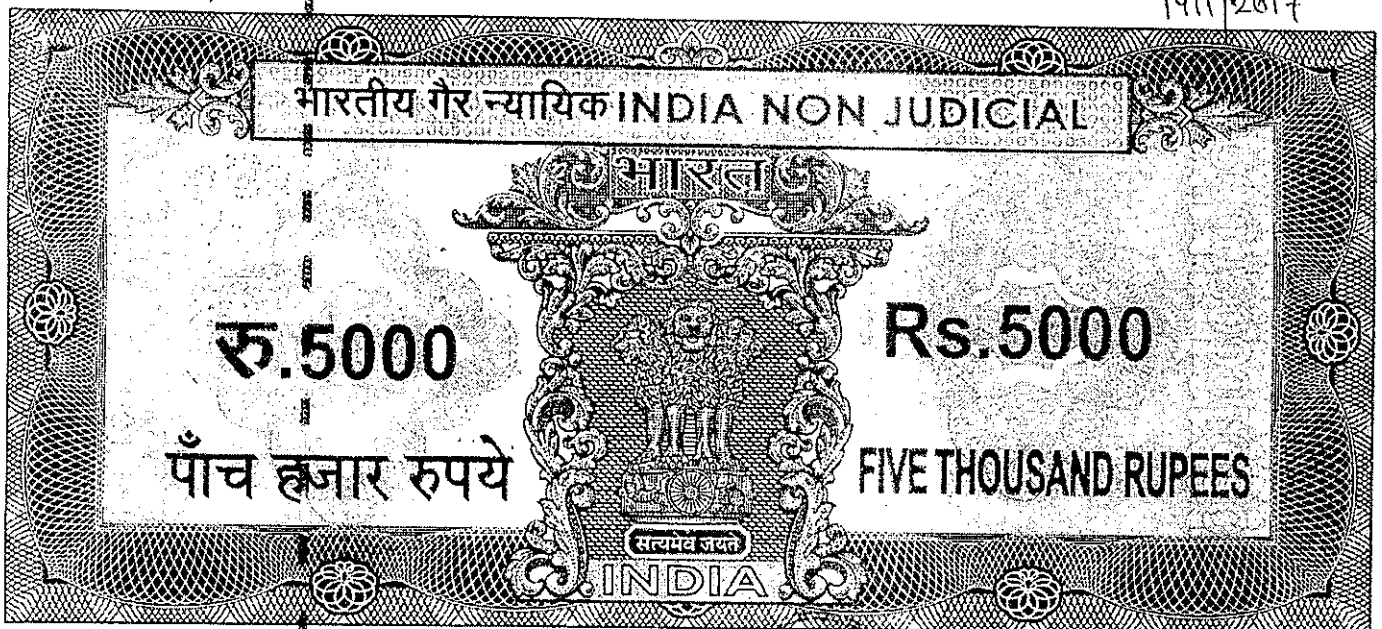


1312/17

1411/2017



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



D 145570

Certified that the Document is admitted to Registration. The Stamp and the endorsement are the part of the Document.

20 FEB 2017

Signature
Additional Registrar of
Registration, Kolkata

*Additional Registrar of
Assurance IV, Kolkata*

*17.2.17
NO. 1-37955/17
MV=945456!*

*C. No. 354/17
July 2017
July 50-
900-
Signature
17/2/17*

THIS DEED OF SALE made this *17th* day of February, 2017 **BETWEEN**

UDAY DAS alias Uday Kumar Das, son of Late Bijoy Kumar Das, residing at 76/1 South Sinthee Road, Cossipur, Police Station- Sinthee, Post Office- Ghugudanga, Kolkata, Pin Code- 700030, having **INCOME TAX PAN NO. AFOPD0648C**, hereinafter referred to as "the **VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successors-in-interest and/or assigns) of the **ONE PART, AND M/S CHAKRADEV AWAS PRIVATE LIMITED**, a company within the meaning of Companies Act, 1956, having its registered office at 7, Swallow Lane, Post Office: Reserve Bank Building, Police Station- Burabazar, Kolkata-700001, and having **INCOME TAX PAN NO.**

81157

30 JAN 2017

0002

No. _____
 Sold to: **R. N. GHOSE & ASSOCIATES**
 Address: **ADVOCATES**
10, OLD POST OFFICE STREET,
1ST FLOOR, ROOM NO.-36A
KOLKATA-700 001
ANJUSHREE BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001



30 JAN 2017

000000

Red

(DEVENDRA KUMAR AGARWAL)



Red

ADDITIONAL REGISTRAR
 OF ASSURANCES - IV, KOLKATA
 07 FEB 2017

Identified by me.
 Tara Kumar Agarwal
 9/6 Late Gulab Chand Agarwal
 22/1 Beer para Lane
 Kol-30
 Post. off - Ghugridang
 75 - Chitpur
 Service.

