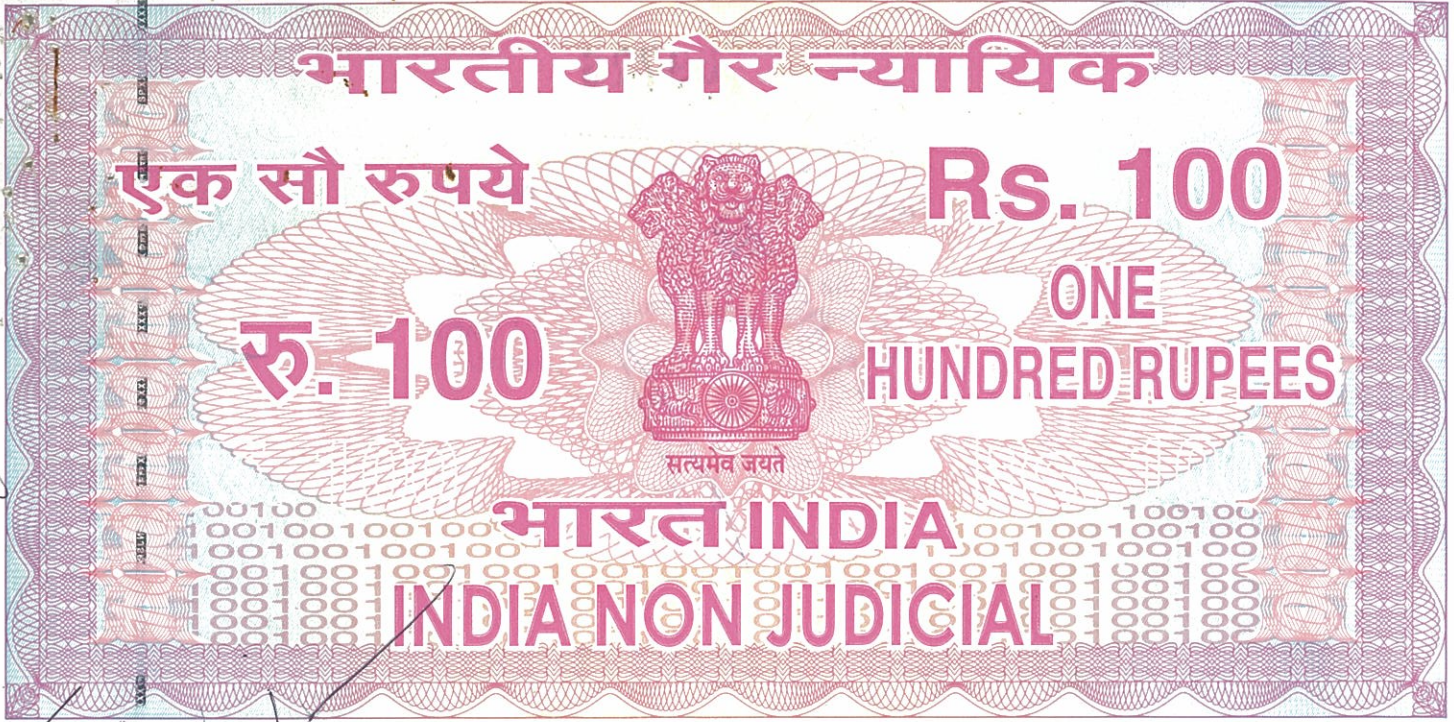


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पश्चिम बंगाल WEST BENGAL

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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

### DEED OF CONVEYANCE

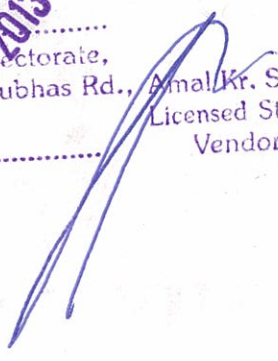
Additional Registrar  
of Assurances-1, Kolkata  
4-9-13

**THIS DEED OF CONVEYANCE** is made on this 4th day of September 2013  
Between 1) **MR. TAPASH KUMAR DAW** alias **TAPASH KUMAR DAWN** (PAN No. AEMPD3683G), 2) **MR. TAPAN KUMAR DAW** (PAN No. AGMPD8228K) and (3) **MR. TARIT KUMAR DAW** (PAN No. ADRPD0436B), all sons of Late Bibhuti Bhusan Daw, all by faith Hindu, by nationality Indian, residing at 17, Hari Das Daw Road, Kolkata 700 053 hereinafter collectively called and referred to as the "**VENDORS**" (which term or expression shall, unless excluded by or repugnant to the subject or context, include their heirs, executors, administrators and legal representatives) of the **ONE PART**.

69776

Sl. No. ....  
Name : **S. R. DAS**, Advocate  
Address : Alipur Police Court, Kol - 27  
Rs. ....  
Kolkata Collectorate,  
11, Netaji Subhas Rd., Amal Kr. Saha  
Kolkata - 1 Licensed Stamp  
Date: ..... Vendor.

