



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 374105

B 374105

Handwritten notes:
e-payment
19495/14
6-00
2528/14
Addl. Registrar of Assurances
Kolkata
26/7/14



Handwritten signature: Mr. 2387001

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Handwritten signature:
Additional Registrar
of Assurances-II, Kolkata

DEED OF CONVEYANCE

1. Date : 24.07.2014
2. Place : Kolkata
3. Parties :
 - 3.1 SMT. MANJU CHANDAK, wife of Bimal Kumar Chandak,
 - 3.2 SMT. RAMA CHANDAK, wife of Binod Kumar Chandak,
 - 3.3 SMT. ALKA CHANDAK, wife of Rajendra Kumar Chandak.

All by faith Hindu, by Occupation Business, all residing at A-13, Shree Shyanji Complex, Panchavati, V.I.P. Road, Post Office Airport, Kolkata 700052, Police Station Baguiati, hereinafter referred to as the 'VENDORS' (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deem to mean and include their respective legal representatives, assignor and/or assignors, successor/s, and/or assigns) of the ONE PART:

| | |
|---------------------------|----------------|
| PAN OF Smt. Manju Chandak | : ABWPC 1104 A |
| PAN OF Smt. Rama Chandak | : ABYPC 1420 F |
| PAN OF Smt. Alka Chandak | : AHNPC 9550 H |

For SHIVOHAM REALTORS AND
For SHIVOHAM PROPERTIES

Handwritten signatures:
Gunt muretho.
Amit Agarwal
Aditya Gadia
25-5-14

Handwritten signatures:
Alka Chandak
Rama Chandak
Manju Chandak

Handwritten notes:
332
332
1070
23/07

54544

For SHIVOHAM REALTORS

For SHIVOHAM PROPERTIES

Handwritten signature

Partner



e-5470

Handwritten signature

(RAJIV KUMAR SUREKA)



e-5471

For SHIVOHAM PROPERTIES
For SHIVOHAM REALTORS

Handwritten signature

Partner



e-5472

For SHIVOHAM PROPERTIES

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e-5473
Partner



For SHIVOHAM PROPERTIES
For SHIVOHAM REALTORS

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Partner

Rajendra Kumar Chandak
s/o Hk Rawat Mall Chandak

Nishant Kr. Saraf Advocates
8, Old Office Street,
2nd Floor, Kolkata - 700 001

5000/-

| |
|--------------------------------|
| NAME..... |
| ADD..... |
| Rs..... |
| 19 JUL 2014 |
| SURANJAN MIKHERJEE |
| Licensed Stamp Vendor |
| C. C. Court |
| 2 & 3, K. S. Roy Road, Kolkata |

19 JUL 2014

19 JUL 2014



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
24 JUL 2014

3.4 **M/S. SHIVOHAM PROPERTIES (PAN NO. ACOFS 5860 Q)**

3.5 **M/S. SHIVOHAM REALTORS (PAN NO. ACOFS 5856 L)**

both the partnership firms constituted in accordance with the provisions of Indian Partnership Act, 1932, both the firms having its office at V.I.P. Enclave, Part II, Block B, Room No. 22, V.I.P. Road, Kolkata 700059, Police Station Baguihati, both partnership firm represented by its partners namely -

(1) **Sri Aditya Gadia (PAN- APMPG 9898 K)**, son of Sri Sanjay Gadia, residing at F-1/B, Parvati Vihar, 52/6, V.I.P Road, Raghunathpur, Police Station Baguiati, Kolkata 700059.

(2) **Sri Amit Agarwal (PAN-AGSPA 0658 A)**, son of Sri Om Prakash Agarwal, residing at 82, Bidhan Nagar Road, Natural View, Flat No. 12H, Kolkata 700067, Police Station Ultadanga.

(3) **Sri Ganesh Mundra (PAN- AELPM 0680 B)**, son of Sri Ramanand Mundra, residing at E-2/B, Parvati Vihar, 52/6, V.I.P Road, Raghunathpur, Police Station Baguiati, Kolkata 700059.

(4) **Sri Vaibhav Lohia (PAN- ACNPL 1439 M)**, son of Sri Bimal Kumar Lohia, residing at Flat No. 6B, 6th Floor, 12C, Lord Sinha Road, Kolkata 700071, Police Station Shakespeare Sarani.