AAFCC3196D and represented by its director and authorized signatory, Devendra Kumar Agarwal, son of Late Nauragrai Agarwal, residing at 16/3/2, Round Tank Road, Post Office-Howrah Maidan, Police Station-Howrah, District-Howrah, Pin-711101 and having INCOME TAX PAN NO. ACJPA0846R hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and/or assigns) of the OTHER PART.

WHEREAS:

- A. One Bijoy Kumar Das was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Sali land admeasuring 0.12 Acres (out of 0.22 Acres), more or less in Pargana Kolkata in J.L. No. 28, R. S. No. 105, Touzi No. 147, L.R. Khatian No. 252, Mouza – Talbanda, R.S. Dag No.202, L.R. Dag No. 202, Police Station - Khardah, District Sub Registration Office at Barasat, District – 24 Parganas (North), Grampanchayat - Bilkanda-I, morefully and particularly described in the FIRST SCHEDULE hereunder written and hereinafter referred to as "the SAID LAND";
- B. On or about 25th November, 2007 the said Bijoy Kumar Das, who was Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving behind him surviving his only son, the Vendor herein, the said Uday Das, who interalia inherited the Said Land.
- C. The Vendor has represented to the Purchasers that :



7
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
07 FEB 2014

- i) The entirety of the Said Land is in the Khas and vacant possession of the Vendor and no persons other than the Vendor have any right, title and/or interest of any nature whatsoever in the Said Land or any part thereof;
 - ii) There are no suits, litigations or legal proceedings pending in respect of the Said Portion Of The Said Land or any part thereof;
 - iii) The right, title and interest of the Vendor in the Said Land is free from all encumbrances and the Vendor has a marketable title thereto;
 - iv) The Said Land and/or any part thereof is at present not affected by any requisition or acquisition of any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings have been received or come to the notice of the Vendor;
 - v) Neither the Said Land nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law and due to income tax, revenue and any other public demands;
 - vi) The Vendor has not in any way dealt with the Said Land whereby the right, title and interest of the Vendor as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;
- D. The Vendor has agreed to sell and the Purchase has agreed to purchase the Said Land a part and portion of the Said Land being **ALL THAT** the piece and parcel of Sali land admeasuring 0.06 Acres (out of 0.22 Acres), more or less in Pargana Kolkata in J.L. No. 28, R. S. No. 105, Touzi No. 147, L.R. Khatian No. 252, Mouza –

Talbanda, R.S. Dag No.202, L.R. Dag No. 202, Police Station - Khardah, District Sub Registration Office at Barasat, District – 24 Parganas (North), Grampanchayat - Bilkanda-I, morefully and particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PORTION OF THE SAID LAND**" on the terms and conditions hereinafter mentioned;

NOW THIS DEED WITNESSETH as follows:

1. **THAT** in pursuance of the said agreement **AND** in consideration of a sum of Rs. 9,07,500/- (Rupees Nine Lacs Seven Thousand And Five Hundred) only of the lawful money of the Union of India paid and to be paid by the Purchaser to the Vendor as will appear from the Memo of Consideration hereunder written (the receipt whereof the Vendor doth hereby admit and acknowledge to have been received) and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchaser as well as the Said Portion Of The Said Portion Of The Said Land hereby intended to be sold transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser the Said Portion Of The Said Land i.e. **ALL THAT** the piece and parcel of Sali land admeasuring 0.06 Acres (out of 0.22 Acres), more or less in Pargana Kolkata in J.L. No. 28, R. S. No. 105, Touzi No. 147, L.R. Khatian No. 252, Mouza – Talbanda, R.S. Dag No.202, L.R. Dag No. 202, Police Station - Khardah, District Sub Registration Office at Barasat, District – 24 Parganas (North), Grampanchayat - Bilkanda-I, morefully and particularly described in the **SECOND SCHEDULE** hereunder written and being the undivided share in the Said Land, morefully and particularly described in the **FIRST SCHEDULE** hereunder

