIL KUMAR PAUL

Narayan - Ch. Paul

NARAYAN CHANDRA PAL

Basanti Paul

BASANTI PAUL

Anuradha Kundu

ANURADHA KUNDU

Surajit Paul

SURAJIT KUMAR PAUL

Uma Paul

UMA PAUL

Subhajit Paul

SUBHAJIT PAUL



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Satyajit Paul

SATYAJIT PAUL

Jaya Paul

JAYA PAUL

Arijit Kumar Paul

ARIJIT KUMAR PAUL

Biswajit Kumar Paul

BISWAJIT KUMAR PAUL

Bela Shaoo

BELA SHAOO

Basanti Mandal.

BASANTI MANDAL

Sikha Sett.

SIKHA SETT

Lakshmi Ran Nandy

LAKSHMI RANI NANDY



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RECEIVED from the withinnamed Purchaser the full consideration money in respect of the said Premises as per memo below:	Rs.1,01,52,020.00
(Rupees One crore one lac fifty two thousand twenty only)	

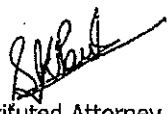
MEMO OF CONSIDERATION

Pay Order No. & Date	Drawn on	Paid to	Paid by	Amount (Rs.)	TDS Deducted (Rs.)	Net Amour
004922, 17/01/2014	HDFC Bank Stephen House	Nilanjana Banerjee	Universal Enterprises Ltd.	293750.00	2937.00	290813.00
097294, 17/01/2014		Nilanjana Banerjee	Universal Autocrafts Pvt. Ltd.	293750.00	2937.00	290813.00
097330, 17/01/2014		Nilanjana Banerjee	Pratibha Khaitan	293750.00	2938.00	290812.00
004953, 17/01/2014		Nilanjana Banerjee	Prakash Kumar Mohta (HUF)	293750.00	2938.00	290812.00
004955, 17/01/2014	HDFC Bank Stephen House	Satarupa Chatterjee	Universal Enterprises Ltd.	146875.00	1468.00	145407.00
004923, 17/01/2014		Satarupa Chatterjee	Universal Autocrafts Pvt. Ltd.	146875.00	1469.00	145406.00
097295, 17/01/2014		Satarupa Chatterjee	Pratibha Khaitan	146875.00	1469.00	145406.00
097329, 17/01/2014		Satarupa Chatterjee	Prakash Kumar Mohta (HUF)	146875.00	1469.00	145406.00
004954, 17/01/2014	HDFC Bank Stephen House	Rupottama Mukherjee	Universal Enterprises Ltd.	146875.00	1468.00	145407.00
004924, 17/01/2014		Rupottama Mukherjee	Universal Autocrafts Pvt. Ltd.	146875.00	1469.00	145406.00
097296, 17/01/2014		Rupottama Mukherjee	Pratibha Khaitan	146875.00	1469.00	145406.00
097328, 17/01/2014		Rupottama Mukherjee	Prakash Kumar Mohta (HUF)	146875.00	1469.00	145406.00
004925, 17/01/2014	HDFC Bank Stephen House	Purnima Mukherjee	Universal Autocrafts Pvt. Ltd.	25000.00	250.00	24750.00
097334, 17/01/2014		Purnima Mukherjee	Pratibha Khaitan	25000.00	250.00	24750.00