(5) **Sri Rajiv Kumar Sureka (PAN - AJEPS1707R)**, son of Sri Moti Lal Sureka, residing at Duke Garden, Crown Block, 3rd Floor, Flat 3CD, Raghunathpur More, V. I. P. Road, Kolkata 700059.

hereinafter jointly referred to as the '**PURCHASERS**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partner and/or partners, successors-in-interest, successors-in-office, legal representatives and assigns) of the **OTHER PART**:

[Vendors and Purchasers collectively Parties and individually Party.]

NOW THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance:

4.1 **Said Property** : All That piece and parcel of land admeasuring an area of 9 (Nine) Cottahs and 3 (Three) Chittacks little more or less under Mouza Kaikhali, Comprises in J.L. No. 5, Tauzi No. 172, R.S. & L.R. Dag No. 590, R.S. Khatian No. 49, L.R. Khatian Nos. 885, 886 & 887, Ward No. 10, Internal Plot No. 21 & 22, within the local limit of Rajarhat Gopalpur Municipality, Municipal Holding No. AS/410/BL-KB/14-15, Police Station formerly Rajarhat, thereafter Airport and presently Baguihati, District 24 Parganas North.

4.2 **Structure and Building**: Old dilapidated Tin shed structure admeasuring an area about 700 Sq. Ft. on the **Said Property**.

4.3 **Other Rights**: Easements and all other rights, liberties, privileges and benefits appurtenant to the **Said Property**.

Aura Chandak

Ramachandran

e-5474

For SHIVOHAM REALTORS

For SHIVOHAM PROPERTIES

Aditya Gadgil

Partner

e-5475

Alka Chandak

e-5476

Prerna Chandak

e-5477

Manju Chandak.



Rajendra Kumar Chandak
S/o L/Rawat Mall Chandak
A-13 Shree Shyam complex
Panch Vohi
V.T.P. Rd.
Kolkata.

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
24 JUL 2014

4.4 **Subject Property:** The subject matter of this Conveyance is 4.1, 4.2 and 4.3 above, which are collectively described in the **Schedule** below (collectively **Subject Property**).

5. **Background:**

A. **Whereas** one Elahi Box Mondal, the then resident of Kaikhali, Police Station-Rajarhat, District 24 Parganas (North) was the absolute recorded owner and seized and possessed of or otherwise well and sufficiently entitled to **All That** piece and parcel of land measuring about an area a little more or less 63 (Sixty Three) Cottahs and 7 (Seven) Chittacks comprised at and under Mouza Kaikhali, Police Station Rajarhat, District North 24 Parganas, R.S. Dag no. 590, R.S. Khatian no. 49, Sub-Registration Office and Additional District Sub-Registration Office at Bidhannagar, Salt Lake City herein after referred to the **Said Land** and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

B. **And Whereas** the said Elahi Box Mondal died intestate leaving behind his surviving legal heirs namely Abul Hussen Mondal, Abu Hussen Mondal, Motiar Rahaman Mondal, Altah Hussen Mondal and Benu Hussain Mondal who had inherited the Said Land so owned by the said Elahi Box Mondal as per the law of inheritance in equal proportionate shares.

C. **And Whereas** by an registered deed of partition dated 24th day of June 1965, said Abul Hussen Mondal, Abu Hussen Mondal, Motiar Rahaman Mondal, Altah Hussen Mondal and Benu Hussain Mondal, jointly and severally became absolute owners of 1/5th Share each brothers of R.S Dag No. 590, R.S. Khaitan No. 49, Mouza Kaikhali, Police Station Rajarhat, in the District 24 Parganas (N).

D. **And Whereas** by the Deed of Conveyance dated 9th February, 1990 duly registered with the Office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City and recorded in Book no. I, Volume no. 19, Pages 207 to 220, Being no. 864 for the year 1990, duly registered with the Office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City, and another Deed of Conveyance dated 9th February, 1990, duly recorded in Book no. I, Volume no.19, Pages 237 to 250, Being no. 866 for the year 1990 and another Deed of Conveyance dated 9th February, 1990, duly registered with the Office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City and recorded in Book no. I, Volume no.19, Pages 267 to 280, Being no. 968 for the year 1990, and another Deed of Conveyance dated 9th February, 1990, duly registered with the Office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City and recorded in Book no. I, Volume no. 19, Pages 251 to 266, Being no. 867 for the year 1990 and another Deed of Conveyance dated 9th February, 1990, duly registered with the Office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City and recorded in Book no. I, Volume no.19, Pages 221 to 236, Being no. 865 for the year 1990, the said Abul Hussen Mondal, Abu Hussen Mondal, Motiar Rahaman Mondal Altah Hussen Mondal and Banu Hussain Mondal being the owners and seized and possessed of or otherwise well and sufficiently entitled to sold, transferred, conveyed, alienated, granted, demised, devised, provided and given the same unto and in favour of Gita Devi Goenka, Nagarmal Anganlal Goenka, Arun Kumar Goenka, Anup Goenka, Sanjiv Goenka, Amish Goenka, Kusum Goenka, S.K. Goenka, Raj Kumar Goenka.

