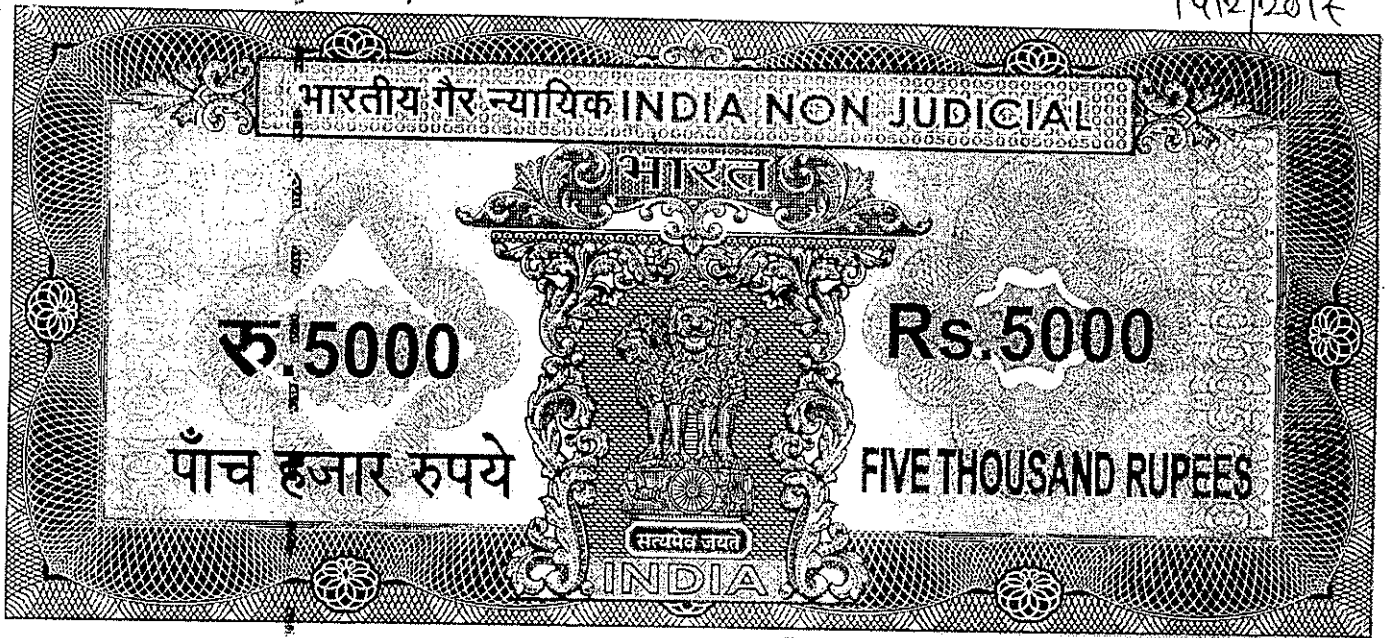


1310/17

1412/2017



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



D. 146368  
 Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet of this document are the part thereof.

20 FEB 2017

Additional Registrar of Assurances

Additional Registrar of Assurances-IV, Kolkata  
 17.02.17  
 ANO.  
 1-3851/17  
 MV-9/45,456/

C.No-355/17  
 JW 250-  
 JW 57-  
 300-  
 17/2/17

**THIS DEED OF SALE** made this 17<sup>th</sup> 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 INFRAVENTURE 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.**

115438

Sold to..... R. N. GHOSE & ASSOCIATES  
 Address..... 10, OLD POST OFFICE STREET,  
 1ST FLOOR, ROOM NO.-36A  
 Value 5.000/-..... KOLKATA-700 001

30 JAN 2017

L.S.V. High Court  
 Abhijit Sarkar  
 High Court, A/S

*Devendra*

(DEVENDRA KUMAR AGARWAL)



*Al*

ADDITIONAL REGISTRAR  
 OF ASSURANCES-IV, KOLKATA

07 FEB 2017

Identified by me  
 Tara Kumar Agarwal  
 16, Dale Ghat Chandi Agarwal  
 22/1 Beerpara Lane,  
 Kol-30  
 S- Chitpur  
 - Ghyshudengs  
 Service.

