

81.3322/16 Title Deed

P- 3278/2016



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

W 266845

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached to this document are the part of this document

24 MAY 2016 A.D.S.R. Howrah

THIS DEED OF CONVEYANCE made this 24th day of May Two Thousand Sixteen BETWEEN (1) (SMT.) DARMAWATI SHARMA (PAN DMQPS3159K), Alias Dharmaboti Sharma wife of Late Dewaki Sharma, by occupation Housewife,

24515

Bhairamal Gopiram Properties

Vikash Muzaddi



2095

NAME.....
ADD.....
Rs. <u>100/-</u>
23 MAY 2016
SURANJAN MUKHERJEE
Licensed Stamp Vender
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

LLP.
10/c, Hochiminh
Sarani,
Kol-71.

23 MAY 2016

23 MAY 2016

For BHAIRAMALL GOPIRAM PROPERTIES LLP

Vikash Muzaddi
Partner.

(VIKASH MUSADDI)



2096

L.T.I. of Dharmaboli Sharma
by the Pen of Manoj Mahato



2097

Additional District
Sub-Registrar, Howrah

Shant Churn Sharma

23 MAY 2016

2098

(2) **BHARAT BHUSAN SHARMA** (PAN BNJPS1354L), by occupation Business, (3) **KAMAL KUMAR SHARMA** (PAN CDGPS2764G), by occupation Business, (4) **MANOJ KUMAR SHARMA** (PAN DIBPS9293D), by occupation Business, all three being son of Late Dewaki Sharma, all residing at No.1/4, Paik Para, Raja Manindra Road, P.O.Belgachia, P.S.Chitpur, Kolkata 700037 (5) **(SMT.) SARITA KUMARI SHARMA**, wife of Sri Satyendra Kumar Sharma, by occupation Housewife, residing at No.1H/1, Khagendra Chatterjee Road, P.O.Cossipur, P.S.Chitpur, Kolkata 700002 and (6) **(SMT.) SUNITA SHARMA**, wife of Sri Bijay Kumar Sharma, by occupation Housewife, both being daughters of Late Dewaki Sharma, residing at Dhaltitha, Basirhat-1, P.O.Dhaltitha, P.S.Basirhat, North 24 Parganas, Pin 743412 hereinafter collectively referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs legal representatives executors administrators and/or assigns) of the **ONE PART AND M/S. BHAIRAMAL GOPIRAM PROPERTIES LLP** (PAN AAOFB9080B), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered Office at No.10/C, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, P.O.Middleton Street, Kolkata 700071, represented by one of its designated Partner, Mr. Vikash Musaddi (PAN AFCPM7475E) son of Sri Vijay Kumar Musaddi, by Nationality Indian, by occupation Business and working for gain at No.10/C, Ho-Chi-Minh Sarani, Police Station-Shakespeare Sarani, P.O.Middleton Street, Kolkata 700071, hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns) of the **OTHER PART**:

WHEREAS:

- A. The Vendors herein have held out, represented before and assured the Purchaser and warrant in favour of the Purchaser inter alia, as follows:
- i. That under and by virtue of a Deed of Conveyance dated 27th December, 1977, registered in Book No.1, Volume No.12, pages 118 to 129, **Being No.175** for the year 1978 at the office of Sadar Joint Sub-Registrar, Howrah, one Prasanta Kumar Basu the Court Liquidator attached to The High Court of Calcutta in his capacity as Receiver in the bouncing company Suit No.1585 of 1958 (wherein Calcutta National Bank Ltd.in liquidation) for the consideration therein mentioned sold, transferred and conveyed, in favour of one Subhas Chandra Mittal **All That** the piece or parcel of land containing an area of **One Bigha** more or less situate lying at and being a divided and demarcated portion of **R.S.Dag No.2903**, recorded in **R.S.Khatian Nos.9619, 9621**