3 AUG 2013



Identified by me  
Abanata Sen  
Advocate  
High Court, Calcutta

ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
- 4 SEP 2013

AND

(1) **M/s. GAJRAJ NIWAS PRIVATE LIMITED (PAN No. AAECG9186C)**, a company within the meaning of the Companies Act, 1956 having its registered office at premises No. 5A, Earle Street, Kolkata-700026, represented by one of its Directors Shri Vikram Sikaria, son of Mahavir Prasad Sikaria, by faith Hindu, by occupation businessman, by nationality Indian, residing at 5, J.B.S. Haldane Avenue, Block 1, Flat No. 16C, Kolkata 700 105, (2) **M/s. AMRITRASHI APARTMENT PRIVATE LIMITED (PAN No. AALCA6697B)**, a company within the meaning of the Companies Act, 1956 having its registered office at premises No. 1, R.N. Mukherjee Road, Martin Burn Building, 5<sup>th</sup> Floor, Room No. 26, Kolkata 700 001, represented by one of its Directors Shri Rajesh Agarwal, son of Late M.L. Agarwal, by faith Hindu, by occupation businessman, by nationality Indian, residing at 20A, Ramesh Mitra Road, Kolkata 700 025, (3) **M/s. MANGALRASHI REALTORS PRIVATE LIMITED, (PAN No. AAICM6260F)**, a company within the meaning of the Companies Act, 1956 having its registered office at premises No. 1, R.N. Mukherjee Road, Martin Burn Building, 5<sup>th</sup> Floor, Room No. 15, Kolkata 700 001 represented by one of its Directors Shri Bijay Kumar Poddar, son of Late Jhabar Mal Poddar, by faith Hindu, by occupation businessman, by nationality Indian, residing at 20, Baguihati Road, 3<sup>rd</sup> Floor, Kolkata 700 028 and (4) **M/s. GAJRAJ PROMOTERS PRIVATE LIMITED, (PAN No. AAECG9187D)**, a company within the meaning of the Companies Act, 1956 having its registered office at Premises No. 14/1, Hazra Road, Kolkata 700 026, represented by one of its Directors Shri Sanjay Prasad Shaw, son of Shankar Prasad Shaw, by faith Hindu, by occupation businessman, by nationality Indian, residing at 36A, A.J.C. Bose Road, Kolkata 700 017, hereinafter collectively referred to as the “**PURCHASERS**” (which term or expression shall, unless excluded by or repugnant to the subject or context, include its Successor or Successors) of the

**OTHER PART.**



~~ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
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WHEREAS one Hari Das Daw (since deceased) was the recorded owner in respect of ALL THAT piece or parcel of land by ad-measurement containing an area of 01 Bigha 02 Cottahs 11 Chittaks be the same a little more or less lying and situate at being the then Municipal Premises no. 30, Tollygunge Circular Road, in Mouza Punja Sahapur, J.L. No. 9, under R.S. Khatian No. 823, P.S. Behala, South Suburban Municipality, District 24 Parganas.

AND WHEREAS by a Deed of Gift dated 14<sup>th</sup> June, 1963 and registered in the office of the Joint Sub-Registrar, Behala and recorded in Book No. 1, Volume No. 50, Pages No. 265 to 267 and being No. 3195 for the year 1963 and made between the said Hari Das Daw (since deceased), therein called and referred to as the Donor of the One Part and (1) Bibhuti Bhusan Daw, (2) Nanda Bhusan Dan, (3) Indu Bhusan Daw and (4) Ram Ranjan Daw, therein jointly called and referred to as the Donees of the Other Part, the said donor for the love and affection which he had for all the donees gifted and/or transferred ALL THAT piece or parcel of land by ad-measurement containing an area of 01 Bigha 02 Cottahs 11 Chittaks be the same a little more or less lying and situate at being the then Municipal Premises no. 30, Tollygunge Circular Road, in Mouza Punja Sahapur, J.L. No. 9, under R.S. Khatian No. 823, P.S. Behala, South Suburban Municipality, District 24 Parganas, hereinafter referred to as the "Said Land", unto and in favour of the said donees.

AND WHEREAS the said Bibhuti Bhusan Daw, a Hindu, governed by Hindu Succession Act, 1956, died intestate on 5<sup>th</sup> day of July, 1968 leaving behind him surviving his wife Bhagwati Daw and three sons namely (1) Tapash Kumar Daw, (2) Tapan Kumar Daw and (3) Tarit Kumar Daw, and four daughters namely (1) Putul Rani Roy, (2) Mukul Roy, (3) Bakul Nayek and (4) Chhanda Mondal, as his heirs and legal representatives and none else who



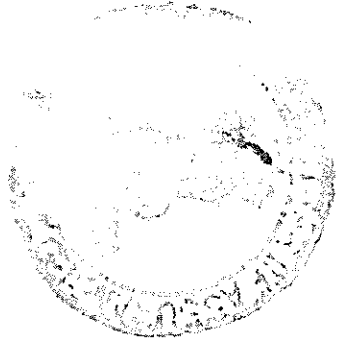
ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
- 4 SEP 2013

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jointly inherited the estate of the said Bibhuti Bhusan Daw and/or the undivided 1/4<sup>th</sup> share and/or interest in the said land.

**AND WHEREAS** the said Bhagwati Daw, a Hindu, governed by Hindu Succession Act, 1956, died intestate on 27.02.1970 leaving behind her surviving her three sons namely (1) Tapash Kumar Daw, (2) Tapan Kumar Daw and (3) Tarit Kumar Daw, and four daughters namely (1) Putul Rani Roy, (2) Mukul Roy, (3) Bakul Nayek and (4) Chhanda Mondal, as her heirs and legal representatives and none else who jointly inherited the estate of the said Bhagwati Daw and/or the undivided 1/4<sup>th</sup> share and/or interest in the said land.