**IAAFCC3207R** and represented by its director and authorized signatory, Devendra Kumar Agarwal, son of Late Nauragraj 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 25<sup>th</sup> 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-IV, KOLKATA  
7 FEB

- 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 –

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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 lispens 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 delineated on the Map or Plan annexed hereto and bordered in colour RED thereon and butted and bounded in the manner as follows :

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

**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:

Soumen Sen, S/O - late Jyagal Sen  
 Gritanjali Park, P.O. Rajbani Colony  
 P.S. - Airyport, Ho1 - 760 081



Tara Kumar Agarwal S/O Late  
 22/1 Beerpara Lane, K-1-30  
 Gulet Chand Agarwal

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

Soumen Sen  
 Tara Kumar Agarwal

CHAKRADEV INFRAVENTURE PVT. LTD.



Director

**(DEVEDHRA 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	320285	Oriental Bank of Commerce, Chowringhee Road	2,50,000/-
16/02/2017	320287	Oriental Bank of Commerce, Chowringhee Road	2,50,000/-
16/02/2017	320288	Oriental Bank of Commerce, Chowringhee Road	2,50,000/-
16/02/2017	320290	Oriental Bank of Commerce, Chowringhee Road	1,57,500/-

Rs. 9,07,500/-

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

**WITNESSES :**

*Laxman Sen*

*Tara Kumar Agrawal*

**VENDOR**

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

*[Signature]*

**Drafted by me :**

*[Signature]*

**Raghunath Ghose**  
Advocate

Enrolment no. F1803/784/89

# SPECIMEN FORM FOR TEN FINGERPRINTS



		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					
		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					

John Kennedy 10/19

John Kennedy



ELECTION COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন

IDENTIFY CARD  
পরিচয় পত্র

WB / 22 / 160 / 276474



Elector's Name  
নির্বাচক নাম

Das Uday  
দাস উদয়

Father/Mother/  
Husband's Name  
পিতা/মাতা/স্বামীর নাম

Bijoy  
বিজয়

Sex  
লিঙ্গ

M  
পুং

Age as on 1.1.1985  
১ জানুয়ারি ১৯৮৫ বয়স

35  
৩৫

*Uday Kumar Das*

*Uday Kumar Das*

Address

76/1 South Sinthee Road, Gossipur,  
Calcutta.

ঠিকানা

১৬/১ দক্ষিণ সিন্থি রোড, গঙ্গীপুর, কলিকাতা

Facsimile Signature  
Electoral Registration Officer  
নির্বাচন কমিশনের অধিকারিক

For 160-BELGACHIA (WEST)  
Assembly Constituency  
১৬০ -বেলগাছিয়া (পশ্চিম)  
বিধানসভা বিধান কেন্দ্র

Place Calcutta

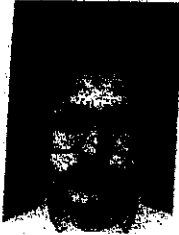
স্থান কলিকাতা

Date 25.08.95

তারিখ ২৫.০৮.৯৫

स्थायी सेवा 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*

*Stalin*

भायकर आयुक्त, (कम्प्यू. अभा.), कोलकाता.  
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