2098

- Kamal Sharma



2099

- Manoj Kumar Sharma



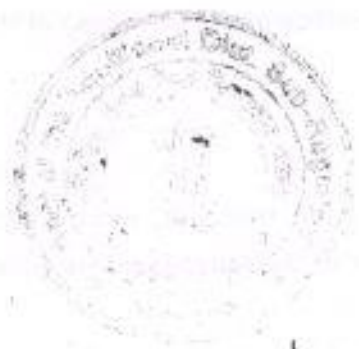
2100

- Sarita Kumari Sharma



2101

- Swrita sharma



Additional District
Sub-Registrar, Howrah

23 MAY 2016

Identified by me
Manoj Mahato,
s/o. Late. N. Mahato,
7B, K.S. Roy Road
P.S. Hare Street
P.O. or P.O. Kolkata
Kolkata - 70 001
OCA service

and 9623 in Mouza Bally, J.L.No.14, under Police Station Bally, Revenue Survey No.1767, Touji No.191/B/1, under Bally Durgapur Anchal Gram Panchayet-I, in the District of Howrah, absolutely and forever.

- ii. By a Deed of Conveyance dated 20th June 1986 made between the said Subhas Chandra Mittal therein referred to as the Vendor and Dewaki Sharma and Smt. Darmawati Sharma, therein referred to as the Purchasers and registered with the Additional District Sub-Registrar, Howrah in Book No.I Volume No.11 Page Nos.423 to 436 Being No.728 for the year 1986, the said Subhas Chandra Mittal for the consideration therein mentioned granted sold conveyed and transferred unto and to the said Dewaki Sharma and Smt. Darmawati Sharma **All That** the piece or parcel of land containing an area of **9 (nine) Cottahs 15 (fifteen) Chittacks 34 (thirty-four) Square feet** more or less (out of his total area of 1 bigha) situate lying at and being a divided and demarcated portion of **R.S.Dag No.2903**, recorded in **R.S.Khatian Nos.9619, 9621 and 9623** in Mouza Bally, J.L.No.14, under Police Station Bally, Revenue Survey No.1767, Touji No.191/B/1, under Bally Durgapur Anchal Gram Panchayet-I, in the District of Howrah (hereinafter referred to as "the **said Property**"), absolutely and forever.
- iii. The said Dewaki Sharma, a Hindu, died intestate on 7th January 2010 leaving him surviving his wife, Smt. Darmawati Sharma, his three sons namely, Bharat Bhusan Sharma, Kamal Kumar Sharma and Manoj Kumar Sharma and two daughters namely, (Smt.) Sarita Kumari Sharma and (Smt.) Sunita Sharma as his only heirs heiresses and legal representatives in respect of his undivided half share in the said Property.
- iv. Subsequently, the said Smt. Darmawati Sharma got her name mutated at the office of BL & LRO Bally, Jagacha under Mutation Certificate Memo No.591/BJ/16 dated 25th January 2016 for an area of 0.0321 Acres each under each Khatian Nos.9619, 9621 & 9623 and the said Bharat Bhusan Sharma, Kamal Kumar Sharma, Manoj Kumar Sharma, (Smt.) Sarita Kumari Sharma and (Smt.) Sunita Sharma also got their names mutated at the office of BL & LRO Bally, Jagacha under Mutation Certificate Memo Nos.612/BJ/16, 613/BJ/16, 614/BJ/16, 616/BJ/16 and 615/BJ/16 respectively, all dated 25th January 2016, for an area of 0.0046 Acres each under each Khatian Nos.9619, 9621 & 9623, with regard to the said Property;



Additional District
Sub-Registrar, Howrah

23 MAY 2016

- v. That the said Property is free from all encumbrances mortgages charges liens lispendens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;
- vi. That the Vendors are in uninterrupted and exclusive "Khas" peaceful vacant possession of the said Property and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons;
- vii. That the Vendors have duly made payment of the Khajana in respect of the said Property;
- viii. That no part or portion of the said Property has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said nor is there any case pending under such Acts or Statutes;
- ix. That the Vendors never held nor holds any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property, nor did the predecessors-in-title or interest of the Vendors ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Property;
- x. That the said Property or any portion thereof are not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- xi. That no declaration has been made or published for acquisition or requisition of the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Property or any portion thereof are not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- xii. That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other

Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;

- xiii. That there is no impediment or restriction under any law for the time being in force in the Vendors selling conveying and transferring the said Property, and the Vendors have duly complied with provisions of all concerned laws heretofore.
 - xiv. That no action, suit, appeal or litigation in respect of the said Property or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person can claim any right title or interest whatsoever in the said Property or any part thereof.
 - xv. That the said Property or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien ispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/ Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;
- B. The Vendors, being in urgent need of money, approached the Purchaser and offered to sell convey and transfer to the Purchaser the said Property, being **All That the said Property** fully described in **the SCHEDULE** hereunder written, and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendors and believing the same to be true and correct and acting on faith thereof, the Purchaser agreed to purchase and acquire the said

Property from the Vendors absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Property for the consideration and on the terms and conditions mutually agreed upon by and between the parties hereto.

- C. The Purchaser has at or before execution of this Deed of Sale paid to the Vendors the entire amount of the mutually agreed consideration and the Vendors have delivered "khas" peaceful vacant possession of the said Property to the Purchaser.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of **Rs.55,10,000/=(Rupees fifty five lacs ten thousand)** only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof, the Vendors do and each of them doth hereby acquit release and forever discharge the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be), the Vendors do and each of them doth hereby indefeasibly and absolutely grant sell convey transfer assign and assure unto and to the Purchaser **ALL THAT** the said Property, with all ownership rights title and interest of the Vendors to own hold possess use and enjoy the same **TOGETHER WITH** proportionate ownership share rights title and interest whatsoever or howsoever of the Vendors in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Property and/or meant for beneficial use and enjoyment of the said Property, **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidents thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors into out of or upon the properties benefits advantages and rights

hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

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

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors done committed executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** 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 properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims

demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or the Vendors' predecessors-in-title.

- (v) **AND THAT** the Purchaser will or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendors or any of them or any person or persons claiming as aforesaid.
- (vi) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or the Vendor's predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.
- (vii) **AND THAT** the Vendors shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchaser produce or cause to be produced to the Purchaser or his agent or agents or any person or persons as the Purchaser may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said Property, including the Parchas, and will permit such documents-

of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchaser and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.

- (viii) **AND ALSO THAT** the Vendors shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchaser and the Purchaser's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchaser or the Purchaser's successors or successors in title or interest by reason of any defect in the title of the Vendors to the said Property or by reason of any of the representations declarations and assurances made and/or given by the Vendors to the Purchaser being found to be untrue, incorrect, false or misleading.

III. AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER as follows:

- i) **THAT** the Vendors are and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said Property for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchaser and the Vendors shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;
- ii) **AND THAT** the Vendors shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed;

THE SCHEDULE ABOVE REFERRED TO
(said Property)

ALL THAT the piece and parcel of Danga land containing an area **9 (nine) Cottahs 15 (fifteen) Chittacks 34 (thirty four) Square feet** more or less situate lying at and being a divided and demarcated portion of **R.S.Dag No.2903**, recorded in **R.S.Khatian Nos.9619, 9621 and 9623** in Mouza Bally, J.L.No.14, under Police Station Bally, Revenue Survey No.1767, Touji No.191/B/1, under Bally Durgapur Anchal Gram Panchayet-I in the District of Howrah and is delineated in the plan annexed hereto duly bordered thereon in "**Red**" and butted and bounded as follows

- ON THE NORTH-** by Plot of Etone India Pvt. Ltd.;
- ON THE SOUTH-** by the National High Way No.2 bye Pass Road;
- ON THE EAST-** by 25 feet wide Common passage;
- ON THE WEST-** by R.S.Dag No.2903 (Part).

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

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

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

Raju Sharma

manoj mahata.



L. T. I of Dharmaboti Sharma

By the pen of Raju Sharma

Blant Shuman Sharma,
Kamal Sharma
Manoj Kumar Sharma
Sachin Kumar Sharma
Swrita Sharma

SIGNED SEALED AND DELIVERED by the withinnamed **PURCHASER** at **Kolkata** in the presence of:

Raju Sharma

manoj mahata.