written and delineated on the map or plan annexed hereto and bordered in colour "RED" thereon and also all dwelling units and structures thereon absolutely and forever, free from all encumbrances charges liens lis pendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lis pendens OR HOWSOEVER OTHERWISE the Said Portion Of 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 benefits and advantages of ancient and other rights 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 Portion Of The Said Land 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 appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the Said Portion Of The Said Land 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 Portion Of The Said Land and/or any and every part thereof herein comprised and hereby granted and transferred TOGETHER WITH all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the Said Portion Of The Said Land or any part or parcel thereof which now are or hereafter shall or may be in the

custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the Said Portion Of 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 licences liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lis pendens whatsoever.

- 2, **AND** the Vendor doth hereby covenant with the Purchaser that the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the Said Portion Of The Said Land and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature **AND** the Vendor doth hereby covenant with the Purchaser that they have 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 Portion Of The Said Land 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 Vendor may or can be prevented from granting selling conveying assigning and assuring the Said Portion Of The Said Land or any part thereof in the manner aforesaid **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the Said Portion Of

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 the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now has in himself good right full and absolute power to grant sell convey transfer assure and assign the Said Portion Of 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 and on the conditions aforesaid **AND THAT** the Vendor has duly made over possession of the Said Portion Of The Said Land to the Purchaser herein and the Purchaser has received and accepted the same without any dispute, demand or claim whatsoever against the Vendor in respect of the nature and/or occupancy of the constructions on the land comprised in the Said Portion Of The Said Land or otherwise.

3. **AND THAT** the Purchaser shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of their predecessors in title or any one of them **AND THAT** the Purchasers shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor 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 licences liabilities trusts attachments executions prohibitions restrictions easements and lis pendens whatsoever suffered or made or liabilities created in respect of the Said Portion Of The Said Land by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or their predecessors in title or any of them as aforesaid or otherwise.

4. **AND THAT** all rates taxes and other impositions and/or outgoings payable in respect of the Said Portion Of The Said Land upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.

5. **AND THAT** the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the Said Portion Of 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 **AND THAT** at present no notice, which is or may be subsisting, has been served on the Vendor for the acquisition of the Said Portion Of The Said Land or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the Vendor have 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 Portion Of The Said Land or any part thereof **AND THAT** at present no suit and/or proceeding is

pending in any Court of law affecting the Said Portion Of The Said Land 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 **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the Said Portion Of The Said Land or any part thereof from through under or in trust for the Vendor 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 acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Portion Of The Said Land and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

THE FIRST SCHEDULE

(The Said Land)

ALL THAT the piece and parcel of Sali land admeasuring 0.12 Acres (out of 0.22 Acres), more or less in Pargana Kolkata in J.L. No. 28, R. S. No. 105, Touzi No. 147, L.R. Khatian No. 252, Mouza – Talbanda, R.S. Dag No.202, L.R. Dag No. 202, Police Station - Khardah, District Sub Registration Office at Barasat, District – 24 Parganas (North), Grampanchayat - Bilkanda-I and butted and bounded in the manner as follows :

<u>ON THE NORTH</u>	:	BY R. S. DAG NOS. 208 AND 211;
<u>ON THE EAST</u>	:	BY R.S. DAG NO. 186 ;
<u>ON THE SOUTH</u>	:	BY R.S DAG NO. 202/705;
<u>ON THE WEST</u>	:	BY R.S. DAG NO. 223;

OR HOWSOEVER the same now or is or heretofore were or was butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE**(The Said Portion of The Said Land)**

ALL THAT the piece and parcel of Sali land admeasuring 0.06 Acres (out of 0.22 Acres), more or less in Pargana Kolkata in J.L. No. 28, R. S. No. 105, Touzi No. 147, L.R. Khatian No. 252, Mouza – Talbanda, R.S. Dag No.202, L.R. Dag No. 202, Police Station - Khardah, District Sub-Registration Office at Barasat, District – 24 Parganas (North), Grampanchayat - Bilkanda-I and being an undivided share in the Said Land, morefully and particularly described in the **FIRST SCHEDULE** hereinabove;

IN WITNESS WHEREOF the Parties hereto have executed these presents the day, month and year first above written.