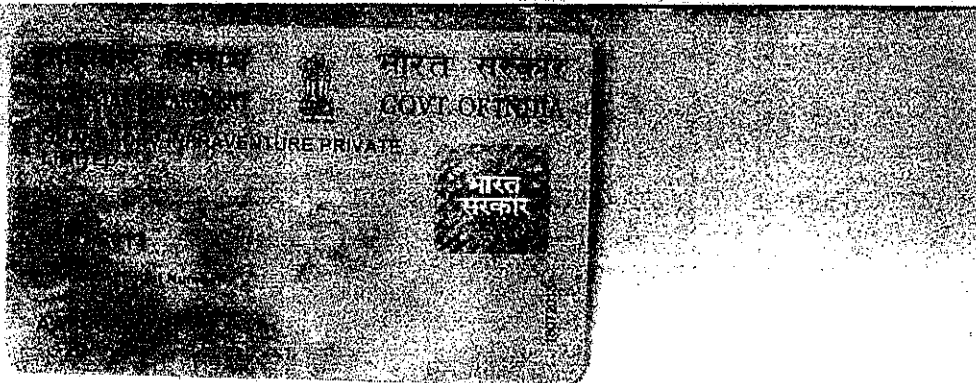
*Uday Kumar Das*

*Uday Kumar Das*

इस कार्ड के खो / गिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(पत्रादि एवं तकनीकी), पी-7, चौरेंगी रकबाघर, 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.





भारत सरकार / Government of India  
GOVT. OF INDIA  
CHAKRADEV INFRAVENTURE PRIVATE  
भारत सरकार

यदि इस कार्ड को खोया जाता है / If this card is lost / someone's lost card is found,  
Please inform / return to  
Income Tax PAN Services Unit, NSDL,  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bunglow Chowk,  
Pune - 411 016.

Tel: 01-20-2721 8081  
e-mail: [income@nsdl.com](mailto:income@nsdl.com)

CHAKRADEV INFRAVENTURE PVT. LTD.

  
Director

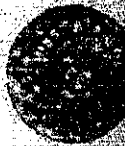
**ELECTION COMMISSION OF INDIA**

ভারতীয় নির্বাচন কমিশন

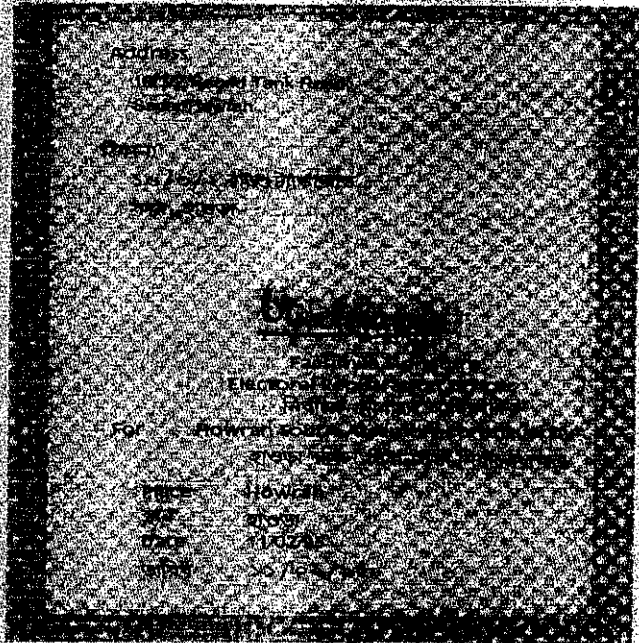
**IDENTITY CARD**

পরিচয় পত্র

WB/24/184/48161



Elector's Name	Agarwal Debendra
নির্বাচকের নাম	আগরওয়াল দেবেন্দ্র
Father / Mother / Husband's Name	Nabendu Ray
পিতা/মাতা/স্বামীর নাম	নবেন্দ্র রায়
Sex	Male
লিঙ্গ	পুরুষ
Age as on 1.1.1996	32
১.১.১৯৯৬-এ বয়স	৩২



*Handwritten signature or mark.*

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER  
ACJPA0846R

नाम / NAME  
DEVENDRA KUMAR AGARWAL

पिता का नाम / FATHER'S NAME  
NAURAGRAI AGARWAL

जन्म तिथि / DATE OF BIRTH  
09-02-1982

आयकर अधिकारी / SIGNATURE  
[Signature]

9/2/82  
COMMISSIONER OF INCOME-TAX, W.B. & B.



इस कार्ड के खो / गिरा जाने पर तुरंत जारी करने  
वाले अधिकारी को सूचित / सूचना कर दें  
सहायक आयकर अधिकारी,  
पी-7,  
बोरोमी बस्ती,  
कलकत्ता - 700 069.