For **BHAIRAMALL GOPIRAM PROPERTIES LLP**

Vijayshree Musaddi
Partner.

VIKASH MUSADDI

Read over & explained to
Drafted by me

[Handwritten Signature]

Advocate
High Court, Calcutta

15/12/2001

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of **Rs.55,10,000/= (Rupees fifty five lacs ten thousand)** only being the consideration in full payable under these presents to the **Vendors** as per memo written hereinbelow:


MEMO OF CONSIDERATION:

Sl No.	Cheque/DD No.	Date	Bank and Branch	Favouring	Amount (Rs.)
1.	442936	19/5/16	Federal Bank, Overseas Br.,	(Smt.) Darmawati Sharma	22,22,500/=
2.	004535	17/5/16	Federal Bank, Overseas Br.,	(Smt.) Darmawati Sharma	5,00,000/=
				Bharat Bhusan Sharma including the amount payable to Vendor No.5 and at the instruction and direction of Smt. Sarita Kumari Sharma, as is also testified by the Vendor No.5 hereby	5,10,800/=
3.	442884	17/5/16	Federal Bank, Overseas Br.,		
	153598	20/7/15	Federal Bank, Overseas Br.,	Bharat Bhusan Sharma	3,00,000/=
4.	004536	17/1/16	Federal Bank, Overseas Br.,	Bharat Bhusan Sharma	1,00,000/=
5.				Kamal Kumar Sharma including the amount payable to Vendor No.1 and at the instruction and direction of Darmawati Sharma, as is also testified by the Vendor No.1 hereby	7,10,800/=
	442883	17/5/16	Federal Bank, Overseas Br.,		
6.	004538	17/1/16	Federal Bank, Overseas Br.,	Kamal Kumar Sharma	2,00,000/=
7.				Manoj Kumar Sharma including the amount payable to Vendor No.6 and at the instruction and direction of Smt. Sunita Sharma, as is also testified by the Vendor No.6 hereby	7,10,800/=
	442885	17/5/16	Federal Bank, Overseas Branch, Kolkata		
8	004537	17/1/16	Federal Bank, Overseas Br.,	Manoj Kumar Sharma	2,00,000/=
				TDS	55,100/=
				Total	55,10,000/=

WITNESSES:

Raju Sharma
N.H-2 / pass Delhi
Road Dumkum (Hooghly)
Pin:- 712311

Manoj Mahesh,
7B, K. S. Roy Road
Kolkata-700001

L. T. J of  Darmawati Sharma

By the Pen of Raju Sharma

Bharat Bhusan Sharma,
Kamal Sharma
(Vendors)
Manoj Kumar Sharma
Sarita Kumari Sharma
Sunita Sharma

UNDER R.S. DAG NO.-2903

KHATAIAN NO. -9619, 9621,9623 J.L.NO.-14

MOUZA- BALLY- P.S.- BALLY- DIST, HOWRAH.

LAND-AREA-9KH. 15CH 34 SQFT SHOWN WITH RED MARKING

SCALE. 25'-0'=1' INCH

VENDORS- DHARMABOTI SHARMA, BHARAT BHUSAN SHARMA, MANOJ

SRUNITA SHARMA KR. SHARMA, KAMAL KR SHARMA,
SAVITA SHARMA, SAVITRI SHARMA SARITA SHARMA

BUYER- BHAI RAMAL GOPIRAM PROPERTIES LLP, KOLKATA

PLOT OF ETONE INDIA (P) LTD.

P. NO. -15

30'-5"

30'-4"

For BHAI RAMAL GOPIRAM PROPERTIES LLP

Vikash Musaddi

Partner.