**AND WHEREAS** by a Deed of Partition dated 13<sup>th</sup> September, 1985 and duly registered in the office of the Registrar of Assurances, Calcutta and recorded in Book No. 1, Volume No. 317, Pages No. 21 to 50 and being No. 13142 for the year 1985 and made between (1) the said Ram Ranjan Daw, therein referred to as the Party of the First Part, (2) the said Nanda Bhusan Dan alias Daw, therein referred to as the Party of the Second Part, (3) the said Indu Bhusan Daw, therein referred to as the Party of the Third Part and the said (4) (a) Tapash Kumar Daw, (b) Tapan Kumar Daw, (c) Tarit Kumar Daw, (d) Putul Rani Roy, (e) Mukul Roy, (f) Bakul Nayek and (g) Chhanda Mondal (all 4 (a) to (g) being the heirs of the said Bibhuti Bhusan Daw (since deceased)) therein collectively referred to as the Party of the Fourth Part and all the parties therein have jointly and amicably divided and/or partitioned various properties including the said land and the parties of the Fourth Part were jointly allotted out of the said land ALL THAT piece or parcel of revenue paying land together with structures standing thereon by ad-measurement containing an area of 18 Cottahs 03 Chittaks and 10 Square feet more or less lying and situate at and being portion of Municipal Premises no. 30, Tollygunge Circular Road, (renumbered as Premises No. 54, Tollygunge Circular Road) in Mouza Punja

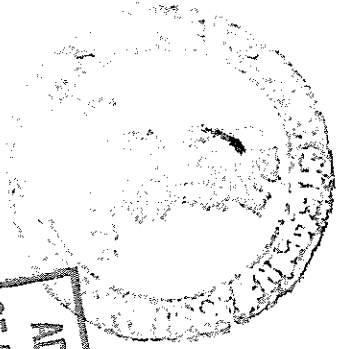


ADDITIONAL REGISTRAR  
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- 4-SEP-2013



Sahapur, J.L. No. 9, under R.S. Khatian No. 823, P.S. Behala, South Suburban Municipality, District 24 Parganas, now within the local limits of the Kolkata Municipal Corporation, Kolkata 700 053, Ward No. 117, District 24 Parganas (South), more fully and particularly described in Schedule "D" there under written, together with undivided and un-demarcated right title and interest in common passage (on measurement found to be 541 Sq. Ft. which was kept provisional by the parties herein for their better enjoyment of the property) mentioned in the said Deed, and hereinafter referred to as the Said Premises.

**AND WHEREAS** by a Deed of Gift dated 30<sup>th</sup> September, 1985 and registered in the office of the Sub-Registrar, Alipore and recorded in Book No. 1, Volume No. 150, Pages 301 to 312 and being No. 8389 for the year 1985 and made between the said (a) Putul Rani Roy, (b) Mukul Roy, (c) Bakul Nayek and (d) Chhanda Mondal, therein collectively called and referred to as the Donors of the One Part and the said (a) Tapash Kumar Daw, (b) Tapan Kumar Daw and (c) Tarit Kumar Daw, therein collectively called and referred to as the Donees of the Other Part, the said Donors for the love and affection which they had for all the donees gifted and transferred ALL THAT undivided and un-demarcated 4/7<sup>th</sup> share and/or interest in the Said Premises being ALL THAT piece or parcel of revenue paying land together with structures standing thereon by ad-measurement containing an area of 18 Cottahs 03 Chittaks and 10 Square feet more or less lying and situate at and being portion of Municipal Premises no. 30, Tollygunge Circular Road, (renumbered as Premises No. 54, Tollygunge Circular Road) in Mouza Punja Sahapur, J.L. No. 9, under R.S. Khatian No. 823, P.S. Behala, South Suburban Municipality, District 24 Parganas, now within the local limits of the Kolkata Municipal Corporation, Kolkata 700 053, Ward No. 117, District 24 Parganas (South), more fully and particularly described in Schedule "B" there under written together with undivided and un-demarcated right title and interest in common passage (on measurement found



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to be 541 Sq. Ft. which was kept provisional by the parties herein for their better enjoyment of the property) mentioned in the Deed of Partition dated 13<sup>th</sup> September, 1985, unto and in favour of the Said Donees.

**AND WHEREAS** thus the Vendors herein namely (1) Tapash Kumar Daw, (2) Tapan Kumar Daw and (3) Tarit Kumar Daw jointly became the sole and absolute owners in respect of ALL THAT piece or parcel of revenue paying land together with structures standing thereon by ad-measurement containing an area of 18 Cottahs 03 Chittaks and 10 Square feet more or less lying and situate at and being portion of Municipal Premises no. 30, Tollygunge Circular Road, (renumbered as Premises No. 54, Tollygunge Circular Road) in Mouza Punja Sahapur, J.L. No. 9, under R.S. Khatian No. 823, P.S. Behala, South Suburban Municipality, District 24 Parganas, now within the local limits of the Kolkata Municipal Corporation, Kolkata 700 053, Ward No. 117, District 24 Parganas (South) and on partition the same having been separated and renumbered as Premises No. 54B, Tollygunge Circular Road, P.S. Behala, Kolkata 700 053, Ward No. 117, District 24 Parganas (South) together with undivided and un-demarcated 50% right title and interest in common passage measuring approximately 541 Sq. Ft. (commonly used by the Owner of Premises No. 54A, Tollygunge Circular Road, Kolkata 700 053 and by the Owners of Premises No. 54B, Tollygunge Circular Road, Kolkata 700 053 as joint owners), hereinafter referred to as "the Said Entire Premises" free from all encumbrances, liens, charges, lispendences, attachments, trust whatsoever and howsoever and got their names mutated and/or recorded in the records of the Kolkata Municipal Corporation.