SIGNED AND DELIVERED by the **VENDOR**

at Cossipur in the presence of:

Sourav Sen, S/o, Late Jygal Sen
 Bistajali Park, P.O. - Rajbari Coloni
 P.S. - Air port, Kot - 700081



Tara Kumar Agarwal
 S/o. Late Gulesh Chand Agarwal
 22/11 Beer para lane
 K.O. - 30

SIGNED AND DELIVERED by the**PURCHASER** at Cossipur in the presence

of:

Sourav Sen
 Tara Kumar Agarwal

CHAKRADEV AWAS PVT. LTD.



Director

(DEVENDRA KUMAR AGARWAL)

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of **Rs. 9,07,500/- (Rupees Nine Lacs Seven Thousand And Five Hundred)** only towards part payment of the Total Consideration for sale of the Said Portion Of The Said Land, morefully and particularly described in the **SECOND SCHEDULE** herein above written in the manner as follows :

Date	Demand Draft No.	Bank & Branch	Amount (Rs.)
16/02/2017	320284	Oriental Bank of Commerce, Chowringhee Road	1,57,500/-
16/02/2017	320286	Oriental Bank of Commerce, Chowringhee Road	2,50,000/-
16/02/2017	320289	Oriental Bank of Commerce, Chowringhee Road	2,50,000/-
16/02/2017	320291	Oriental Bank of Commerce, Chowringhee Road	2,50,000/-

Rs. 9,07,500/-

(Rupees Nine Lacs Seven Hundred And Five Hundred) only.

WITNESSES :

Souvar Sen

Tara Kumar Agarwal

VENDOR

Read over and explained by me to the Vendor in his own vernacular.

Inday Kumar Das

Drafted by me :

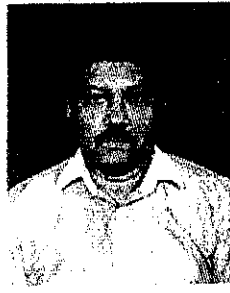
Raghunath Ghose

Raghunath Ghose

Advocate

Enrollment no. F/803/784/89

SPECIMEN FORM FOR TEN FINGERPRINTS



John [unclear]



John [unclear]

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



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 22 / 160 / 276474

পরিচয় পত্র



Elector's Name	Das Uday
নির্বাচকের নাম	দাস উদয়
Father/Mother/ Husband's Name	Bijoy
পিতা/মাতা/স্বামীর নাম	বিজয়
Sex	M
লিঙ্গ	পুং
Age as on 1.1.1995	35
১.১.১৯৯৫-এ বয়স	৩৫

Uday Kumar Das *Uday Kumar Das*

Address
79/1 South Sinthee Road, Gossipur,
Calcutta

ঠিকানা
৭৯/১ দক্ষিণ সিন্ধি রোড, কাম্বীপুর, কলিকতা

Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন প্রাধিকারিক

For 160 -BELGACHIA (WEST)
Assembly Constituency
১৬০ -বেলগাছিয়া (পশ্চিম)
বিধানসভা নির্বাচন ক্ষেত্র

Place Calcutta

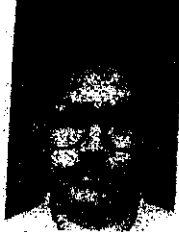
স্থান কলিকতা

Date 25.08.95

তারিখ ২৫.০৮.৯৫

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFOPD0648C



नाम /NAME

UDAY KUMAR DAS

पिता का नाम /FATHER'S NAME

BIJOY KUMAR DAS

जन्म तिथि /DATE OF BIRTH

01-01-1959

हस्ताक्षर /SIGNATURE

Uday Kumar Das

Shahin

आयकर आयुक्त, (तन्मयु. असा.), कोलकाता.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Uday Kumar Das

Uday Kumar Das

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(प्रणालि एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/ return to
the issuing authority :

Joint Commissioner of Income-tax(Systems & Technical),
P-7,

Chowringhee Square,
Calcutta- 700 069.