VIKASH MUSADDI

R. S. D.A.G. NO. - 2903
PLOT NO. 19A

237'-0"

P.NO. 19

R. S. D.A.G. NO. -2903

25'-0"

WIDE COMMON PASSAGE

P. NO. -20

*L.T.I of Dharmaboti
Sharma.*

*By the Pen of
Raju Sharma.*

*Bharat Bhushan Sharma,
Kand Sharma
Manoj Kumar Sharma
Sarita Konec Sharma
Sunita Sharma*

130'-0"

LAND ACQUISITION LINE OF N.H.2 BY PASS

CENTRE LINE OF N.H.2 BY PASS

SPECIMEN FORM FOR TEN FINGERPRINTS



L.F.T of Dharma bati
Sharma
By the son of Raju
Sharma



	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Shant Sharda Sharma

	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Kamal Sharma

	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Manoj Kumar Sharma

	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Saxyta Klemesh Sharma</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Swilita Sharma</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



<i>Vijayesh Husejani</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER











	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1.	Mr Manoj Mahato Son of Late N Mahato 7B KS ROY ROAD, P.O. - GPO Kolkata, P.S - Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001	Mrs DARMAWATI SHARMA, Mr BHARAT BIJUSAN SHARMA, Mr KAMAL KUMAR SHARMA, Mr MANOJ KUMAR SHARMA, Mrs SARITA KUMARI SHARMA, Mrs SUNITA SHARMA, Mr Vikash Musaddi	Manoj Mahato 23/05/2016

(Arnob Basu)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 HOWRAH
 Howrah, West Bengal

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr MANOJ KUMAR SHARMA 1/4 Paik Para Raj Mandira Road, P.O. Behadras P.S.- Chitpur Kolkata District-Kolkata, West Bengal, India. PIN - 700037	Seller			Manoj Kumar Sharma 23/5/2016
5	Mrs SAKITA KUMARI SHARMA 1H/1, Khagendra Chatterjee Road, P.O.- Chospur, P.S.- Chitpur Kolkata, District-Kolkata, West Bengal, India. PIN - 700002	Seller			Sakita Kumari Sharma 23.5.16
6	Mrs SUNITA SHARMA Dhalitha Baschal-1, P.O.- Dhalitha, P.S.- Baschal Baschal, District-North 24-Parganas, West Bengal, India. PIN - 743412	Seller			Sunita Sharma 23.5.16
7	Mr Vikash Muzochi 1W/C, Ho-Chi-Minh Sarani, P.O.- Middleton Street, P.S.- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071.	Representative of Buyer [BHAIRAMAL GOPIRAM PROPER TIES LLP			Vikash Muzochi 23/5/2016

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Vikash Musaddi 10/C, Ho-Chi-Minh Sarani, P.O:- Middleton Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mrs DARMAWATI SHARMA Wife of Late Dewaki Sharma 1/4, Paik Para, Raja Manindra Road, P.O:- Belgachia, P.S:- Chitpur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. DMQPS3159K,; Status : Individual; Date of Execution : 23/05/2016; Date of Admission : 23/05/2016; Place of Admission of Execution : Pvt. Residence
2	Mr BHARAT BHUSAN SHARMA Son of Late Dewaki Sharma 1/4, Paik Para, Raja Manindra Road, P.O:- Belgachia, P.S:- Chitpur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BNJPS1354L,; Status : Individual; Date of Execution : 23/05/2016; Date of Admission : 23/05/2016; Place of Admission of Execution : Pvt. Residence
3	Mr KAMAL KUMAR SHARMA Son of Late Dewaki Sharma 1/4, Paik Para, Raja Manindra Road, P.O:- Belgachia, P.S:- Chitpur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CDGPS2764G,; Status : Individual; Date of Execution : 23/05/2016; Date of Admission : 23/05/2016; Place of Admission of Execution : Pvt. Residence
4	Mr MANOJ KUMAR SHARMA Son of Late Dewaki Sharma 1/4, Paik Para, Raja Manindra Road, P.O:- Belgachia, P.S:- Chitpur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. DIBPS9293D,; Status : Individual; Date of Execution : 23/05/2016; Date of Admission : 23/05/2016; Place of Admission of Execution : Pvt. Residence