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004957, 17/01/2014		Purnima Mukherjee	Prakash Kumar Mohta (HUF)	25000.00	250.00	24750.00
097297, 17/01/2014		Purnima Mukherjee	Universal Enterprises Ltd	25000.00	250.00	24750.00
097333, 17/01/2014		Anirban Mukherjee	Pratibha Khaitan	1875000.00	18750.00	1856250.00
097298, 17/01/2014		Anirban Mukherjee	Universal Enterprises Ltd	1875000.00	18750.00	1856250.00
004926, 17/01/2014		Anirban Mukherjee	Universal Autocrafts Pvt. Ltd.	1875000.00	18750.00	1856250.00
004956, 17/01/2014		Anirban Mukherjee	Prakash Kumar Mohta (HUF)	1875000.00	18750.00	1856250.00
004959, 17/01/2014		HDFC Bank Stephen House	Saswati Chatterjee	Prakash Kumar Mohta (HUF)	25252.00	252.00
097332, 17/01/2014	Saswati Chatterjee		Pratibha Khaitan	25252.00	252.00	25000.00
097300, 17/01/2014	Saswati Chatterjee		Universal Enterprises Ltd	25253.00	253.00	25000.00
004928, 17/01/2014	Saswati Chatterjee		Universal Autocrafts Pvt. Ltd.	25253.00	253.00	25000.00
097580, 30/01/2014	Saswati Chatterjee		Universal Enterprises Ltd	25252.00	252.00	25000.00
00535C, 29/01/2014	Saswati Chatterjee		Universal Autocrafts Pvt. Ltd.	25252.00	252.00	25000.00
00535L, 29/01/2014	Saswati Chatterjee		Prakash Kumar Mohta (HUF)	25253.00	253.00	25000.00
005352, 29/01/2014	Saswati Chatterjee		Pratibha Khaitan	25253.00	253.00	25000.00
			TOTAL		10152020.00	101520.00

1)	For Nilanjana Banerjee, Satarupa Chatterjee and Rupottama Mukherjee by their Constituted Attorney  Constituted Attorney
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2)	Purnima Mukherjee, Anirban Mukherjee by their Constituted Attorney  Constituted Attorney
3)	Saswati Chatterjee by her Constituted Attorney  Constituted Attorney

VENDORS

Witness:

1. Sisir Patra

2. Palash Nandy



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RECEIVED from the withinnamed Purchaser the full consideration money in respect of the said Premises as per memo below:	Rs.2,77,20,000.00
(Rupees Two crores seventy seven lacs twenty thousand only)	

MEMO OF CONSIDERATION

Cheque No. & Date	Drawn on	Paid to	Paid by	Amount	DS Deducted	Net Amount
352086	HDFC Bank Stephen House	Amarendra Nath Paul	Unlversal Enterprises Ltd.	577500.00	5775.00	571725.00
760523	HDFC Bank Stephen House	Do	Universal Autocraft Pvt. Ltd.	577500.00	5775.00	571725.00
000002	HDFC Bank Stephen House	Do	Prakash Kuma Mohta (HUF)	577500.00	5775.00	571725.00
000323	HDFC Bank Stephen House	Do	Pratibha Khaitan	577500.00	5775.00	571725.00
352087	HDFC Bank Stephen House	Samar Paul	Universal Enterprises Ltd.	577500.00	5775.00	571725.00
760524	HDFC Bank Stephen House	Do	Universal Autocraft Pvt. Ltd.	577500.00	5775.00	571725.00
000003	HDFC Bank Stephen House	Do	Prakash Kuma Mohta (HUF)	577500.00	5775.00	571725.00
000324	HDFC Bank Stephen House	Do	Pratibha Khaitan	577500.00	5775.00	571725.00
352088	HDFC Bank Stephen House	Ashit Kumar Paul	Universal Enterprises Ltd.	577500.00	5775.00	571725.00
760525	HDFC Bank Stephen House	Do	Universal Autocraft Pvt. Ltd.	577500.00	5775.00	571725.00
000004	HDFC Bank Stephen House	Do	Prakash Kuma Mohta (HUF)	577500.00	5775.00	571725.00
000325	HDFC Bank Stephen House	Do	Pratibha Khaitan	577500.00	5775.00	571725.00
352107	HDFC Bank Stephen House	Sunil Kumar Paul	Universal Enterprises Ltd.	577500.00	5775.00	571725.00
000004	HDFC Bank Stephen House	Do	Universal Autocraft Pvt. Ltd.	577500.00	5775.00	571725.00
000005	HDFC Bank Stephen House	Do	Prakash Kuma Mohta (HUF)	577500.00	5775.00	571725.00