Alpa choudak

Sangita Modi, Rita Goenka, Rajiv Goenka, Krishna Murari Goenka, Sushila Devi Goenka, Vinod Kumar Goenka, Pramod Goenka, Sunita Bali, Saneeta Goenka, Ashila Goenka, Bina Goenka, Sila Modi, Krishna Modi, Manoj Modi, Pravina Modi, Sanjay Modi, Bijay Kumar Modi, Ved Prakash Agarwal, Suresh Kumar Agarwal, Umesh Kumar Agarwal, Bijoy Kumar Agarwal, Kamal Kumar Agarwal, Sunil Kumar Agarwal and Mukund Modi, the said Land i.e **All That** piece and parcel of land measuring about an area a little more or less 63 (Sixty Three) Cottahs, and 7 (Seven) Chittacks comprised at and under Mouza Kaikhali, Police Station Rajarhat, District North 24 Parganas, R.S. Dag no. 590, R.S. Khatian no. 49, Sub-Registration Office and Additional District Sub-Registration Office at Bidhannagar, Salt Lake City for valuable consideration/s thereof free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

E. **And Whereas** by the above said five deed of Conveyance all dated 2/9/1990 said Gita Devi Goenka and 32 others became the absolute owners of said land i.e **All That** piece and parcel of land measuring about an area a little more or less 63 (Sixty Three) Cottahs and 7 (Seven) Chittacks comprised at and under Mouza Kaikhali, R.S. Dag no. 590, R.S. Khatian no. 49, Sub-Registration Office and Additional District Sub-Registration Office at Bidhannagar, Salt Lake City, Police Station Rajarhat, District North 24 Parganas.

F. **And Whereas** said Gita Devi Goenka and 32 others by a registered Deed of Conveyance dated 16th February 1996, which was registered before the A.D.S.R. Bidhannagar, Salt Lake City and duly recorded in Book - I, Volume No. 49, Pages 153 to 164, Being No. 2702 for the year 1996, sold, conveyed and transferred unto and in favour of **Smt. Manju Chandak**, wife of Bimal Kumar Chandak, **Rama Chandak**, wife of Binod Kumar Chandak and **Alka Chandak**, wife of Rajendra Kumar Chandak (the **Vendors** herein) **All That** piece and parcel of land admeasuring an area of 9 (Nine) Cottahs and 3 (Three) Chittacks more or less out of the Said Land under Mouza Kaikhali, Comprises in J.L. No. 5, Tauzi No. 172, R.S. & L.R. Dag No. 590, R.S. Khatian No. 49, within the local limit of Rajarhat Gopalpur Municipality, Police Station Rajarhat (Then), District 24 Parganas North, for the total consideration mentioned therein and free from all encumbrances.

G. **And Whereas** by the above said registered Deed of Conveyance dated 16th February 1996 said **Smt. Manju Chandak, Rama Chandak and Alka Chandak**, (the **Vendors** herein) become the absolute Owners of **All That** piece and parcel of land admeasuring an area of 9 (Nine) Cottahs and 3 (Three) Chittacks more or less under Mouza Kaikhali, Comprises in J.L. No. 5, Tauzi No. 172, R.S. & L.R. Dag No. 590, R. S. Khatian No. 49, within the local limit of Rajarhat Gopalpur Municipality, Police Station Rajarhat now Baguiati, District 24 Parganas North (**Said Property**).