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
5	<p>Mrs SARITA KUMARI SHARMA Wife of Mr Satyendra Kumar Sharma 1H/1, Khagendra Chatterjee Road, P.O.- Cossipur, P.S.- Chitpur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India.; Status : Individual; Date of Execution : 23/05/2016; Date of Admission : 23/05/2016; Place of Admission of Execution : Pvt. Residence</p>
6	<p>Mrs SUNITA SHARMA Wife of Mr Bijay Kumar Sharma Dhaltitha, Basirhat-1, P.O:- Dhaltitha, P.S:- Basirhat, Basirhat, District:-North 24-Parganas, West Bengal, India, PIN - 743412 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India.; Status : Individual; Date of Execution : 23/05/2016; Date of Admission : 23/05/2016; Place of Admission of Execution : Pvt. Residence</p>

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	BHAIRAMAL GOPIRAM PROPERTIES LLP 10/C, Ho-Chi-Minh Sarani, P.O:- Middleton Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No. AAOFB9080B.; Status : Organization; Represented by representative as given below:-
1(1)	Mr Vikash Musaddi 10/C, Ho-Chi-Minh Sarani, P.O:- Middleton Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFCPM7475E.; Status : Representative; Date of Execution : 23/05/2016; Date of Admission : 23/05/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Manoj Mahato Son of Late N Mahato 7B KS ROY ROAD, P.O:- GPO Kolkata, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mrs DARMAWATI SHARMA, Mr BHARAT BHUSAN SHARMA, Mr KAMAL KUMAR SHARMA, Mr MANOJ KUMAR SHARMA, Mrs SARITA KUMARI SHARMA, Mrs SUNITA SHARMA, Mr Vikash Musaddi	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part)	RS Plot No:- 2903 , RS Khatian No:- 9619	9 Katha 15 Chatak 34 Sq Ft	55,10,000/-	55,10,000/-	Proposed Use: Industrial Purpose, ROR: Danga, Property is on Road Adjacent to Metal Road.

Transfer of Property from Seller to Buyer				
Sch	Name of the Seller	Name of the Buyer	Transferred	Transferred

Transfer of Property from Seller to Buyer				
Sl. No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mrs DARMAWATI SHARMA	BHAIRAMAL GOPIRAM PROPERTIES LLP	2.7458	16.6667
	Mr BHARAT BHUSAN SHARMA	BHAIRAMAL GOPIRAM PROPERTIES LLP	2.7458	16.6667
	Mr KAMAL KUMAR SHARMA	BHAIRAMAL GOPIRAM PROPERTIES LLP	2.7458	16.6667
	Mr MANOJ KUMAR SHARMA	BHAIRAMAL GOPIRAM PROPERTIES LLP	2.7458	16.6667
	Mrs SARITA KUMARI SHARMA	BHAIRAMAL GOPIRAM PROPERTIES LLP	2.7458	16.6667
	Mrs SUNITA SHARMA	BHAIRAMAL GOPIRAM PROPERTIES LLP	2.7458	16.6667

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	BHAIRAMAL GOPIRAM PROPERTIES LLP
Address	Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700071
Applicant's Status	Buyer/Claimant

Office of the A.D.S.R. HOWRAH, District: Howrah

Endorsement For Deed Number : I - 050203278 / 2016

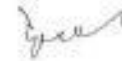
Query No/Year	05020000666290/2016	Serial no/Year	0502003322 / 2016
Deed No/Year	I - 050203278 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Vikash Musaddi	Presented At	Private Residence
Date of Execution	23-05-2016	Date of Presentation	23-05-2016

Remarks

On 20/05/2016

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 55,10,000/-



(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 23/05/2016

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

Presented for registration at 17:20 hrs on : 23/05/2016, at the Private residence by Mr Vikash Musaddi ..

