

81-2859/16. Title New

9-2878/2016



0568098/16

पश्चिम बंगाल WEST BENGAL

V 922377

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

*[Signature]*  
A.D. S. R. Hourah

05 MAY 2016

THIS DEED OF CONVEYANCE made this 29th day of April Two Thousand Sixteen BETWEEN (1) BALWANT SINGH (PAN-ASXPS2615L) AND (2) SURJIT SINGH (PAN-EFHPS6780F), both sons of Late Vir Singh, both by caste Hindu,

8652

Vijaya Husaddi



1747

For BHAI RAMALL GOPRAM PROPERTIES LLP  
Vijaya Husaddi

Part...



1748

Handwritten signature



1749

Handwritten signature

SARAOGI & COMPANY  
ADVOCATES  
7B, K. S. ROY ROAD,  
KOLKATA-700 001

NAME.....	KOLKATA-700 001
ADD.....	
RS/ST/2.....	
20 APR 2016	
SURANJAN WUKHERJEE	
Licensed Stamp Vender	
C. C. Court	
28-3, K. S. Roy Road, Kobi	

20 APR 2016

20 APR 2016



Additional District  
Sub-Registrar, Howrah

29 APR 2016

Identified by me *[Signature]*  
(SANJAY KUMAR AGARWAL)  
Son of LALCHAND AGARWAL  
P24 Raja Basant Roy Road.  
Kolkata. 700029.  
Business.

both by occupation business, both by Nationality-Indian, both residing at No.31/2/B, Rupnarayan Nandan Lane, P.O.Bhawanipore, Police Station Kalighat, Kolkata 700025, 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. BHAI RAMAL 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 27<sup>th</sup> 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 Prasantta 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 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 20<sup>th</sup> June 1986 made between the said Subhas Chandra Mittal therein referred to as the Vendor and the Vendors herein, Balwant Singh and Surjit Singh, therein referred to as the Purchasers and registered with the Additional District Sub-Registrar, Howrah in Book

Govt. of West Bengal I - 2878/2016  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201617-000303638-2 Payment Mode Counter Payment  
GRN Date: 29/04/2016 15:40:05 Bank : Indian Bank  
BRN : IB03052016002211 BRN Date: 03/05/2016 10:40:14

DEPOSITOR'S DETAILS

Id No. : 05020000568098/3/2016  
[Query No./Query Year]  
Name : BHAIRAMAL GOPIRAM PROPERTIES LLP  
Contact No. : Mobile No. : +91 9831990000  
E-mail :  
Address : 10/C, Ho-Chi-Minh Sarani, Kolkata 700071  
Applicant Name : Org BHAIRAMAL GOPIRAM PROPERTIES LLP  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	05020000568098/3/2016	Property Registration- Stamp duty	0030-02-103-003-02	330020
2	05020000568098/3/2016	Property Registration- Registration Fees	0030-03-104-001-16	60503

Total

390523

In Words : Rupees Three Lakh Ninety Thousand Five Hundred Twenty Three only

No.I Volume No.11 Page Nos.409 to 422 Being No.727 for the year 1986, the said Subhas Chandra Mittal for the consideration therein mentioned granted sold conveyed and transferred unto and to the **Vendor herein, Balwant Singh and Surjit Singh, All That** the piece or parcel of land containing an area of 10 Cottahs 9 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. That the said Balwant Singh and Surjit Singh got their names mutated at the office of BL & LRO Bally Jagacha under Mutation Certificate Memo Nos.2840/BJ/15 and 2841/BJ/15 both dated 4<sup>th</sup> September 2015, respectively for an area of 0.0827 Acres each;
- iv. 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;
- v. That the Vendor is 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;
- vi. That the Vendor has duly made payment of the Khajana in respect of the said Property;
- vii. 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;
- viii. That the Vendor 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 Vendor ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Property;