**AND WHEREAS** thus the Vendors herein namely (1) Tapash Kumar Daw, (2) Tapan Kumar Daw and (3) Tarit Kumar Daw have agreed to sell, assign and transfer a portion of the said Entire Premises being **ALL THAT** piece or parcel of revenue paying land by ad-measurement containing an area of 16 Cottahs



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
- 4 SEP 2013

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13 Chittaks and 41 Square feet more or less together with R.T. Shed structures standing thereon and measuring approximately 9650 Sq. Ft. lying and situate at and being portion of Municipal Premises no. 30, Tollygunge Circular Road, (renumbered as Premises No. 54, Tollygunge Circular Road) in Mouza Punja Sahapur, J.L. No. 9, under R.S. Khatian No. 823, P.S. Behala, South Suburban Municipality, District 24 Parganas, now within the local limits of the Kolkata Municipal Corporation, Kolkata 700 053, Ward No. 117, District 24 Parganas (South) and on partition being renumbered as Premises No. 54B, Tollygunge Circular Road, P.S. Behala, Kolkata 700 053, Ward No. 117, District 24 Parganas (South) together with undivided and un-demarcated 50% right title and interest in common passage measuring approximately 541 Sq. Ft. (commonly used by the Owner of Premises No. 54A, Tollygunge Circular Road, Kolkata 700 053 and by the Owners of Premises No. 54B, Tollygunge Circular Road, Kolkata 700 053 as joint owners), more fully and particularly described in the Schedule hereunder written and hereinafter referred to as **"the Said Property"** free from all encumbrances, liens, charges, lispendences, attachments, trust whatsoever and howsoever.

**AND WHEREAS** in addition to the above, the Vendors have represented and declared to the Purchasers as follows:-

- (a) That the Vendors herein are the sole and absolute Owners in respect of the Said Property more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the Said Property and the Vendors are in physical possession of the Said Property and no other person has any right, title, interest claim, demand whatsoever and howsoever over and in respect of the Said Property or any part thereof.
- (b) That the Said Property is free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever and howsoever and there is no defect in the title of the Vendors and the Vendors have a good, clear



ADDITIONAL REGISTRAR  
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and marketable title in respect of the said Property and every part thereof.

- (c) That there is no legal impediment or bar on the part of the Vendors to sell, assign or transfer the said Property or any part thereof.
- (d) That the said Property or any part thereof is not subject to any acquisition or requisition proceedings and the Vendors have no knowledge of and has/have not received any notice to that effect from any authority or authorities.
- (e) That no certificate case is pending for realization of any taxes from the Vendors.
- (f) That no suit or proceeding is pending in any Court regarding the title or of any other nature whatsoever in respect of the said Property or any part thereof.
- (g) That the Vendors has not entered into any agreement for sale, transfer, let out with any other person or persons whatsoever and/or any other agreement whatsoever in respect of the said Property or any part thereof and /or created any third party's interest in respect of the said Property or any part thereof.

**AND WHEREAS** relying upon the aforesaid representations and/or declarations of the Vendors and believing the same to be true and acting on good faith and on the Vendors' agreeing to sell, assign and transfer the said Property being **ALL THAT** piece or parcel of revenue paying land by ad-measurement containing an area of 16 Cottahs 13 Chittaks and 41 Square feet more or less together with R.T. Shed structures standing thereon and measuring approximately 9650 Sq. Ft. lying and situate at and being portion of Municipal Premises no. 30, Tollygunge Circular Road, (renumbered as Premises No. 54, Tollygunge Circular Road) in Mouza Punja Sahapur, J.L. No. 9, under R.S. Khatian No. 823, P.S. Behala, South Suburban Municipality,

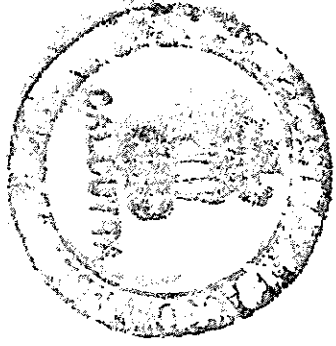


REGISTRAR  
OF COMPANIES, KOLKATA  
- 4 SEP 2018



District 24 Parganas, now within the local limits of the Kolkata Municipal Corporation, Kolkata 700 053, Ward No. 117, District 24 Parganas (South) and on partition being renumbered as Premises No. 54B, Tollygunge Circular Road, P.S. Behala, Kolkata 700 053, Ward No. 117, District 24 Parganas (South) together with undivided and un-demarcated 50% right title and interest in common passage measuring approximately 541 Sq. Ft. (commonly used by the Owner of Premises No. 54A, Tollygunge Circular Road, Kolkata 700 053 and by the Owners of Premises No. 54B, Tollygunge Circular Road, Kolkata 700 053 as joint owners), more fully and particularly described in the Schedule hereunder written and hereinafter referred to as "**the Said Property**", the Purchasers have agreed to part with the money and to purchase the said property for and at a total consideration of Rs. 7,44,23,793/- (Rupees Seven Crores Forty Four Lacs Twenty Three Thousand Seven Hundred Ninety Three) only free from all encumbrances, liens, charges, lispendences, attachments, trusts, whatsoever and howsoever.