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000326	HDFC Bank Stephen House	Do	Pratibha Khaitan	577500.00	5775.00	571725.00
352090	HDFC Bank Stephen House	Narayan Chandra Pal	Universal Enterprises Ltd.	577500.00	5775.00	571725.00
000005	HDFC Bank Stephen House	Do	Universal Autocraft Pvt. Ltd.	577500.00	5775.00	571725.00
000006	HDFC Bank Stephen House	Do	Prakash Kuma Mohta (HUF)	577500.00	5775.00	571725.00
000327	HDFC Bank Stephen House	Do	Pratibha Khaitan	577500.00	5775.00	571725.00
352091	HDFC Bank Stephen House	Basanti Paul	Universal Enterprises Ltd.	192500.00	1925.00	190575.00
000006	HDFC Bank Stephen House	Do	Universal Autocraft Pvt. Ltd.	192500.00	1925.00	190575.00
000007	HDFC Bank Stephen House	Do	Prakash Kuma Mohta (HUF)	192500.00	1925.00	190575.00
000329	HDFC Bank Stephen House	Do	Pratibha Khaitan	192500.00	1925.00	190575.00
352092	HDFC Bank Stephen House	Anuradha Kundu	Universal Enterprises Ltd.	126250.00	1263.00	124987.00
000007	HDFC Bank Stephen House	Do	Universal Autocraft Pvt. Ltd.	126250.00	1263.00	124987.00
000008	HDFC Bank Stephen House	Do	Prakash Kuma Mohta (HUF)	126250.00	1262.00	124988.00
000330	HDFC Bank Stephen House	Do	Pratibha Khaitan	126250.00	1262.00	124988.00
352093	HDFC Bank Stephen House	Surajit Kuma Paul	Universal Enterprises Ltd.	258750.00	2588.00	256162.00
000008	HDFC Bank Stephen House	Do	Universal Autocraft Pvt. Ltd.	258750.00	2588.00	256162.00
000009	HDFC Bank Stephen House	Do	Prakash Kuma Mohta (HUF)	258750.00	2587.00	256163.00
000331	HDFC Bank Stephen House	Do	Pratibha Khaitan	258750.00	2587.00	256163.00
352094	HDFC Bank Stephen House	Uma Paul	Universal Enterprises Ltd.	192500.00	1925.00	190575.00
000009	HDFC Bank Stephen House	Do	Universal Autocraft Pvt. Ltd.	192500.00	1925.00	190575.00
000010	HDFC Bank	Do	Prakash Kuma	192500.00	1925.00	190575.00



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	Stephen House		Mohta (HUF)			
000332	HDFC Bank Stephen House	Do	Pratibha Khaitan	192500.00	1925.00	190575.00
352095	HDFC Bank Stephen House	Subhajit Paul	Universal Enterprises Ltd.	192500.00	1925.00	190575.00
000010	HDFC Bank Stephen House	Do	Universal Autocraft Pvt. Ltd.	192500.00	1925.00	190575.00
000011	HDFC Bank Stephen House	Do	Prakash Kuma Mohta (HUF)	192500.00	1925.00	190575.00
000333	HDFC Bank Stephen House	Do	Pratibha Khaitan	192500.00	1925.00	190575.00
352109	HDFC Bank Stephen House	Satyajit Paul	Universal Enterprises Ltd.	192500.00	1925.00	190575.00
000012	HDFC Bank Stephen House	Do	Universal Autocraft Pvt. Ltd.	192500.00	1925.00	190575.00
000012	HDFC Bank Stephen House	Do	Prakash Kuma Mohta (HUF)	192500.00	1925.00	190575.00
000334	HDFC Bank Stephen House	Do	Pratibha Khaitan	192500.00	1925.00	190575.00
352097	HDFC Bank Stephen House	Jaya Paul	Universal Enterprises Ltd.	192500.00	1925.00	190575.00
000013	HDFC Bank Stephen House	Do	Universal Autocraft Pvt. Ltd.	192500.00	1925.00	190575.00
000013	HDFC Bank Stephen House	Do	Prakash Kuma Mohta (HUF)	192500.00	1925.00	190575.00
000335	HDFC Bank Stephen House	Do	Pratibha Khaitan	192500.00	1925.00	190575.00
352098	HDFC Bank Stephen House	Avijit Kumar Paul	Universal Enterprises Ltd.	192500.00	1925.00	190575.00
000014	HDFC Bank Stephen House	Do	Universal Autocraft Pvt. Ltd.	192500.00	1925.00	190575.00
000014	HDFC Bank Stephen House	Do	Prakash Kuma Mohta (HUF)	192500.00	1925.00	190575.00
000336	HDFC Bank Stephen House	Do	Pratibha Khaitan	192500.00	1925.00	190575.00
352099	HDFC Bank Stephen House	Biswajit Kuma Paul	Universal Enterprises Ltd.	192500.00	1925.00	190575.00
000015	HDFC Bank Stephen House	Do	Universal Autocraft Pvt. Ltd.	192500.00	1925.00	190575.00