H. **And Whereas** the said **Smt. Manju Chandak, Rama Chandak and Alka Chandak**, (the **Vendors** herein) mutated their names in the record of the concern B.L. & L.R.O. and obtained new L.R. Khatian Nos. 885, 886 & 887, in respect of the **Said Property** and paying tax regularly and is in peaceful possession thereof and obtain site sanction plan being No. 161/14-15, dated 4/7/14 and also obtain building sanction plan being No. 935/14-15, dated 21st July 2014,

I. **And Whereas** The **Vendors** herein desirous of sale the **Said Property** more fully

Alka Chandak

and particularly described in the **Schedule** herein after written along with benefit of building sanction plan being No. 935/14-15, dated 21st July 2014, to the **Purchasers** herein for a total consideration of **Rs. 90,00,000/- (Rupees Ninety Lacs) only** free from all encumbrances.

J. **And Whereas** the **Purchasers** herein have accepted the aforesaid proposal of the **Vendors**, herein and agreed to purchase the "**Said Property**" morefully described in the **Schedule** hereunder written along with benefit of building sanction plan being No. 935/14-15, dated 21st July 2014, at a total consideration of **Rs. 90,00,000/- (Rupees Ninety Lacs) only** free from all encumbrances.

6. **Representations and Warranties of the Vendors:**

6.1 **Absolute Ownership:** The Vendors are the absolute owners of the **Said Property**.

6.2 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to sell the **Said Property** to the Purchasers.

6.3. **Free from Encumbrances:** The **Said Property** is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, requisitions, acquisitions, Income Tax Attachment, Financial Institution Charges and liabilities whatsoever or howsoever made or suffered by the Vendors or any person claiming through the Vendors and the title of the Vendors to the **Said Property** is free, clear and marketable.

6.4 **No Prejudicial Act by the Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the title of the **Said Property** or any part thereof can or may be impeached, encumbered or affected.

6.5 **No Personal Guarantee :** The **Said Property** is not affected by or subject to any personal guarantee for securing any financial accommodation.

6.6 **No Bar by Court Order or any other Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling and/or alienating the **Said Property** or any part thereof.

6.7 **Conveyance to the Purchasers:** In pursuance of the aforesaid Circumstances the Purchasers have agreed to purchase the said Property and warranties of the Vendors, the Purchasers at or before the execution hereof have paid to the Vendors the consideration of **Rs. 90,00,000/- (Rupees Ninety Lacs) only** and the Vendors are completing the sale of the **Said Property** in favour of the Purchasers, by these presents.

7. **Transfer:**

7.1 **Hereby Made:** The Vendors doth hereby sell, convey, grant and transfer to and unto the Purchasers, absolutely and forever, free from all encumbrances of any and every nature whatsoever, the **Said Property** described in the **Schedule** below, being:

Manjuchandak

Alka Chaudak

- 7.1.1 **Said Property** : All That piece and parcel of land admeasuring an area of 9 (Nine) Cottahs and 3 (Three) Chittacks more or less under Mouza Kaikhali, Comprises in J.L. No. 5, Tauzi No. 172, R.S. & L.R. Dag No. 590, R.S. Khatian No. 49, L.R. Khatian Nos. 885, 886 & 887, Ward No.10, within the local limit of Rajarhat Gopalpur Municipality, Municipal Holding No. AS/410/BL-KB/14-15, Internal Plot No. 21 & 22, Police Station formerly Rajarhat, thereafter Airport and presently Baguihati District 24 Parganas North.
- 7.1.2 **Structure and Building**: Old dilapidated Tin shed structure admeasuring an area about 700 Sq. Ft. on the **Said Property**.
- 7.1.3 **Other Rights**: Easements and all other rights, liberties, privileges and benefits appurtenant to the **Said Property**.
- 7.1.4 **Subject Property**: The subject matter of this Conveyance is 4.1, 4.2 and 4.3 above, which are collectively described in the **Schedule** below (collectively **Subject Property**).
8. **Terms of Transfer**:
- 8.1 **Salient Terms**: The transfer of the **Said Property** being affected by this Conveyance is:
- 8.1.1 **Sale**: a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute**: absolute, irreversible and forever.
- 8.1.3 **Free from Encumbrances**: The **Said Property** is free from all encumbrances of any and every nature whatsoever including but not limited to lispendens, attachments, liens, charges, mortgages, trusts, debutters, reversionary rights, residuary rights, claims and statutory prohibitions.
- 8.1.4 **Other Rights**: together with **Other Rights** : Easements and all other rights, liberties, privileges and benefits appurtenant to the **Said Property**.
9. **Miscellaneous**:
- 9.1 **Delivery of Possession**: Simultaneously with the execution of these presents khas, vacant and peaceful possession of the part of the **Said Property** is handed over by the Vendors to the Purchasers.
- 9.2 **Outgoings**: All corporation taxes, penalties, surcharge, outgoings, liabilities and levies on or relating to the **Said Property** till the Possession Date, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors and all corporation taxes, penalties, surcharge, outgoings, liabilities and levies on or relating to the **Said Property** from the Possession Date, whether as yet demanded or not, shall be borne, paid and discharged by the Purchasers.
- 9.3 **Holding Possession**: The Vendors hereby-covenant that the Purchasers shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the **Said Property** and every part thereof and receive