**NOW THIS DEED WITNESSETH** that in pursuance of the said Agreement and in consideration of the said sum of Rs. 7,44,23,793/- (Rupees Seven Crores Forty Four Lacs Twenty Three Thousand Seven Hundred Ninety Three) only paid by the Purchasers to the Vendors on or before the execution of these presents, the receipt whereof the Vendors doth hereby and also by the receipt here under written admit and acknowledge to have received and of and from the same and every part thereof, the Vendors do hereby release, acquit, exonerate and discharge the Purchasers and the said property hereby conveyed, the Vendors doth hereby indefeasibly grant, sell, convey, transfer, assign and assure unto and to the use of the Purchasers its ownership entitlements, right title and interest in the said Property being **ALL THAT** piece or parcel of revenue paying land by ad-measurement containing an area of 16 Cottahs 13 Chittaks and 41 Square feet more or less together with R.T. Shed



MINISTRY OF HEALTH AND FAMILY WELFARE  
OFFICE OF THE SECRETARY, CALCUTTA  
- 4 SEP 2019

structures standing thereon and measuring approximately 9650 Sq. Ft. lying and situate at and being portion of Municipal Premises no. 30, Tollygunge Circular Road, (renumbered as Premises No. 54, Tollygunge Circular Road) in Mouza Punja Sahapur, J.L. No. 9, under R.S. Khatian No. 823, P.S. Behala, South Suburban Municipality, District 24 Parganas, now within the local limits of the Kolkata Municipal Corporation, Kolkata 700 053, Ward No. 117, District 24 Parganas (South) and on partition being renumbered as Premises No. 54B, Tollygunge Circular Road, P.S. Behala, Kolkata 700 053, Ward No. 117, District 24 Parganas (South) together with undivided and un-demarcated 50% right title and interest in common passage measuring approximately 541 Sq. Ft. (commonly used by the Owner of Premises No. 54A, Tollygunge Circular Road, Kolkata 700 053 and by the Owners of Premises No. 54B, Tollygunge Circular Road, Kolkata 700 053 as joint owners), more fully and particularly described in the Schedule hereunder written and hereinafter referred to as "the Said Property" **TOGETHER WITH** all rights, lights, liberties, easements, privileges, appendages, paths, passages, tenements, premises and hereditaments belonging to or in any way appertaining to the said property and every part thereof unto and to the use of the Purchasers absolutely and forever and the Vendors have delivered vacant khas and peaceful possession of the said property unto the Purchasers and the Vendors do hereby covenant with the Purchasers that **NOTWITHSTANDING** any act, deed, matter and things, by the Vendors and/or their predecessors-in-interest, done executed or knowingly suffered to the contrary, the Vendors hath good, right, full power and absolute authority and indefeasible title to grant, sell, transfer, convey, assign and assure the said property and every part thereof unto and to the use of the said Purchasers absolutely and forever and the Vendors doth hereby further covenant with the Purchasers that the said property hereby sold, transferred, conveyed or expressed or intended so to be is free from all encumbrances, attachments, liens, charges and lispendencies, whatsoever and howsoever and



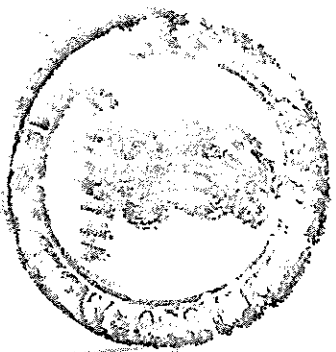
REGISTRAR  
COMPANIES, KOLKATA  
- 4 SEP 2013

the Purchasers shall and will and at all times hereafter possess and enjoy the said property and receive rents, issues and profits thereof and there from without any lawful eviction, interruption or interference, claim, demand whatsoever and howsoever from or by the Vendors or any other person or persons lawfully or equitably claiming through under or in trust for the Vendors and further that the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such other and further acts, deeds, matters and things for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers and further that the Vendors shall and will at all times hereafter indemnify save and keep the Purchasers indemnified against all actions, losses, claims, damages, liens, charges, lispendences, whatsoever and howsoever in respect of the title of the Said property in these presents. The Vendors do hereby handover the original title deeds and all previous deeds and other documents in respect of the said property to the Purchasers.

**SCHEDULE ABOVE REFERRED TO**

**(The Said Property hereby conveyed)**

**ALL THAT** piece or parcel of revenue paying land by ad-measurement containing an area of 16 Cottahs 13 Chittaks and 41 Square feet more or less together with R.T. Shed structures standing thereon and measuring approximately 9650 Sq. Ft. lying and situate at and being portion of Municipal Premises no. 30, Tollygunge Circular Road, (renumbered as Premises No. 54, Tollygunge Circular Road) in Mouza Punja Sahapur, J.L. No. 9, under R.S. Khatian No. 823, P.S. Behala, South Suburban Municipality, District 24 Parganas, now within the local limits of the Kolkata Municipal Corporation, Kolkata 700 053, Ward No. 117, District 24 Parganas (South) and on partition



OF KUALA LUMPUR  
4 SEP 2013

*[Handwritten mark]*

being renumbered as Premises No. 54B, Tollygunge Circular Road, P.S. Behala, Kolkata 700 053, Ward No. 117, District 24 Parganas (South) together with undivided and un-demarcated 50% right title and interest in common passage measuring approximately 541 Sq. Ft. (commonly used by the Owner of Premises No. 54A, Tollygunge Circular Road, Kolkata 700 053 and by the Owners of Premises No. 54B, Tollygunge Circular Road, Kolkata 700 053 as joint owners), as shown and delineated in the map or plan annexed hereto and bordered "RED" thereon and butted and bounded in the following manner:-

**On The North :** Partly by Tollygunge Circular Road and partly by portion of Premises No. 54A, Tollygunge Circular Road and partly by 44, Tollygunge Circular Road

**On The South :** By Premises No. 86, B.L. Shah Road/by the Land comprised in C.S. Dag No. 526

**On The East :** By Premises No. 44, Tollygunge Circular Road/by the Land comprised in C.S. Dag No. 530, 534 and 535 and partly by land comprised in C.S. Dag No. 536

**On The West :** Partly by Premises No. 54A, Tollygunge Circular Road and partly by 53, Tollygunge Circular Road

**OR HOWSOEVER OTHERWISE** the said property/land hereditament and premises or portion thereof now or is heretofore were or was situated called known numbered described, distinguished butted and bounded.



ADDITIONAL REGISTRAR  
OF ASSURANCES, KARNATAKA  
- 4 SEP 2013



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

**SIGNED SEALED AND DELIVERED**

by the VENDORS at Kolkata in the

presence of:-

WITNESSES:-

1. Alabroha Sen  
10/89, Bijoyganj, Kol-92.

*Madhavi Kumar Das*  
(TAPAN KUMAR DAS)  
Tapan K. Das.  
(TAPAN KUMAR DAS)

JAYIT KUMAR DAS  
(JAYIT KUMAR DAS)

**VENDORS**

2. Chiranjit Nandy  
85, Mission Road  
Sonarpur, Kol-150

*[Signature]*  
For GAJRAJ NIWAS PVT. LTD.  
Director

*[Signature]*  
For Amritrashi Apartment Pvt. Ltd.  
Director

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

WITNESSES:-

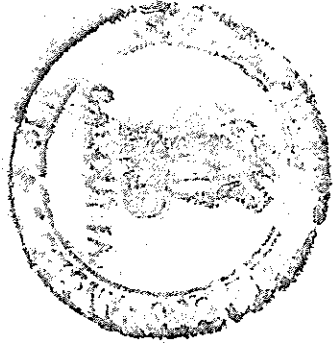
1. Ashoke K. Singh  
Groom + Post - Annapurna  
Dist - S. 24 P. G. S.  
W. Bengal

*[Signature]*  
For Mangalrashi Realtors Pvt. Ltd.  
Director

*[Signature]*  
For GAJRAJ PROMOTERS PVT. LTD.  
Director

2.

PURCHASERS



ADDITIONAL ASSISTANT  
OF ASSURANCES, KOLKATA  
- 4 SEP 2013 -

MEMO OF CONSIDERATION

RECEIVED from the within mentioned Purchasers the within mentioned sum of Rs. 7,44,23,796/- ( Rupees Seven Crores Forty Four Lacs Twenty Three Thousand Seven Hundred Ninety Six) only being the entire consideration money as per memo below.

BANK NAME	CHEQUE NO.	DATED	FAVOURING	AMOUNT(Rs)
ICICI	013442	13.07.13	Tapash Kumar Dawn	Rs. 3,00,000/-
ICICI	207426	03.09.13	Tapash Kumar Dawn	Rs. 58,39,963/-
			Less:- TDS @ 1%	Rs. 62,020/-
ICICI	207429	03.09.13	Tapash Kumar Dawn	Rs. 61,39,963/-
			Less:- TDS @ 1%	Rs. 62,020/-
ICICI	301713	03.09.13	Tapash Kumar Dawn	Rs. 61,39,963/-
			Less:- TDS @ 1%	Rs. 62,020/-
ICICI	301714	03.09.13	Tapash Kumar Dawn	Rs. 61,39,963/-
			Less:- TDS @ 1%	Rs. 62,020/-
ICICI	013443	13.07.13	Tapash Kumar Dawn	Rs. 3,00,000/-
ICICI	207422	03.09.13	Tapash Kumar Dawn	Rs. 58,39,963/-
			Less:- TDS @ 1%	Rs. 62,020/-
ICICI	207434	03.09.13	Tapash Kumar Dawn	Rs. 61,39,963/-
			Less:- TDS @ 1%	Rs. 62,020/-
ICICI	301715	03.09.13	Tapash Kumar Dawn	Rs. 61,39,963/-
			Less:- TDS @ 1%	Rs. 62,020/-
ICICI	301716	03.09.13	Tapash Kumar Dawn	Rs. 61,39,963/-
			Less:- TDS @ 1%	Rs. 62,020/-
ICICI	013444	13.07.13	Tapash Kumar Dawn	Rs. 3,00,000/-



ADDITIONAL REGISTRAR  
OF COMPANIES, KOLKATA  
- 4 SEP 2013

*[Handwritten signature]*

ICICI	207423	03.09.13	Tarit Kumar Daw	Rs. 58,39,963/-
			Less:- TDS @ 1%	Rs. 62,020/-
ICICI	207431	03.09.13	Tarit Kumar Daw	Rs. 61,39,963/-
			Less:- TDS @ 1%	Rs. 62,020/-
ICICI	301717	03.09.13	Tarit Kumar Daw	Rs. 61,39,963/-
			Less:- TDS @ 1%	Rs. 62,020/-
ICICI	301718	03.09.13	Tarit Kumar Daw	Rs. 61,39,963/-
			Less:- TDS @ 1%	Rs. 62,020/-

Total Rs. 7,44,23,796/-

(Rupees Seven Crores Forty Four Lacs Twenty Three Thousand Seven Hundred  
Ninety Six) only

WITNESSES:

1. Babarata Sen.

Tarit Kumar Daw  
(TARIT KUMAR DAW)

2. Chinnamjit Mondal.

-----  
VENDORS

Drawn by:

Bikip Kumar Pal.  
Ahsoral.  
Alipore Police Court



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
- 4 SEP 2013



PLOT OF PORTION 54B, TOLLYGUNGE CIRCULAR ROAD. KOLKATA-700053.  
WARD NO.-117. BOROUGH NO.-XIII. UNDER K.M.C. P.S.-BEHALA  
AREA OF PORTION = 16k.-13ch.-41sft.=12146 sft.

SCALE-1:200.

LAND SHOWN BY RED BORDER.

86, B.L. SHAH ROAD



PRE. NO.-44,TOLLYGUNGE  
CIRCULAR ROAD

12146 Sq.Ft

PRE. NO.-44,TOLLYGUNGE  
CIRCULAR ROAD

PORTION OF-54B,

COMMON PASSAGE

PORTION OF-54A,

PORTION OF-54A

PREMISES NO.53,TOLLYGUNGE  
CIRCULAR ROAD

12.50M. WIDE TOLLYGUNGE CIRCULAR ROAD

*Prasenjit*  
Tapan K.R. Das.  
Savit Kumar Das

For GAJRAJ NIWAS PVT. LTD.  
*[Signature]*  
Director

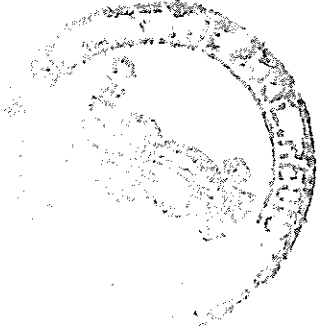
For Amritrashi Apartment Pvt. Ltd.  
*[Signature]*  
Director

For Mangalrashi Realtors Pvt. Ltd.  
*[Signature]*  
Director

For Gajraj Promoters Pvt. Ltd.  
*[Signature]*  
Director

SIG. OF OWNER

SIG. OF PURCHASER



~~ADDITIONAL REGISTRAR  
OF ASSURANCES-1, KOLKATA  
- 4 SEP 2019~~





	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name : J. ARASHI KUMAR DADA

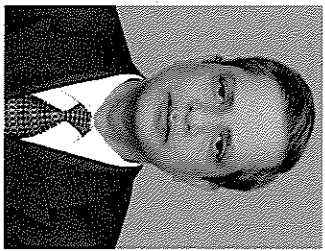
Signature : J. Arashi



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name : TAPAN KUMAR DADA

Signature : Tapan K. Dada.



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name : TARIT KUMAR DADA

Signature : Tarit Kumar Dada

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

PHOTO

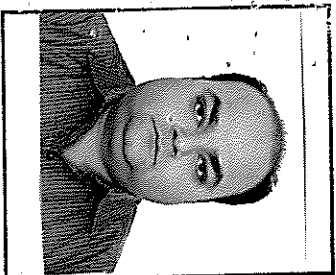
Name .....

Signature .....



*[Handwritten signature]*

ADDITIONAL DEPUTY COMMISSIONER  
OF ASSURANCES, KOLKATA  
- 4 SEP 2019



Name .... Vikram Srikarva...

Signature ..... .....

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name .... Rajesh Kumar Agarwal

Signature ..... .....

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name .... Bisay Kumar Poddar

Signature ..... .....

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name .... SANJAY PRASAD SHAW

Signature ..... .....

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



REGISTRAR  
OF ASSURANCES-1, KOLKATA  
4 SEP 2013



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

**Endorsement For Deed Number : I - 08571 of 2013**  
**(Serial No. 08159 of 2013 and Query No. 1901L000021576 of 2013)**

**On 04/09/2013**

**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. 8,18,751/- paid online on 03/09/2013 8:00PM with Govt. Ref. No. 192013140003321291 on 03/09/2013 7:59PM, Bank: ICICI Bank, Bank Ref. No. 482712017 on 03/09/2013 8:00PM, Head of Account: 0030-03-104-001-16, Query No:1901L000021576/2013

**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.-7,44,23,793/-

Certified that the required stamp duty of this document is Rs.- 5209686 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

Stamp duty Rs. 52,09,686/- paid online on 03/09/2013 8:00PM with Govt. Ref. No. 192013140003321291 on 03/09/2013 7:59PM, Bank: ICICI Bank, Bank Ref. No. 482712017 on 03/09/2013 8:00PM, Head of Account: 0030-02-103-003-02, Query No:1901L000021576/2013

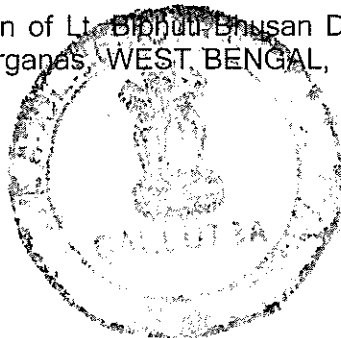
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13.38 hrs on :04/09/2013, at the Office of the A.R.A. - I KOLKATA by Vikram Sikaria , one of the Claimants.

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

Execution is admitted on 04/09/2013 by










1. Tapash Kumar Daw Alias Tapash Kumar Dawn, son of Lt. Bibhuti Bhusan Daw , 17, Haridas Daw Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Others
2. Tapan Kumar Daw, son of Lt. Bibhuti Bhusan Daw , 17, Haridas Daw Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Others
3. Tarit Kumar Daw, son of Lt. Bibhuti Bhusan Daw , 17, Haridas Daw Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Others



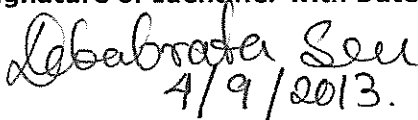
**( Ashim Kumar Ghosh )**  
**ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA**

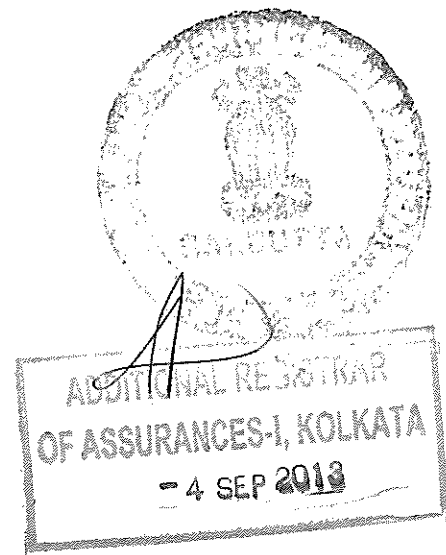
**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A. - I KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 08159 / 2013, Deed No. (Book - I , 08571/2013)**

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Rajesh Agarwal Address -20a, Ramesh Mitra Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025	Self	 04/09/2013	 LTI 04/09/2013	
6	Bijay Kumar Poddar Address -20, Baguaiti Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028	Self	 04/09/2013	 LTI 04/09/2013	
7	Sanjay Prasad Shaw Address -36a, A. J. C. Bose Road, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017	Self	 04/09/2013	 LTI 04/09/2013	

**Name of Identifier of above Person(s)**  
 Debabrata Sen  
 High Court, CALCUTTA, Thana:-Hare Street,  
 District:-Kolkata, WEST BENGAL, India,

**Signature of Identifier with Date**  
  
 4/9/2013.





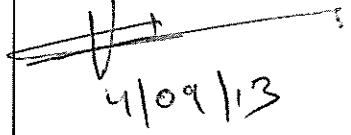
**(Ashim Kumar Ghosh)**  
**ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA**  
**Office of the A.R.A. - I KOLKATA**

**Government of West Bengal  
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**



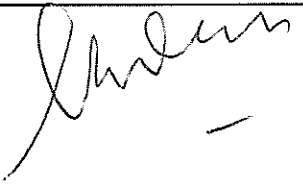





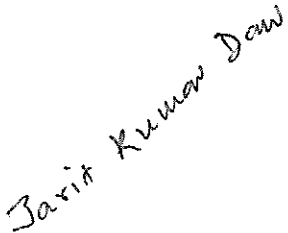



**Office of the A.R.A. - I KOLKATA, District- Kolkata**

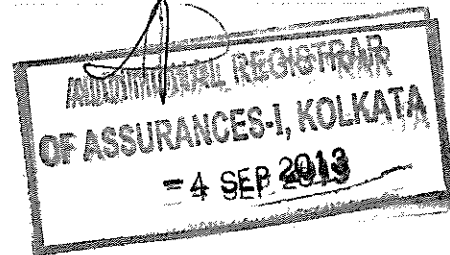
**Signature / LTI Sheet of Serial No. 08159 / 2013, Deed No. (Book - I , 08571/2013)**

**I . Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Vikram Sikaria 5, J.B.S. Halden Avenue, Kolkata, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700105	 04/09/2013	 LTI 04/09/2013	 4/09/13

**II . Signature of the person(s) admitting the Execution at Office.**

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Tapash Kumar Daw Address -17, Haridas Daw Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053	Self	 04/09/2013	 LTI 04/09/2013	
2	Tapan Kumar Daw Address -17, Haridas Daw Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053	Self	 04/09/2013	 LTI 04/09/2013	
3	Tarit Kumar Daw Address -17, Haridas Daw Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053	Self	 04/09/2013	 LTI 04/09/2013	
4	Vikram Sikaria Address -5, J.B.S. Halden Avenue, Kolkata, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700105	Self	 04/09/2013	 LTI 04/09/2013	



**(Ashim Kumar Ghosh)  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A. - I KOLKATA**



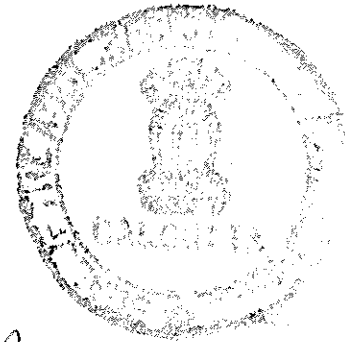
**Government Of West Bengal**  
**Office Of the A.R.A. - I KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 08571 of 2013**  
**(Serial No. 08159 of 2013 and Query No. 1901L000021576 of 2013)**

4. Vikram Sikaria  
Director, M /s Gajraj Niwas Pvt Ltd, 5a, EARLE STREET, Kolkata, Thana:-Bhawanipore, District:-South  
24-Parganas, WEST BENGAL, India, Pin :-700026.  
, By Profession : Others
5. Rajesh Agarwal  
Director, M/ S. Amritrashi Apartment Pvt Ltd., 1, Rajendra Nath Mukherjee Road, Kolkata, Thana:-Hare  
Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
, By Profession : Others
6. Bijay Kumar Poddar  
Director, M /s Mangalrashi Realtors Pvt Ltd, 1, Rajendra Nath Mukherjee Road, Kolkata, Thana:-Hare  
Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
, By Profession : Business
7. Sanjay Prasad Shaw  
Director, M /s Gajraj Promoters Pvt Ltd, 14/1, Hazra Road, Kolkata, Thana:-Kalighat, District:-South  
24-Parganas, WEST BENGAL, India, Pin :-700026.  
, By Profession : Others

Identified By Debabrata Sen, son of .. , High Court, CALCUTTA, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

( Ashim Kumar Ghosh )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



( Ashim Kumar Ghosh )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 16  
Page from 8714 to 8738  
being No 08571 for the year 2013.



(Ashim Kumar Ghosh) 05-September-2013  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A. - I KOLKATA  
West Bengal