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

3 FEB 2014

000015	HDFC Bank Stephen House	Do	Prakash Kuma Mohta (HUF)	192500.00	1925.00	190575.00
000343	HDFC Bank Stephen House	Do	Pratibha Khaitan	192500.00	1925.00	190575.00
352100	HDFC Bank Stephen House	Bela Shao	Universal Enterprises Ltd.	577500.00	5775.00	571725.00
000016	HDFC Bank Stephen House	Do	Universal Autocraft Pvt. Ltd.	577500.00	5775.00	571725.00
000016	HDFC Bank Stephen House	Do	Prakash Kuma Mohta (HUF)	577500.00	5775.00	571725.00
000338	HDFC Bank Stephen House	Do	Pratibha Khaitan	577500.00	5775.00	571725.00
352102	HDFC Bank Stephen House	Basanti Mandal	Universal Enterprises Ltd.	577500.00	5775.00	571725.00
000017	HDFC Bank Stephen House	Do	Universal Autocraft Pvt. Ltd.	577500.00	5775.00	571725.00
000017	HDFC Bank Stephen House	Do	Prakash Kuma Mohta (HUF)	577500.00	5775.00	571725.00
000342	HDFC Bank Stephen House	Do	Pratibha Khaitan	577500.00	5775.00	571725.00
352103	HDFC Bank Stephen House	Sikha Sett	Universal Enterprises Ltd.	577500.00	5775.00	571725.00
000018	HDFC Bank Stephen House	Do	Universal Autocraft Pvt. Ltd.	577500.00	5775.00	571725.00
000018	HDFC Bank Stephen House	Do	Prakash Kuma Mohta (HUF)	577500.00	5775.00	571725.00
000340	HDFC Bank Stephen House	Do	Pratibha Khaitan	577500.00	5775.00	571725.00
352104	HDFC Bank Stephen House	Lakshmi Ran Nandy	Universal Enterprises Ltd.	577500.00	5775.00	571725.00
000018	HDFC Bank Stephen House	Do	Universal Autocraft Pvt. Ltd.	577500.00	5775.00	571725.00
000019	HDFC Bank Stephen House	Do	Prakash Kuma Mohta (HUF)	577500.00	5775.00	571725.00
000341	HDFC Bank Stephen House	Do	Pratibha Khaitan	577500.00	5775.00	571725.00
		TOTAL		27720000.00	277200.00	27442800.0



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District Sub-Registrar-III
Alipore, South 24 Parganas