In case, this card is lost/found, kindly inform/return to  
the issuing authority :  
Assistant Commissioner of Income-tax,  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

*[Handwritten signature]*

**ELECTION COMMISSION OF INDIA**  
 भारतीय निर्वाचन कमिशन

**IDENTITY CARD**      WB/24/164/099147  
 परिचय पत्र





Elector's Name निर्वाचकेर नाम	Agarwal Tara आगरवाल तरा
Father/Mother/ Husband's Name	Golab
पिता/माता/स्वामीर नाम	गोलाब
Sex	Male
लिंग	पुरुष
Age as on 1.1.1995 १.१.१९९५ ए वयस	28 २८

*Tara Kumar Agarwal*

**Address**  
 121 G.T Road  
 Sadar, Howrah

**ठिकाना**  
 १२१ गि.टि रोड  
 सदर, हाउड़ा



Facsimile Signature  
 Electoral Registration Officer  
 निर्वाचक-निबद्धान आधिकारिक

**For**      Howrah South Assembly Constituency  
 हाउड़ा दक्किन विधानसभा निर्वाचन क्षेत्र

Place	Howrah
स्थान	हाउड़ा
Date	11/02/95
तारीख	११/०२/९५





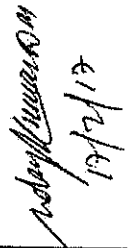


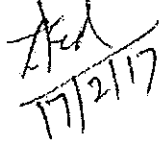
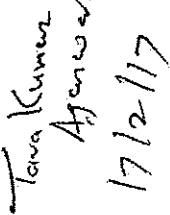
Government of West Bengal

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 19041000038511/2017

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr UDAY DAS 76/1,SOUTH SINTHEE ROAD,COSSIPUR, P.O:- GHUGHUDANGA, P.S:- Sinthi, District:- North 24-Parganas, West Bengal, India, PIN - 700030	Seller		 261	 17/12/17
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 INFRAVE NTURE PVT LTD]		 760	 17/12/17
SI 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	Mr UDAY DAS, Mr DEVENDRA KUMAR AGARWAL		 17/12/17	

(Asit Kumar Joarder)

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



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

GRN: 19-201617-004533570-2      Payment Mode: Counter Payment  
 GRN Date: 15/02/2017 17:17:40      Bank: United Bank  
 BRN: S80389793      BRN Date: 16/02/2017 00:00:00

**DEPOSITOR'S DETAILS**

Id No. : 19041000038511/4/2017  
(Query No./Query Year)

Name : Raghunath Ghose  
 Contact No. : 22315366      Mobile No. : +91-9831024181  
 E-mail : rmg\_associates@yahoo.com  
 Address : 10, Old Post Office Street  
 Rm No. 36A, Kolkata  
 Applicant Name : Mr RAGHUNATH GHOSH  
 Office Name :  
 Office Address :  
 Status of Depositor : Advocate  
 Purpose of payment / Remarks : Sale - Sale Document Payment No 4

**PAYMENT DETAILS**

Sr No.	Head	Amount (₹)
1	19041000038511/4/2017 Property Registration Fees	10493 ✓
2	19041000038511/4/2017 Property Registration- Stamp duty	42293 ✓

**Total**      52786

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

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

GRN: 19-201617-004533570-2 Payment Mode Counter Payment  
GRN Date: 15/02/2017 17:17:40 Bank: United Bank

DEPOSITOR'S DETAILS


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 GHOSH  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

Id No. : 19041000038511/4/2017  
(Query No./Query Year)

PAYMENT DETAILS

Sl	Registration No.	Description	Head Code	Amount
1	19041000038511/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	10483
2	19041000038511/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	42293
Total				52786

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

  
3/80389793

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



### Major Information of the Deed

Deed No.	I-1904-01412/2017	Date of Registration	20/02/2017
Query No./Year	1904-1000038511/2017	Office Where Deed is Registered	
Query Date	08/02/2017 2:30:34 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RAGHUNATH GHOSH HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003832448, Status : Advocate		
Transaction	Additional Information		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Sale/Forth value	Market Value		
Rs. 9,07,500/-	Rs. 9,45,456/-		
Stamp duty Paid (Rs.)	Registration Fee Paid		
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