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

Execution is admitted on 23/05/2016 by

Mrs DARMAWATI SHARMA, Wife of Late Dewaki Sharma, 1/4, Paik Para, Raja Manindra Road, P.O: Belgachia, Thana: Chitpur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700037, By caste Hindu, By Profession House wife

Indetified by Mr Manoj Mahato, Son of Late N Mahato, 7B KS ROY ROAD, P.O: GPO Kolkata, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service

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

Execution is admitted on 23/05/2016 by

Mr BHARAT BHUSAN SHARMA, Son of Late Dewaki Sharma, 1/4, Paik Para, Raja Manindra Road, P.O: Belgachia, Thana: Chitpur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700037, By caste Hindu, By Profession Business

Indetified by Mr Manoj Mahato, Son of Late N Mahato, 7B KS ROY ROAD, P.O: GPO Kolkata, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service

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

Execution is admitted on 23/05/2016 by

Mr KAMAL KUMAR SHARMA, Son of Late Dewaki Sharma, 1/4, Paik Para, Raja Manindra Road, P.O: Belgachia, Thana: Chitpur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700037, By caste Hindu, By Profession Business

Indetified by Mr Manoj Mahato, Son of Late N Mahato, 7B KS ROY ROAD, P.O: GPO Kolkata, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service

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

Execution is admitted on 23/05/2016 by

Mr MANOJ KUMAR SHARMA, Son of Late Dewaki Sharma, 1/4, Paik Para, Raja Manindra Road, P.O: Belgachia, Thana: Chitpur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700037, By caste Hindu, By Profession Business

Indetified by Mr Manoj Mahato, Son of Late N Mahato, 7B KS ROY ROAD, P.O: GPO Kolkata, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service

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

Execution is admitted on 23/05/2016 by

Mrs SARITA KUMARI SHARMA, Wife of Mr Satyendra Kumar Sharma, 1H/1, Khagendra Chatterjee Road, P.O: Cossipur, Thana: Chitpur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700002, By caste Hindu, By Profession House wife

Indetified by Mr Manoj Mahato, Son of Late N Mahato, 7B KS ROY ROAD, P.O: GPO Kolkata, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service

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

Execution is admitted on 23/05/2016 by

Mrs SUNITA SHARMA, Wife of Mr Bijay Kumar Sharma, Dhaltitha, Basirhat-1, P.O: Dhaltitha, Thana: Basirhat, , City/Town: BASIRHAT, North 24-Parganas, WEST BENGAL, India, PIN - 743412, By caste Hindu, By Profession House wife

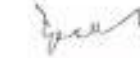
Indetified by Mr Manoj Mahato, Son of Late N Mahato, 7B KS ROY ROAD, P.O: GPO Kolkata, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service

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

Execution is admitted on 23/05/2016 by

Mr Vikash Musaddi Partner, BHAIRAMAL GOPIRAM PROPERTIES LLP, 10/C, Ho-Chi-Minh Sarani, P.O:- Middleton Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Mr Vikash Musaddi, Son of Mr Vijay Kumar Musaddi, 10/C, Ho-Chi-Minh Sarani, P.O: Middleton Street, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, By caste Hindu, By profession Business

Identified by Mr Manoj Mahato, Son of Late N Mahato, 7B KS ROY ROAD, P.O: GPO Kolkata, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service



(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 24/05/2016

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,613/- (A(1) = Rs 60,599/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 26/-, by Draft Rs 60,587/-

Description of Draft

1. Rs 60,587/- is paid, by the Draft(other) No: 000429135534, Date: 21/05/2016, Bank: STATE BANK OF INDIA (SBI), ESPLANADE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,30,620/- and Stamp Duty paid by Draft Rs 3,30,550/-, by Stamp Rs 100/-

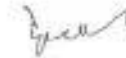
Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 24515, Purchased on 23/05/2016, Vendor named Suranjan Mukherjee.

Description of Draft

1. Rs 3,30,000/- is paid, by the Draft(other) No: 000429135535, Date: 21/05/2016, Bank: STATE BANK OF INDIA (SBI), ESPLANADE.

2. Rs 550/- is paid, by the Draft(other) No: 000442218204, Date: 23/05/2016, Bank: STATE BANK OF INDIA (SBI), JEEVAN DEEP.



(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2016, Page from 89646 to 89695

being No 050203278 for the year 2016.



Arnab Basu

Digitally signed by ARNAB BASU
Date: 2016.05.31 17:27:59 +05:30
Reason: Digital Signing of Deed.

(Arnab Basu) 31/05/2016 17:27:58
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)