3 FEB 2014

Amarendra Nath Paul

AMARENDRA NATH PAUL

Samar Paul

SAMAR PAUL,

Ashit Kumar Paul

ASHIT KUMAR PAUL

Sunil Kumar Paul

SUNIL KUMAR PAUL

Narayan Chandra Pal

NARAYAN CHANDRA PAL

Basanti Paul

BASANTI PAUL

Anuradha Kundu

ANURADHA KUNDU

Surajit Paul

SURAJIT KUMAR PAUL

Uma Paul

UMA PAUL

Subhajit Paul

SUBHAJIT PAUL



✓
District Sub-Registrar-III
Alipore, South 24 Parganas
3 FEB 2014

Satyajit Paul

SATYAJIT PAUL

Jaya Paul

JAYA PAUL

Avijit Kumar Paul

AVIJIT KUMAR PAUL

Biswajit Kumar Paul

BISWAJIT KUMAR PAUL

Bela Shao

BELA SHAO

Basanti Mandal

BASANTI MANDAL

Sikha Sett

SIKHA SETT

Lakshmi Rani Nandy

LAKSHMI RANI NANDY

OCCUPANTS

Witness:

1. Sisir Patra
2. Palash Nandy

Dr. Anand Kumar
Dr. Anand Kumar
Alipore police station
25/12/20



✓
District Sub-Registrar-III
Alipore, South 24-Parganas
3 FEB 2014

SITE PLAN OF 9A, NEW TANGRA ROAD, KOLKATA 700 046, UNDER WARD 58 OF KOLKATA MUNICIPAL CORPORATION

AREA OF LAND - 1687.105 SQ.M (25 Ka-03 ch-25 sft)
 AREA OF CONSTRUCTION--752.508 SQ.M -8100 SFT

Amarendu Nath Paul
Sama Paul

Ashit Kumar Paul

Banil Kumar Paul
 75-25-01-CE.P.1

Basanti Paul.

Anuraadha Kundu.

St Paul

Uma Paul

Subhrajit Paul

Suryajit Paul

Jaya Paul

Avijit Kumar Paul

Prasanna Kumar Paul

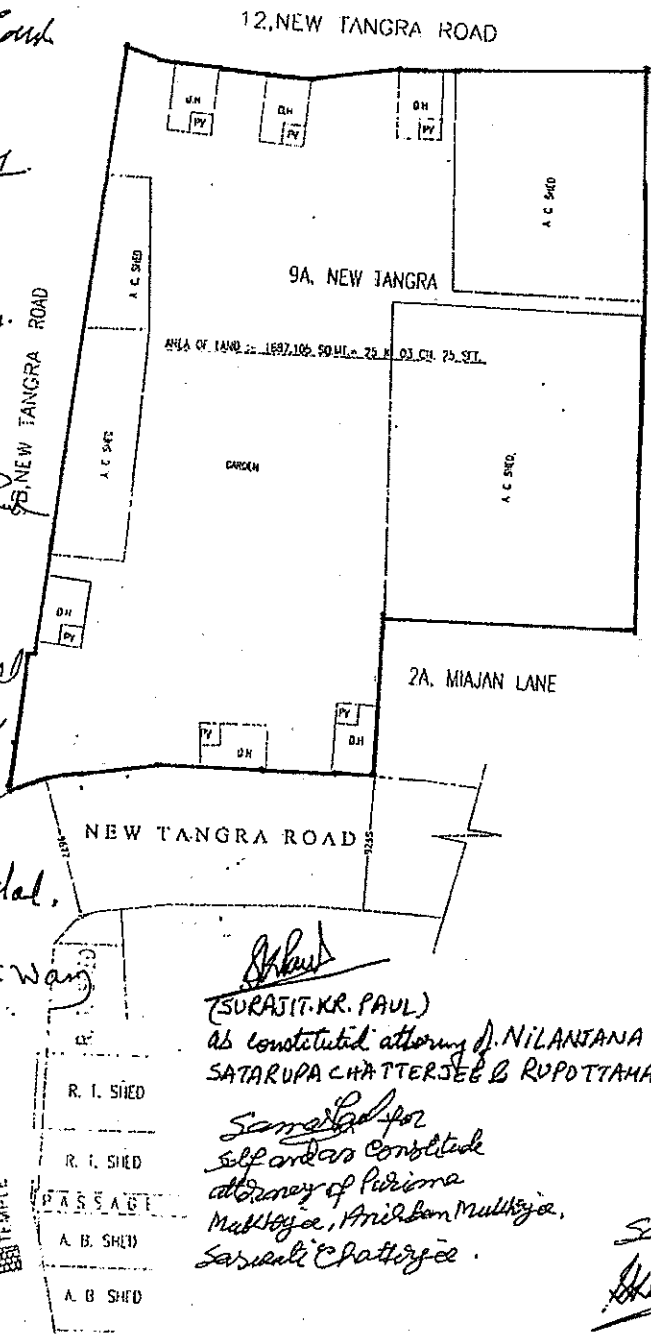
Bella Saha

Basanti Mandal,

Sikha Sett.