Manju Chandra K.

Alka Chandra K.

Prima Chandra K.

rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.

9.4 **Further Acts:** The Vendors doth hereby covenant that the Vendors or any person/s claiming under them shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or legal heirs and/or successors of the Purchasers, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Purchasers to the **Said Property**.

9.5 The Purchaser herein may construct the building and/or buildings if they so desire at their own cost, expenses, consequences and risk in accordance with the plan sanctioned in the name of the Vendors herein or in accordance with the amendments / modified or fresh plan without causing any risk and consequences to the Vendors, herein.

10. **Interpretation:**

10.1 **Number:** Words denoting the singular number include, where the context permits and requires, the plural number and vice-versa.

10.2 **Headings:** The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

10.3 **Definitions:** Words and phrases have been defined in the Conveyance by bold print and by putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

**Schedule
(Said Property)**

All That piece and parcel of land admeasuring an area of 9 (Nine) Cottahs and 3 (Three) Chittacks more or less under Mouza Kaikhali, Comprises in J.L. No. 5, Tauzi No. 172, R.S. & L.R. Dag No. 590, R. S. Khatian No. 49, L.R. Khatian Nos. 885, 886 & 887, Ward No. 10, Internal Plot No. 21 & 22, within the local limit of Rajarhat Gopalpur Municipality, Municipal Holding No. AS/410/BL-KB/14-15, Police Station formerly Rajarhat, thereafter Airport and presently Baguihati, District 24 Parganas North Together with Old dilapidated structure admeasuring an area about 700 Sq. Ft. and electric and/or other installations, together also with easements and all other rights, liberties, privileges and benefits appurtenant thereto, along with benefit of building sanction plan being No. 935/14-15, dated 21st July 2014.

| | |
|-----------------------|----------------------------------------------------------------------|
| ON THE NORTH : | By G+5 storied residential building named "Royal Regency Apartment". |
| ON THE SOUTH : | By G+5 storied residential building named "Radhe Krishna Enclave". |
| ON THE EAST : | By G+5 storied residential building named "Balaka Apartment". |
| ON THE WEST : | By <u>Municipal Road</u> . |

Majju Chandak.

Atika Chandak

The Plot is shown on the Plan annexed hereto with the border Red and the Plan is treated as a part of this Deed.

11. Execution and Delivery:

11.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

SIGNED, SEALED AND DELIVERED by the VENDORS at Kolkata in the presence of:

1. Bimal Kumar Lohia

2. Rajendra Kumar Chandak

Alka Chandak
Rama Chandak
Manju Chandak

SIGNED SEALED AND DELIVERED by the PURCHASERS at Kolkata in the presence of:

1. Bimal Kumar Lohia

2. Rajendra Kumar Chandak

For SHIVOHAM PROPERTIES
For SHIVOHAM REALTORS

Ujjwal Lohia
Janak Mishra
Amit Aggarwal
Aditya Gadia
Ravi K. S.
(RASHI KUMAR SUREKA)

Partners

Drafted by me, Nishant Kr. Saraf
Mr. Nishant Kr. Saraf, Advocate
M/s. Nishant Kr. Saraf Advocates
8, Old Post Office Street,
2nd Floor, Kolkata 700 001.
Email: nishantsaraf1976@gmail.com