Sl. No.	Plot Number	Khatian Number	Land Proposed	Use of Land	Area of Land	Sale/Forth Value (INR)	Market Value (INR)	Other Details
L1	RS-202	RS-252	Bastu	Shall	0.06 Acre	9,07,500/-	9,45,456/-	Property is on Road
<b>Grand Total :</b>					<b>6Dec</b>	<b>9,07,500/-</b>	<b>9,45,456/-</b>	

#### Seller Details :

Sl. No.	Name/Address/Photo/Place and Signature
1	<b>Mr UDAY DAS</b> Son of Late BIJOY KUMAR DAS 76/1, SOUTH SINTHEE ROAD, COSSIPUR, P.O:- GHUGHUDANGA, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700030 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AFOPD0648C, 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/Place and Signature
1	<b>M/S CHAKRADEV INFRAVENTURE PVT LTD</b> 7, SWALLOW LANE, P.O:- RESERVE BANK BUILDING, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAFCC3207R, Status :Organization

**Representative Details :**

Sl. No.	Name	Address	Photo	Pincode	Signature
1	<b>Mr DEVENDRA KUMAR AGARWAL</b> 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: Service, Citizen of: India, PAN No. ACJPA0846R, Status: Representative, Representative of: M/S CHAKRADEV INFRAVENTURE PVT LTD (as AUTHORISED 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 Mr UDAY DAS, Mr DEVENDRA KUMAR AGARWAL

**Endorsement For Deed Number : I - 190401412 / 2017**

On 08-02-2017

Certificate of Market Value (WB Registration Rules, 2001)

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

*Asit*

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

On 17-02-2017

Presentation (Under Section 52-A, Rule 22(a) & (b) WB Registration Rules, 1962)

Presented for registration at 15:20 hrs on 17-02-2017, at the Private residence by Mr DEVENDRA KUMAR AGARWAL ..

Admission of Execution (Under Section 59 WB Registration Rules, 1962)

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

Identified 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 59 WB Registration Rules, 1962) (Representative)

Execution is admitted on 17-02-2017 by Mr DEVENDRA KUMAR AGARWAL, AUTHORISED SIGNATORY, M/S CHAKRADEV INFRAVENTURE PVT LTD, 7, SWALLOW LANE, P.O:- RESERVE BANK BUILDING, P.S:- Burdebazar, District:-Kolkata, West Bengal, India, PIN - 700001

Identified 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

*Asit*

Asit 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 21 WB Registration Rules, 1962)

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

Payment of 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: 192016170045335702 on 15-02-2017, Amount Rs: 10,493/-, Bank: United Bank ( UTBI00CH175), Ref. No. S80389793 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 115438, Amount: Rs.5,000/-, Date of Purchase: 30/01/2017, Vendor name: A Sarkar

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: 192016170045335702 on 15-02-2017, Amount Rs: 42,293/-, Bank: United Bank ( UTBI00CH175), Ref. No. S80389793 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 53890 to 53919

being No 190401412 for the year 2017.



*Al*

Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2017.02.23 18:05:06 +05:30  
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 23-02-2017 18:05:04  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

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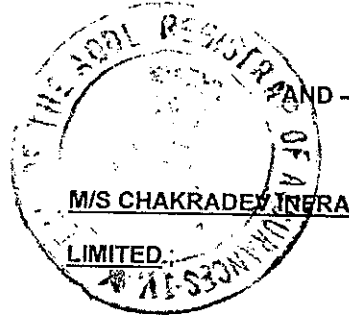
DATED THIS DAY OF FEBRUARY, 2017

\*\*\*\*\*

BETWEEN

UDAY DAS;

..... VENDOR



M/S CHAKRADEY INFRAVENTURE PRIVATE LIMITED;

..... PURCHASER

DEED OF SALE

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