ELECTION COMMISSION OF INDIA

ভারতীয় নির্বাচন কমিশন

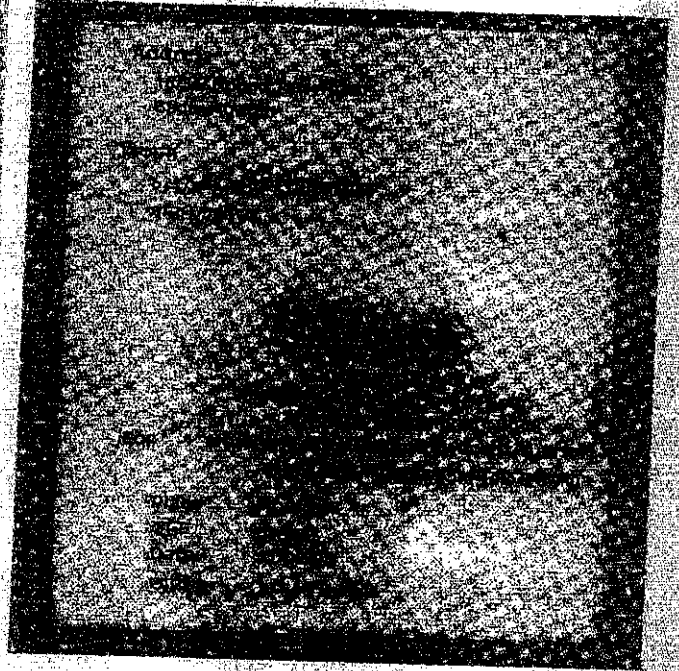
IDENTITY CARD

W/201/1642/181

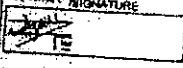
পরিচয় কার্ড



Elector's Name	Agenda District
নির্বাচক নাম	আজেন্ডা ডিষ্ট্রিক্ট
Father / Mother / Husband's Name	Member's Party
পিতা / মাতা / স্বামীর নাম	নগরকর্মী
Sex	Male
লিঙ্গ	পুরুষ
Age as on 1.1.1956	32
১.১.১৯৫৬-এ বয়স	৩২



ated

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACJPA0846R
 नाम / NAME
DEVENDRA KUMAR AGARWAL
 पिता का नाम / FATHER'S NAME
NAURAGRAJ AGARWAL
 जन्म तिथि / DATE OF BIRTH
09-02-1962
 प्रमुख हस्ताक्षर / PRINCIPAL SIGNATURE

 आयकर अधिकारी, दिल्ली
 COMMISSIONER OF INCOME TAX, W.B. - II



इस कार्ड के लो / हिन जाके पर कृपया जारी करने
 वाले अधिकारी को सूचित / संकेत कर दें
 ताकि कार्ड वापस आये।
 पी.टी.
 चौक, इलाहाबाद।
 फोन नं - 700 059.

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Assistant Commissioner of Income-tax,
 P.T.,
 Chowk, Allahabad.
 Contact: 700 059.

Handwritten signature

ELECTION COMMISSION OF INDIA
ভারতীয় নিবাচন কমিশন

IDENTITY CARD WB/24/164/099147
পরিচয় পত্র





Elector's Name	Agarwal Tara
নিবাচকের নাম	আগরওয়াল অরা
Father / Mother / Husband's Name	Golab
পিতা / মাতা / স্বামীর নাম	গোলাব
Sex	Male
লিঙ্গ	পুরুষ
Age as on 1.1.1995	28
১.১.১৯৯৫ এ বয়স	২৮

Tara Kumar Agarwal

Address
121 G.T Road
Sadar, Howrah

ঠিকানা
১২১ জি.টি রোড
সদর, হাওড়া


 Facsimile Signature
 Electoral Registration Officer
 নিবাচক-নিবন্ধন আধিকারিক

For Howrah South Assembly Constituency
হাওড়া দক্ষিণ বিধানসভা নিবাচন কেন্দ্র

Place	Howrah
স্থান	হাওড়া
Date	11/02/95
তারিখ	১১/০২/৯৫

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

GRN: 19-201617-004534321-2 Payment Mode Counter-Payment
 GRN Date: 15/02/2017 17:44:03 Bank: United Bank
 BRN: S80393411 BRN Date: 16/02/2017 00:00:00

DEPOSITOR'S DETAILS

Id No. : 19041000037995/4/2017
[Query No./Query Year]

Name : Raghunath Ghose
 Contact No. : 22315366 Mobile No. : 91 9831024181
 E-mail : rng_associates@yahoo.com
 Address : 10, Old Post Office Street, Room No. 16A, Kolkata-1
 Applicant Name : Mr RAGHUNATH GHOSE
 Office Name :
 Office Address :
 Status of Depositor : Advocate
 Purpose of payment / Remarks : Sale Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Head of Account	Amount (₹)
1	19041000037995/4/2017 Property Registration-Registration Fees	0030-03-104-001-16 10493 ✓
2	19041000037995/4/2017 Property Registration-Stamp duty	0030-02-103-003-02 42283 ✓

In Words : Rupees Fifty Two Thousand Seven Hundred Eighty Six only **Total** 52786

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

GRN: 19-201617-004534321-2 Payment Mode: Counter Payment
 GRN Date: 15/02/2017 17:44:03 Bank: United Bank

DEPOSITOR'S DETAILS

Id No. : 19041000037995/4/2017
[Query No./Query Year]

Name : Raghunath Ghose
 Contact No. : 22315366 Mobile No. : +91 9831024181
 E-mail : mg.associates@yahoo.co.in
 Address : 10, Old Post Office Street, Rm.No. 36A, Kolkata-1
 Applicant Name : Mr RAGHUNATH GHOSE
 Office Name :
 Office Address :
 Status of Depositor : Advocate
 Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Id No.	Description	Code	Amount
1	19041000037995/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	10493
2	19041000037995/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	42293
Total				52786

In Words : Rupees Fifty Two Thousand Seven Hundred Eighty Six only

Note: Produce this challan to any branch of United Bank. Please ensure, to make your payment within 22/02/2017 (banking hours). This challan form shall be invalid 22/02/2017





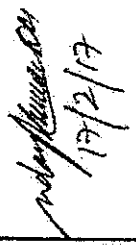
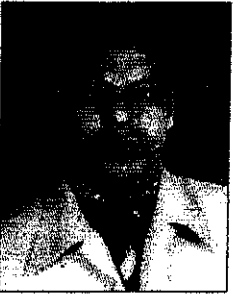

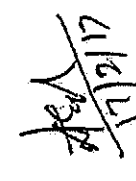
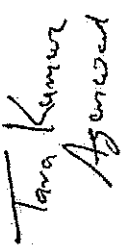
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19041000037995/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	UDAY DAS 76/1, SOUTH SINTHEE ROAD, P.O:- GHUGUDANGA, P.S:- Sinthi, District:-North 24- Parganas, West Bengal, India, PIN - 700030	Seller		761 	 7/12/17
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr DEVENDRA KUMAR AGARWAL 16/3/2, ROUND TANK LANE, P.O:- HOWRAH MAIDAN, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101	Represent ative of Buyer [M/S. CHAKRA DEV AWAS PRIVATE LIMITED.]		760 	 11/11/17
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr TARA KUMAR AGARWAL Son of GULAB CHANDRA AGARWAL 22/1,REGENT VIEW 1F BEERPARA LANE, P.O:- GHUGHUDANGA, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030	UDAY DAS, Mr DEVENDRA KUMAR AGARWAL		 Tara Kumar Agarwal	

(Asit Kumar Joarder)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal

Major Information of the Deed

Deed No.	I-1904-01411/2017	Date of Registration	20/02/2017
Query No./Year	1904-1000037995/2017	Office Where Deed is Registered	
Query Date	08/02/2017 12:27:46 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RAGHUNATH GHOSE HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003832448, Status : Advocate		
Transaction	Addition of...		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No. of Agreement : 2]		
Set Forth value	Market Value		
Rs. 9,07,500/-	Rs. 9,45,456/-		
Stamp duty Paid (Sl)	Registration Fee		
Rs. 47,293/- (Article:23)	Rs. 10,493/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S.- Khardaha, Gram Panchayat: BILKANDA-I, Mouza: Talbanda

Sch No.	Plot Number	Khatian Number	Form Proposed	Area of Land (Acre)	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Detail	
L1	RS-202	RS-252	Bastu	Shall	0.06 Acre.	9,07,500/-	9,45,456/-	Property is on Road
Grand Total :					6Dec	9,07,500/-	9,45,456/-	

Seller Details :

Sl No.	Name Address Photo Singed and Date of Signature
1	UDAY DAS Son of Late BIJOY KUMAR DAS 76/1, SOUTH SINTHEE ROAD, P.O:- GHUGUDANGA, P.S:- Sinthi, District:- North 24-Parganas, West Bengal, India, PIN - 700030 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. AFOPD0648G, Status :Individual, Executed by: Self, Date of Execution: 17/02/2017, Admitted by: Self, Date of Admission: 17/02/2017, Place : Pvt. Residence

Buyer Details :

Sl No.	Name Address Photo Singed and Date of Signature
1	M/S. CHAKRADEV AWAS PRIVATE LIMITED 7, SWALLOW LANE, P.O:- RESERVE BANK BUILDING, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAFCC3196D, Status :Organization

Representative Details :

Sl No	Name/Address	Photo	Finger Print	Signature
1	Mr DEVENDRA KUMAR AGARWAL Son of Late NAURAGRAI AGARWAL Date of Execution - 17/02/2017, , Admitted by: Self, Date of Admission: 17/02/2017, Place of Admission of Execution: Pvt. Residence			
16/3/2, ROUND TANK LANE, P.O:- HOWRAH MAIDAN, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACJPA0846R, Status : Representative, Representative of : M/S. CHAKRADEV AWAS PRIVATE LIMITED (as AUTHORIZED SIGNATORY)				

Identifier Details :

Name & address
Mr TARA KUMAR AGARWAL Son of GULAB CHANDRA AGARWAL 22/1, REGENT VIEW 1F BEERPARA LANE, P.O:- GHUGHUDANGA, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of UDAY DAS, Mr DEVENDRA KUMAR AGARWAL

Endorsement For Deed Number : I - 190401411 / 2017

On 18-02-2017

Certificate of Market Value (WB Reg. Rules of 2003)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,45,456/-

Asif Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 17-02-2017

Presentation Under Section 22, Rule 22A (a) & (b) WB Registration Rules, 1962

Presented for registration at 15:21 hrs on 17-02-2017, at the Private residence by Mr DEVENDRA KUMAR AGARWAL ..

Admission of Execution Under Section 58 WB Registration Rules, 1962

Execution is admitted on 17/02/2017 by UDAY DAS, Son of Late BIJOY KUMAR DAS, 76/1, SOUTH SINTHEE ROAD, P.O: GHUGUDANGA, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Others

Indetified by Mr TARA KUMAR AGARWAL, , Son of GULAB CHANDRA AGARWAL, 22/1, REGENT VIEW 1F BEERPARA LANE, P.O: GHUGHUDANGA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

Admission of Execution Under Section 58 WB Registration Rules, 1962 (Rev. 1/06/16)

Execution is admitted on 17-02-2017 by Mr DEVENDRA KUMAR AGARWAL, AUTHORIZED SIGNATORY, M/S. CHAKRADEV AWAS PRIVATE LIMITED, 7, SWALLOW LANE, P.O:- RESERVE BANK BUILDING, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr TARA KUMAR AGARWAL, , Son of GULAB CHANDRA AGARWAL, 22/1, REGENT VIEW 1F BEERPARA LANE, P.O: GHUGHUDANGA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

Asif Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 20-02-2017

Certificate of Admissibility (Rule 21WB Registration Rules, 1962)

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,493/- (A(1) = Rs 10,395/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,493/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2017 12:00AM with Govt. Ref. No: 192016170045343212 on 15-02-2017, Amount Rs: 10,493/-, Bank: United Bank (UTBIOOCH175), Ref. No. S80393411 on 17-02-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 47,293/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 42,293/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 81157, Amount: Rs.5,000/-, Date of Purchase: 30/01/2017, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/02/2017 12:00AM with Govt. Ref. No: 192016170045343212 on 15-02-2017, Amount Rs: 42,293/-,
Bank: United Bank (UTBI00CH175), Ref. No. S80393411 on 17-02-2017, Head of Account 0030-02-103-003-02



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 53862 to 53889

being No 190401411 for the year 2017.



Al

Digitally signed by ASIT KUMAR
JOARDER
Date: 2017.02.23 18:04:41 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 23-02-2017 18:04:39
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS DAY OF FEBRUARY, 2017

BETWEEN

UDAY DAS;

... .. VENDOR

- AND -

M/S CHAKRADEV AWAS PRIVATE LIMITED.;

... .. PURCHASER

DEED OF SALE

R.N. GHOSE & ASSOCIATES,
ADVOCATES,
10, OLD POST OFFICE STREET,
FIRST FLOOR, ROOM NO.36A,
KOLKATA – 700 001.