MEMORANDUM OF CONSIDERATION

RECEIVED from the within-named Purchasers the within mentioned sum of Rs. 90,00,000/- (Rupees Ninety Lacs) only towards the full, final and/or entire payment of consideration money as per the memo below:

| <u>Che./Pay Order No.</u> | <u>Date</u> | <u>Bank</u> | <u>Amount (Rs.)</u> |
|---------------------------------|-------------|-----------------------------------|---------------------|
| From Shivoham Properties | | | |
| 000004 | 21/07/14 | HDFC Bank Ltd. Tegharia Branch | 7,42,5000/- |
| 000005 | 21/07/14 | Do | 7,42,5000/- |
| 000002 | 21/07/14 | Do | 7,42,5000/- |
| 000003 | 21/07/14 | Do | 7,42,5000/- |
| 045727 | 22/07/14 | Do | 7,42,5000/- |
| 045728 | 22/07/14 | Do | 7,42,5000/- |
| From Shivoham Realtors | | | |
| 000055 | 21/07/14 | Do | 7,42,5000/- |
| 000056 | 21/07/14 | Do | 7,42,5000/- |
| 000052 | 21/07/14 | Do | 7,42,5000/- |
| 000054 | 21/07/14 | Do | 7,42,5000/- |
| 045725 | 22/07/14 | Do | 7,42,5000/- |
| 045726 | 22/07/14 | Do | 7,42,5000/- |

T.D.S. Deducted, 1% of Rs. 90,00,000/- 90,000/-

Total 90,00,000/-

(Rupees Ninety Lacs) only

WITNESS:

1. Bimal Kumar Lohia
30A, Marzolla street
KOLKATA - 700007

2. Rajendra Kumar Chandele
Shree Shyamji Courtyes
A/3, Panchvati com.
V.T.R. Rd.
Kolkata.

Alka Chandak
Rama Chandak

Manju Chandak.

VENDORS

SPECIMEN FORM FOR TEN FINGERPRINTS



Rajiv K. S.

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Anil Agarwal

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Ucillan Lalani

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Aditya Gadgil

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Manju Chandak.

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Pooja Chandak

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Anka Chaudak

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Gautam Chaudhary

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |

SITE PLAN OF R.S.DAG NO.: -590, KH.NO.: -49, L.R.KH.NO.: -885,886 & 887, J.L.NO.: -5
 TOUZI NO.: -172, PLOT NO.: -21 & 22, HOLDING NO.: -AS/410/BL-KB/14-15 UNDER
 RAJARHAT GOPALPUR MUNICIPALITY, WARD NO -10, MOUZA-KOIKHALI, P.S.-AIRPORT
 DISTRICT :- 24-PARGANAS (NORTH)

LAND AREA AS PER DEED :- 9 ka. 3 ch. 00 sft. (more or less)