Lakshmi Kani Wang

(OCCUPANTS)



St Paul
 (SURAJIT.KR. PAUL)
 as constituted attorney of NILANTANA BANERJEE
 SATARUPA CHATTERJEE & RUPOTTAMA MUKERJEE

Sama Paul for
 self and as constituted
 attorney of Purima
 Mukherjee, Anilban Mukherjee,
 Saraswati Chatterjee.

Sama Paul
St Paul

SIGNATURE OF VENDORS












SIGNATURE OF CONFIRMING PARTIES

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT














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District Sub-Registrar-III
Alipore, South 24-Parganas
3 FEB 2014

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name SAMAR PAUL

Signature Samar Paul

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name AMARENDRANATH PAUL

Signature Amarendra Nath Paul

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature Ashit-Kumar Paul

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name SUNIL KUMAR PAUL

Signature Sunil Kumar Paul














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

3 FEB 2014

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Signature <i>Narayan Chandra Pal</i>	left hand					
	right hand					












Name NARAYAN CHANDRA PAL.

Signature *Narayan Chandra Pal*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Signature <i>Saranti Paul</i>	left hand					
	right hand					












Name

Signature *Saranti Paul*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Signature <i>Anuradha Kundu</i>	left hand					
	right hand					

Name

Signature *Anuradha Kundu*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Signature <i>SK Paul</i>	left hand					
	right hand					












Name SURAJIT. KR. PAUL

Signature *SK Paul*







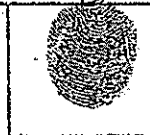






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District Sub-Registrar-III
Alipore, South 24-Parganas

3 FEB 2014

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Uma Paul	left hand					
	right hand					









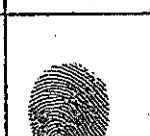


Name

Signature Uma Paul

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Subha S. I. T. Paul	left hand					
	right hand					






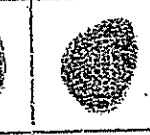
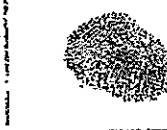




Name SUBHA S. I. T. PAUL

Signature Subha S. I. T. Paul

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Sakya I. T. Paul	left hand					
	right hand					

Name

Signature Sakya I. T. Paul

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
 Jaya Paul	left hand					
	right hand					












Name

Signature Jaya Paul














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












3 FEB 2014

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name
 Signature *Anil Kumar Paul*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name BISHRAJIT KUMAR PAUL
 Signature *Bishrajit Kumar Paul*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name
 Signature *Bella Smaoo*












		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name
 Signature *Baranki Mandel*














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

3 FEB 2014

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ..Sikha Selt.....

Signature Sikha Selt

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature Lakshmi Rani Hardy

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					











Name

Signature















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

3 FEB 2014

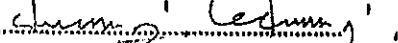
		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name PRAKASH KUMAR MOHTA

Signature 

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Gokul Chand Damari

Signature 

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

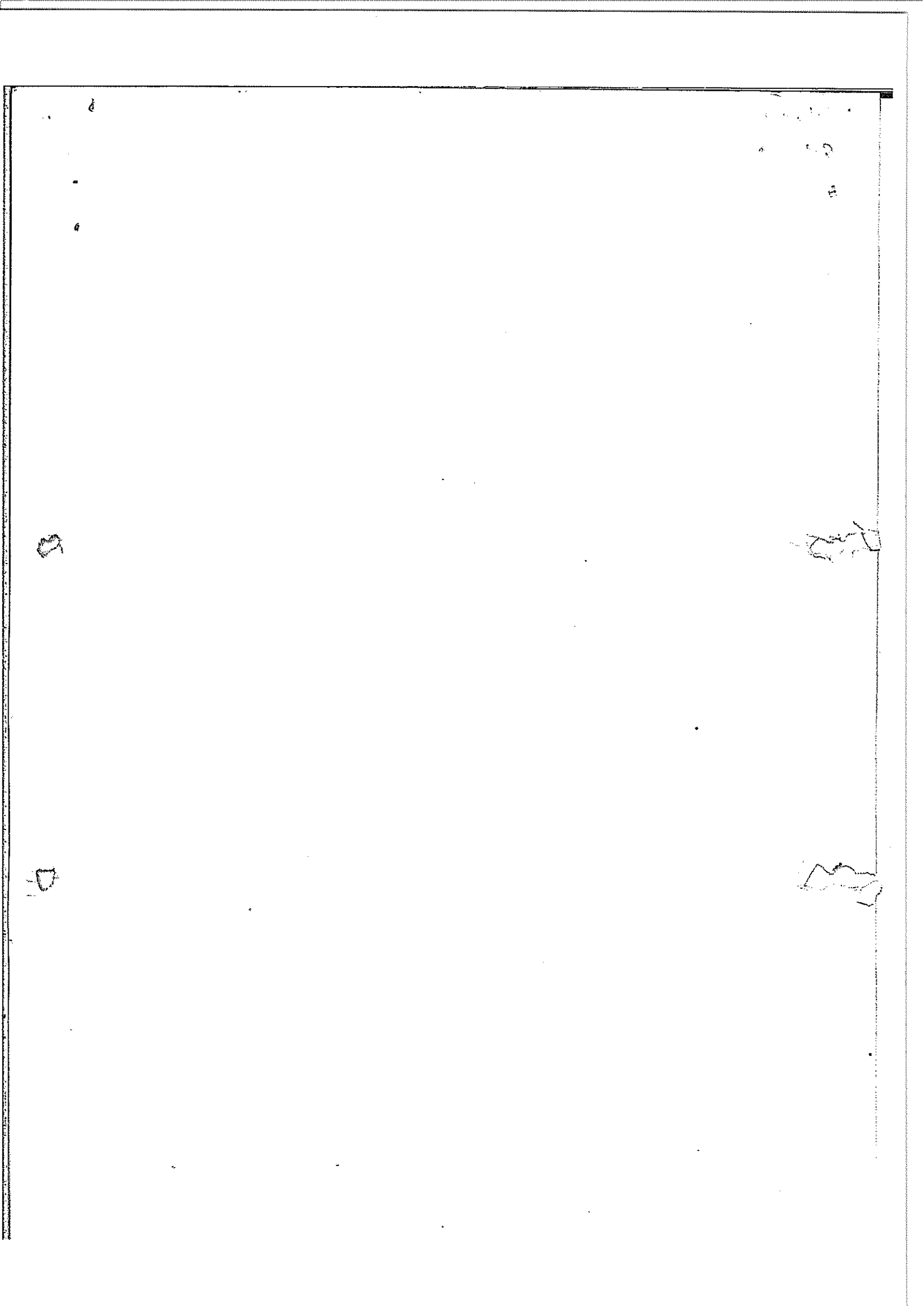
Name

Signature



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

3 FEB 2014



DATED THIS DAY OF 2014

BETWEEN

NILANJANA BANERJEE & OTHERS

..... VENDORS

AND

SAMAR PAUL

SURAJIT KUMAR PAUL

..... CONFIRMING PARTIES

AND

AMARENDRA NATH PAUL & OTHERS

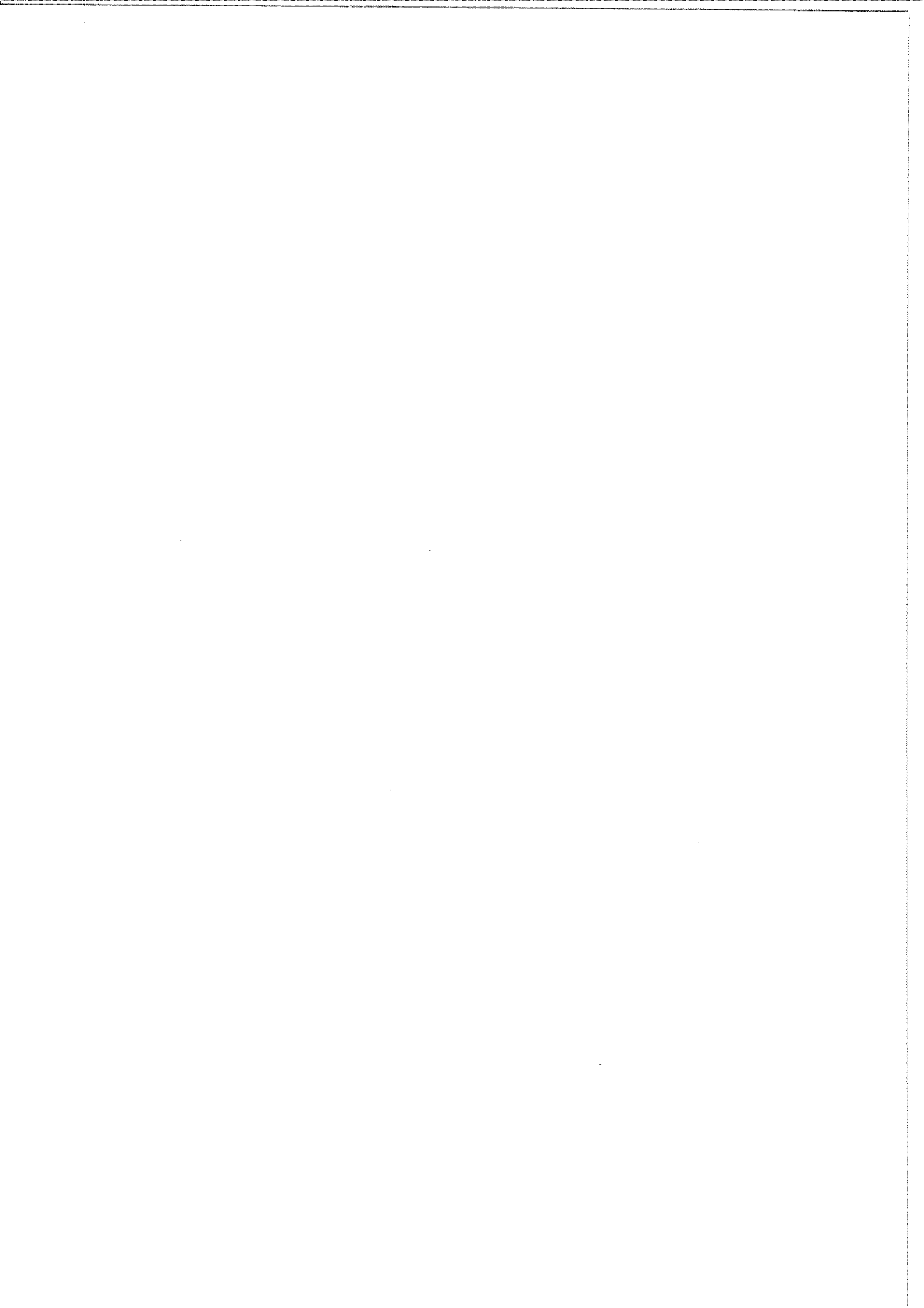
.... OCCUPANTS

AND

UNIVERSAL ENTERPRISES LTD. & OTHERS

.... PURCHASER

I N D E N T U R E



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 1578 to 1616
being No 00999 for the year 2014.



Rajendra Prasad Upaghyay
(Rajendra Prasad Upaghyay) 10-February-2014
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal

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

PS GROUP REALTY PVT. LTD.

Ravi Kumar Dyer

Director