- ix. 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;
- x. 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;
- xi. 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;
- xii. That there is no impediment or restriction under any law for the time being in force in the Vendor selling conveying and transferring the said Property, and the Vendor has duly complied with provisions of all concerned laws heretofore.
- xiii. 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 Vendor, no other person can claim any right title or interest whatsoever in the said Property or any part thereof.
- xiv. 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 lispendens 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 Vendor, 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 Vendor 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 Vendor 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 Purchase has at or before execution of this deed of sale paid to the Vendor the entire amount of the mutually agreed consideration and the Vendor has 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.55,00,000/=** (Rupees Fifty-Five Lacs) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor 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 Vendor 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 Vendor 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 Vendor to own hold possess use and enjoy the same **TOGETHER WITH** proportionate ownership share rights title and interest whatsoever or howsoever of the Vendor 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 Vendor 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 lispens 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 VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER,** as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor done committed executed or knowingly permitted or suffered to the contrary the Vendor is 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 Vendor has 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 Vendor has now in itself 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 lispens 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 Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor 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 Vendor 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 Vendor 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 lispens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendor or any person or persons claiming as aforesaid.
- (vi) **AND THAT** the Vendor 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 Vendor 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 Vendor 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 Vendor 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 Vendor to the said Property or by reason of any of the representations declarations and assurances made and/or given by the Vendor to the Purchaser being found to be untrue, incorrect, false or misleading.

**III. AND THE VENDOR DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER** as follows:

i) **THAT** the Vendor is 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 Vendor on a demand being made by the Purchaser and the Vendor 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 Vendor 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 **10 Cottahs 9 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 the land of Etone India Pvt. Ltd.;
- ON THE SOUTH-** by the National High Way No.2 bye Pass Road;
- ON THE EAST-** partly by the land of Deoki Sharma And partly by Common Passage;
- ON THE WEST-** by the land of Shree Gita Saw Mill.

**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 **VENDOR** at **Kolkata** in the  
presence of:

*(Handwritten signatures in Bengali script)*

- ① Swapan Mani  
7B, K.S. Roy Road,  
Kolkata - 1
- ② Sachis Jana  
7B, K.S. Roy Road  
Kolkata - 1
- ③ Gurmeet Singh

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

For **BHAIRAMALL GOPIRAM PROPERTIES LLP**  
*(Signature)*  
**Partner.**

- ① Swapan Mani
- ② Sachis Jana
- ③ Gurmeet Singh  
31/2B Rup Narayan Nandan  
Lane Kol - 700025.

Drafted by me

*(Signature)*  
20/10/2001

Advocate  
High Court, Calcutta

Read over and explained  
the contents of this  
document in Bengali. Punjabi

*(Signature)*

**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** of and from the withinnamed Purchaser the withinmentioned sum of **Rs.55,00,000/= (Rupees Fifty five lacs)** only being the consideration in full payable under these presents to the **Vendor** as per memo written hereinbelow:

**MEMO OF CONSIDERATION:**

Sl No.	Cheque/D D No.	Date	Bank and Branch	Favouring	Amount (Rs.)
1.	548855	23/03/15	Federal Bank, Overseas Branch, Kolkata	Surajit Singh	1,50,000/=
2.	520063	16/04/15	Federal Bank, Overseas Branch, Kolkata	Surajit Singh	30,000/=
3.	153645	23/08/15	Federal Bank, Overseas Branch, Kolkata	Surajit Singh	2,50,000/=
4.	001098	7/10/15	Federal Bank, Overseas Branch, Kolkata	Surajit Singh	5,00,000/=
5.	442712	26/4/16	Federal Bank, Overseas Branch, Kolkata	Surajit Singh	19,22,500/=
6.	520050	24/03/15	Federal Bank, Overseas Branch, Kolkata	Balwant Singh	1,00,000/=
7.	153644	23/08/15	Federal Bank, Overseas Branch, Kolkata	Balwant Singh	2,00,000/=
8.	001099	7/10/15	Federal Bank, Overseas Branch, Kolkata	Balwant Singh	5,00,000/=
9.	442708	26/4/16	Federal Bank, Overseas Branch, Kolkata	Balwant Singh	7,92,500/=
10.	442709	26/4/16	Federal Bank, Overseas Branch, Kolkata	Balwant Singh	10,00,000/=
			TDS		55,000/=
				Total	<b>55,00,000/=</b>

*(Handwritten signature)*  
*(Handwritten signature)*

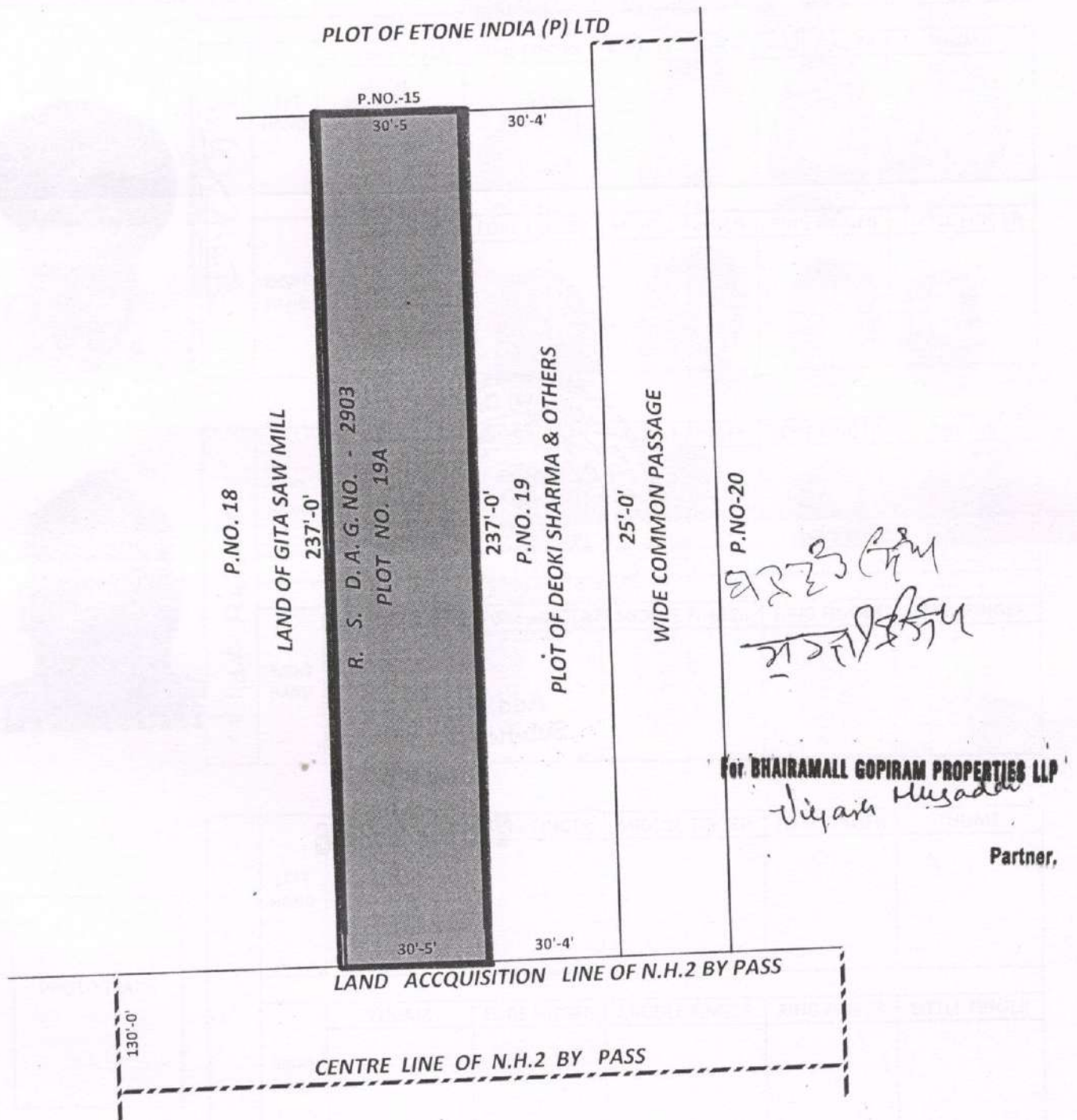
(Vendors)

**WITNESSES:**

- ① Swapam Mantry
- ② Sachin Jha
- ③ Jyoti Singh

UNDER R. S. DAG NO. -2903  
KHATIAN NO.-9619,9621,9623.J.L.NO.-14  
MOUZA- BALLY- P.S.- BALLY- DIST. HOWRAH.  
LAND - AREA- 10-K.O.CH. 9 SFT. SHOW WITH RED MARKING  
SCALE. 25'-0' =1' INCH

VENDORS- BALWANT SINGH & SURJIT SINGH  
BUYER- BHAI RAMALL GOPIRAM PROPERTIES LLP, KOLKATA



SPECIMEN FORM FOR TEN FINGERPRINTS



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

*M/S/03/213*



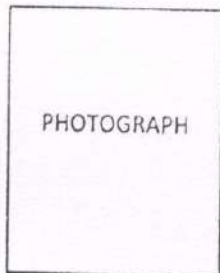
	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

*M/S/03/213*



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

*Vijay Harada*



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



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

VL0937284



বাচকের নাম : সঞ্জয় কুমার আগরওয়াল

Electoral Name : Sanjay Kumar Agarwal

ভোটার নাম : লাল চাঁদ আগরওয়াল

Electoral Name : Lal Chand Agarwal

বয়স / Sex : পুং / M

জন্ম তারিখ / Date of Birth : 26/05/1968

UVL0937284

ঠিকানা:

পি-24 রাজা বসন্ত রায় রোড ওয়ার্ড নং-87 কলকাতা  
700029

Address:

P/24 RAJA BASANTA ROY ROADWARD  
NO-87 KOLKATA 700029

Date: 23/04/2009

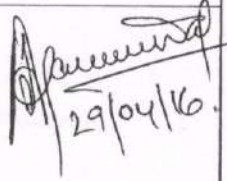
60-রাজবাহারী নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন  
সহকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral  
Registration Officer for  
150-Rashbehari Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিটে নাম  
ভোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার  
জন্য নিম্নলিখিত কর্তৃক এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

118/1402



Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Sanjay Kumar Agarwal Son of Mr Lal Chand Agarwal P/24, Raja Basanta Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Mr BALWANT SINGH, Mr SURAJIT SINGH, Mr Vikash Musaddi	 29/04/16.

(Arnab Basu)

ADDITIONAL DISTRICT  
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.  
HOWRAH

Howrah, West Bengal

VCax: 567/16



Government of West Bengal

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

OFFICE OF THE A.D.S.R. HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05020000568098/2016

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 BALWANT SINGH 31/2/B, Rupnarayan Nandan Lane, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025	Seller			 29-4-2016
2	Mr SURAJIT SINGH 31/2/B, Rupnarayan Nandan Lane, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025	Seller			 29-4-16
3	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	Represent ative of Buyer [BHAIRA MAL GOPIRAM PROPER TIES LLP ]			 29/4/16

## 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	Mr BALWANT SINGH Son of Late Vir Singh 31/2/B, Rupnarayan Nandan Lane, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ASXPS2615L,; Status : Individual; Date of Execution : 29/04/2016; Date of Admission : 29/04/2016; Place of Admission of Execution : Pvt. Residence
2	Mr SURAJIT SINGH Son of Late Vir Singh 31/2/B, Rupnarayan Nandan Lane, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. EFHPS6780F,; Status : Individual; Date of Execution : 29/04/2016; Date of Admission : 29/04/2016; Place of Admission of Execution : Pvt. Residence

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 : 29/04/2016; Date of Admission : 29/04/2016; Place of Admission of Execution : Pvt. Residence

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Sanjay Kumar Agarwal Son of Mr Lal Chand Agarwal P/24, Raja Basanta Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr BALWANT SINGH, Mr SURAJIT SINGH, 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	10 Katha 9 Sq Ft	55,00,000/-	55,00,000/-	Proposed Use: Industrial Purpose, ROR: Danga, Property is on Road Adjacent to Metal Road,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)

Transfer of Property from Seller to Buyer				
S. No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr BALWANT SINGH	BHAIRAMAL GOPIRAM PROPERTIES LLP	8.26031	50
	Mr SURAJIT SINGH	BHAIRAMAL GOPIRAM PROPERTIES LLP	8.26031	50

#### 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
Applicant's Status	Buyer/Claimant

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

Endorsement For Deed Number : I - 050202878 / 2016

Query No/Year	05020000568098/2016	Serial no/Year	0502002859 / 2016
Deed No/Year	I - 050202878 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Vikash Musaddi	Presented At	Private Residence
Date of Execution	29-04-2016	Date of Presentation	29-04-2016

**Remarks**

On 29/04/2016

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

Presented for registration at 16:20 hrs on : 29/04/2016, at the Private residence by Mr Vikash Musaddi ,

**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 55,00,000/-

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

Execution is admitted on 29/04/2016 by

Mr BALWANT SINGH, Son of Late Vir Singh, 31/2/B, Rupnarayan Nandan Lane, P.O: Bhawanipore, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, By caste Hindu, By Profession Business  
Indetified by Mr Sanjay Kumar Agarwal, Son of Mr Lal Chand Agarwal, P/24, Raja Basanta Roy Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, By caste Hindu, By Profession Business

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

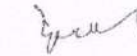
Execution is admitted on 29/04/2016 by

Mr SURAJIT SINGH, Son of Late Vir Singh, 31/2/B, Rupnarayan Nandan Lane, P.O: Bhawanipore, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, By caste Hindu, By Profession Business  
Indetified by Mr Sanjay Kumar Agarwal, Son of Mr Lal Chand Agarwal, P/24, Raja Basanta Roy Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, By caste Hindu, By Profession Business

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

Execution is admitted on 29/04/2016 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  
Indetified by Mr Sanjay Kumar Agarwal, Son of Mr Lal Chand Agarwal, P/24, Raja Basanta Roy Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, By caste Hindu, By Profession Business



(Arnab Basu)

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

On 05/05/2016

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 60,503/- ( A(1) = Rs 60,489/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 60,503/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 60,503/- is paid, by online on 03/05/2016 10:40AM with Govt. Ref. No. 192016170003036382 on 29-04-2016, Bank: Indian Bank ( IDIB000C001), Ref. No. IB03052016002211 on 03/05/2016, Head of Account 0030-03-104-001-16

**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 Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,30,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 3,30,020/-

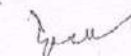
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 3,30,020/- is paid, by online on 03/05/2016 10:40AM with Govt. Ref. No. 192016170003036382 on 29-04-2016, Bank: Indian Bank ( IDIB000C001), Ref. No. IB03052016002211 on 03/05/2016, Head of Account 0030-02-103-003-02

**Payment of Stamp Duty**

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 8652, Purchased on 20/04/2016, Vendor named Suranjan Mukherjee.



(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 78677 to 78700  
being No 050202878 for the year 2016.



Digitally signed by ARNAB BASU  
Date: 2016.05.10 17:56:13 +05:30  
Reason: Digital Signing of Deed.

(Arnab Basu) 10/05/2016 17:56:12  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. HOWRAH  
West Bengal.

(This document is digitally signed.)