SELLER:- 1. Mrs. MANJU CHANDAK
 2. Mrs. RAMA CHANDAK
 3. Mrs. ALKA CHANDAK

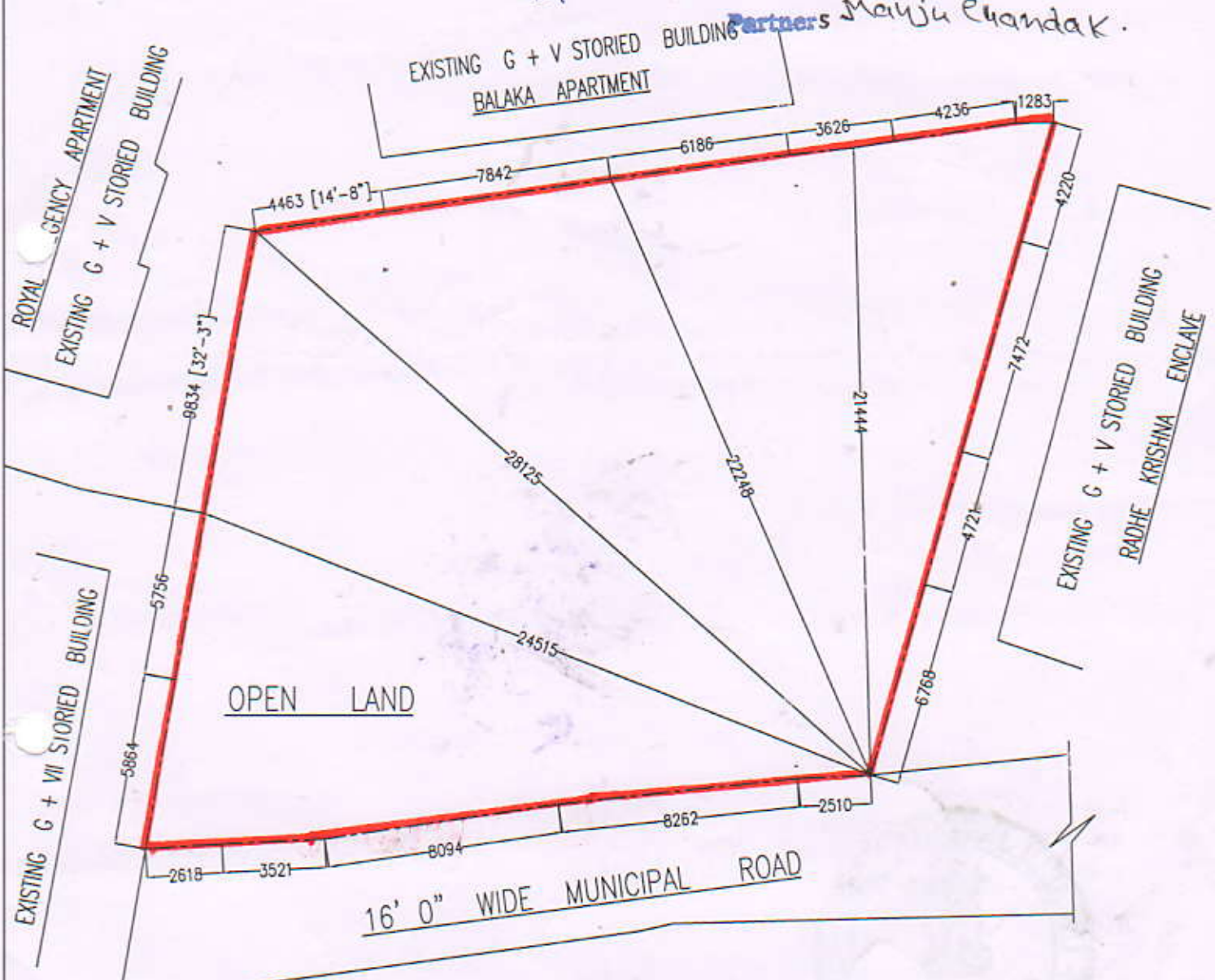
BUYER:- 1. SHIVOHAM PROPERTIES
 2. SHIVOHAM REALTORS

For SHIVOHAM PROPERTIES
 For SHIVOHAM REALTORS

Ujjwal Chakrabarty
Joint mndro.

Amit Agawal
Aditya Gadiya
G. to St.

Alka Chandak
Rama Chandak
Partners Manju Chandak.



TRACED BY:- Sutanu Bera Dt.-15.07.14

1. ALL DIMENSIONS ARE IN MM.
 2. PROPERTY LINES AS SHOWN BY THE



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 09352 of 2014
(Serial No. 09136 of 2014 and Query No. 1902L000019495 of 2014)

On 24/07/2014

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

Presented for registration at 18.30 hrs on :24/07/2014, at the Private residence by Rajiv Kumar Sureka , one of the Claimants.

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

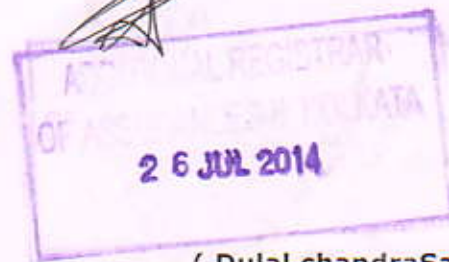
Execution is admitted on 24/07/2014 by

1. Smt Manju Chandak, wife of Bimal Kumar Chandak , A- 13, Shree Shyamji Complex, Panchavati, V I P Road, Kol, Thana:-Baguiati, P.O. :-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700052, By Caste Hindu, By Profession : Business
2. Smt Rama Chandak, wife of Binod Kumar Chandak , A- 13, Shree Shyamji Complex, Panchavati, V I P Road, Kol, Thana:-Baguiati, P.O. :-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700052, By Caste Hindu, By Profession : Business
3. Smt Alka Chandak, wife of Rajendra Kumar Chandak , A- 13, Shree Shyamji Complex, Panchavati, V I P Road, Kol, Thana:-Baguiati, P.O. :-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700052, By Caste Hindu, By Profession : Business
4. Aditya Gadia
Partner, M/s. Shivoham Properties, V I P Enclave, Part- I I, Block- B, Room- 22, V I P Road, Kol, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Partner, M/s. Shivoham Realtors, V I P Enclave, Part- I I, Block- B, Room- 22, V I P Road, Kol, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
, By Profession : Business
5. Amit Agarwal
Partner, M/s. Shivoham Properties, V I P Enclave, Part- I I, Block- B, Room- 22, V I P Road, Kol, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Partner, M/s. Shivoham Realtors, V I P Enclave, Part- I I, Block- B, Room- 22, V I P Road, Kol, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
, By Profession : Business
6. Ganesh Mundra
Partner, M/s. Shivoham Properties, V I P Enclave, Part- I I, Block- B, Room- 22, V I P Road, Kol, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.

Partner, M/s. Shivoham Realtors, V I P Enclave, Part- I I, Block- B, Room- 22, V I P Road, Kol, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
, By Profession : Business



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ADDL. REGISTRAR OF ASSURANCES-II



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7. Vaibhav Lohia
Partner, M/s. Shivoham Properties, V I P Enclave, Part- I I, Block- B, Room- 22, V I P Road, Kol,
Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
, By Profession : Business
8. Rajiv Kumar Sureka
Partner, M/s. Shivoham Properties, V I P Enclave, Part- I I, Block- B, Room- 22, V I P Road, Kol,
Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
Partner, M/s. Shivoham Realtors, V I P Enclave, Part- I I, Block- B, Room- 22, V I P Road, Kol,
Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
, By Profession : Business
Identified By Rajendra Kumar Chandak, son of Late Rawat Mall Chandak, A- 13, Shree Shyam
Complex, Panchvati, V I P Road, Kol, District:-North 24-Parganas, WEST BENGAL, India, Pin
:-700052, By Caste: Hindu, By Profession: Business.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 25/07/2014

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.-93,87,000/-

Certified that the required stamp duty of this document is Rs.- 657110 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 26/07/2014

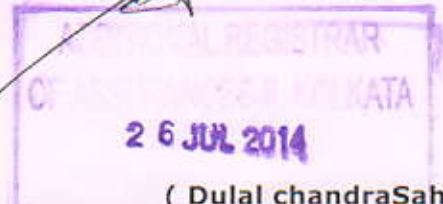
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 1,03,344/- paid online on 23/07/2014 10:48AM with Govt. Ref. No. 192014150005062201 on 23/07/2014 10:43AM, Bank: State Bank of India, Bank Ref. No. CK49312837 on 23/07/2014 10:48AM, Head of Account: 0030-03-104-001-16, Query No:1902L000019495/2014

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

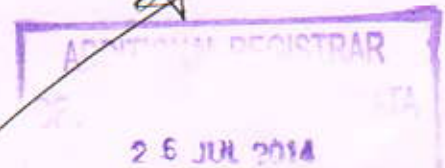


Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 09352 of 2014
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Stamp duty Rs. 6,52,110/- paid online on 23/07/2014 10:48AM with Govt. Ref. No. 192014150005062201 on 23/07/2014 10:43AM, Bank: State Bank of India, Bank Ref. No. CK49312837 on 23/07/2014 10:48AM, Head of Account: 0030-02-103-003-02, Query No:1902L000019495/2014

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

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

GRN: 19-201415-000506220-1
GRN Date: 23/07/2014 10:43:44
BRN : CK49312837

Payment Mode Online Payment
Bank : State Bank of India
BRN Date: 23/07/2014 10:48:06

DEPOSITOR'S DETAILS

Id No. : 1902L000019495/1/2014
(Query No./Query Year)

Name : Nishant Kr. Saraf
Contact No. : 22623384 Mobile No. : +91 9830235574
E-mail : nishantsaraf1976@gmail.com
Address : 8 Old Post Office St
Kolkata 700001
Applicant Name : Santosh Rout
Office Name : A.R.A. - II KOLKATA, Kolkata
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Requisition Form Filled in Registration Office


PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount [₹] |
|--------------|--------------------------------------------------------------------|------------------------------------------|--------------------|---------------|
| 1 | 1902L000019495/1/2014 | Property Registration- Stamp duty | 0030-02-103-003-02 | 652110 |
| 2 | 1902L000019495/1/2014 | Property Registration- Registration Fees | 0030-03-104-001-16 | 103344 |
| Total | | | | 755454 |
| In Words : | Rupees Seven Lakh Fifty Five Thousand Four Hundred Fifty Four only | | | |

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 45
Page from 2941 to 2959
being No 09352 for the year 2014.




(Dulal chandra Saha) 30-July-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal