

2428/16 (1)

I-2428/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheet attached to the document are the copy of the document.

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Additional District Registrar
 Chhatrapati, Dum Dum, 24-Pin (West)

DEED OF CONVEYANCE

16 MAR 2016

THIS INDENTURE is made on this the 16th day of March Two Thousand and Sixteen (2016) **BETWEEN**

SHRI GOUTAM SAHA (PAN AMHPS8643Q), son of Late Jasoda Jiban Saha, residing at Akrampur, Talikhola Barrackpore Road, Barasat, FS Barasat, PO Naopara, Kolkata 700 125, hereinafter called the **ASSIGNOR** (which term or expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include his respective heirs, executors, administrators legal representatives and/or assigns) of the **FIRST PART.**

Goutam Saha

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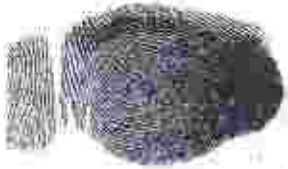
P. K. DAS
Advocate
Sealdah Court

P. K. DAS
Advocate
Sealdah Court

10 MAR 2016
S. CHATTERJEE
Vendor
257414, 1st Road, Kol-1

Panchmulhi Skycraper LLP
Panchmulhi Niketan LLP
Panchmulhi Villa LLP
Jitendra Kumar Sar
Designated Partner/Partner

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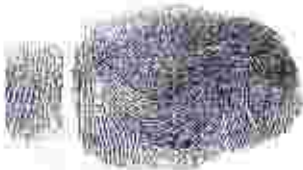


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Jitendra Kumar Sar



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to



Goutam Saha



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Pradipta Kumar Ghosh

Secular to the Estate of
Mrs. Padma Ch. Ghosh

Adl. District Sub-Registrar
Sealdah, Dist. - 24 P. 11

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Identified by:
Sandeep Joshi, Advocate
s/o. Mahesh Joshi,

D/265/08

AND

ESTATE OF UPENDRA CHANDRA GHOSH (PAN AAATE1163C) represented by its Executor **SHRI PRADIP KUMAR GHOSH (PAN ADRPG6633K)**, son of Late Sudhir Kumar Ghosh, residing at 435, Jessore road Kolkata 700055 PS DumDum PO Bangur avenue, hereinafter called the **REVERSIONARY RIGHT HOLDER/VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include his respective heirs, executors, administrators legal representatives and/or assigns) of the **FIRST PART**.

AND

(1) **PANCHMUKHI VILLA LLP (IN AAF8063) (PAN AASFP2568E)** (2) **PANCHMUKHI SKY SCRAPER LLP (IN AAF7997) (PAN AASFP2475J)** (3) **PANCHMUKHI NIKETAN LLP (IN AAF7995) (PAN AASFP2472R)**, all are the Limited Liability Partnership Act 2008 and having their registered office at Room No. 4A, 4th Floor, Metro Tower, 170, Chittaranjan Avenue, P.S. Jorasanko, P.O. Burra Bazar, Kolkata - 700 007, duly represented by one of its Partner **SHRI ANIL KUMAR SARAF (PAN AKTPS7086H)**, son of Shri Atma Ram Saraf, hereinafter called the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor or successors in office and/or assigns) of the **THIRD PART**.

WHEREAS:

- A) One Upendra Chandra Ghosh was the absolute owner in respect of a piece and parcel of land measuring about 16 Cottahs a little more or less situate lying at and being premises No. 435, Jessore Road, P.S. DumDum, Kolkata 700 055.
- B) While seized, and possessed of the said property as absolute owner thereof, said Upendra Chandra Ghosh by virtue of a registered Deed of Lease dated 29th September, 1964 leased out the aforesaid property being premises No. 435 Jessore Road, P.S. DumDum, Dist.24 Parganas, Kolkata 700 055 in favour of the Lessee, M/s. Aluminium & Alloys Industries for a period of 46 years commencing from 1st of October, 1964 with an option for renewal for a further period of 5 years on the terms and

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Calicut (Fort St. Calicut)

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conditions as contained in the said Deed of Lease, which was registered before the Sub-Registrar at Cossipore, DumDum in Book No I, Volume No. 116, Pages 58 to 63, Being No. 7698 for the year 1964.

- C) Said Upendra Chandra Ghosh died testate on 7th of May, 1965 after executing his last Will and Testament dated 28th of April, 1962 appointing his wife Smt. Saraju Bala Ghosh and Pradip Kumar Ghosh Executrix/Executor of the said Will and on Saraju Bala's death, Pradip Kumar Ghosh as sole Executor of the said Will.
- D) Said Saraju Bala Ghosh being the Executrix of the said Will duly applied for grant of probate of the said Will before the Learned District Delegate at Alipore being Act 39 Case No. 97 of 1965.
- E) During the continuation of the said probate proceedings, said Saraju Bala Ghosh died on 6th of November, 1970 and accordingly, said Pradip Kumar Ghosh being the surviving sole Executor of the said Will dated 28th of April, 1962 continued the said probate proceeding.
- F) By an order dated 23rd December, 1970 passed in the said probate proceeding, said Pradip Kumar Ghosh was appointed as Administrator Pendente Lite in respect of the said Estate of Upendra Chandra Ghosh.
- G) Said Pradip Kumar Ghosh as Executor having need of urgent money in respect of the said Estate for payment of Estate Duty applied for permission for sale of the property as mentioned in the petition for payment of the amount to the Controller of the Estate Duty and accordingly, by an order dated 2nd July, 1980 passed in the said probate proceeding being Act 39, Case No. 97 of 1965, the Learned Court granted him permission to sale the aforesaid property and subsequently the Probate was granted on 6th of July, 1981
- H) Said M/s. Aluminium & Alloys Industries, on the request of said Executor, Pradip Kumar Ghosh, had agreed to take 3 several perpetual leases for a period of 999 years in favour of Nitin Ramniklal Panchmia, Sushila Ramniklal Panchmia, Vila Jyotindra Panchmia and agreed to surrender their aforesaid unexpired period of Lease dated 29th September, 1964 in favour

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of the Lessors therein.

- I) By virtue of three registered Indentures all dated 11th March, 1981, said Pradip Kumar Ghosh, as Lessor, granted a perpetual leases for a period of 999 years in respect of a total piece and parcel of land measuring about 16 Cottahs together with structure standing thereon in three plots, namely 5 Cottahs, 6 Cottahs and 5 Cottahs respectively and in demarcated of the same in three plots out of which one plot measuring about 5 Cottahs in favour of Nitin Ramniklal Panchmia and another plot of land measuring about 6 Cottahs in favour of Smt. Sushila Ramniklal Panchmia and another plot of land measuring about 5 Cottahs in favour of Smt. Villa Jyotindra Panchmia and said M/s. Alluminium & Alloys Industries existing Lessee therein was the confirming Parties in those leases confirming the surrender of their lease and the aforesaid three perpetual leases have been registered before the Registrar of Assurance at Calcutta as per particulars given below :

Name	Book	Volume	Pages	Being	Year
Nitin Ramniklal	I	54	225-	1989	1981
Sushila Ramniklal	I	125	47-59	1987	1981
Vila Jyotindra	I	118	202-	1988	1981

- J) By virtue of said three Indenture of Lease dated 11th March, 1981 Nitin Ramniklal Panchmia, Smt. Sushila Ramniklal Panchmia and Smt. Villa Jyotindra Panchmia became the perpetual Lessees in respect of the said demarcated plots of land totaling 16 Cottahs.
- K) While seized and possessed of said three perpetual Leases by the said three Lessees, namely Nitin Ramniklal Panchmia, Smt. Sushila Ramniklal Panchmia and Smt. Villa Jyotindra Panchmia by virtue of three registered Deed of Conveyances all dated 22nd December, 2005 said sold, conveyed and transferred their respective properties jointly in favour of Goutam Saha and his mother Kanan Bala Saha (since deceased) on valuable consideration and the same was registered before the Registrar of Assurance at Calcutta as per the particulars given below :

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Book No.	Volume No.	Pages	Being	Year
1	1	1 to 28	11564	2006
1	1	1 to 28	11562	2006
1	1	1 to 28	11565	2006

- L) In the aforesaid three Sale Deed dated 22nd December, 2005, due to oversight and/or mistake the perpetual leasehold right, which was intended to be transferred by the said deeds were not mentioned and as such all the said three Vendor executed three registered Deed of Rectification and declaration dated 31st January, 2007 for rectification of the said mistakes by incorporating the words Perpetual Leasehold Interest in those deeds which was also duly registered before the Registrar of Assurance at Calcutta as per the particulars given below :

Book	Volume No.	Pages	Being No.	Year
1	1	1 to 12	653	2007
1	1	1 to 12	651	2007
1	1	1 to 12	652	2007

- M) Thus by virtue of said three registered Deeds of Indenture dated 22nd December, 2005 and three Deeds of Rectification dated 31st January, 2007, Goutam Saha and his mother Kanon Bala Saha (since deceased) became the joint perpetual lessees in respect of the said piece and parcel of land measuring about 16 Cottahs being premises No. 435, Jessore Road, P.S. Dum Dum, Kolkata - 700 055.
- N) Said Kanon Bala Saha died intestate on 26th March 2008 leaving behind her only son, Goutam Saha and two married daughters, namely Smt. Kajol Saha (Roy Chowdhury) and Smt. Kum Kum Saha as her legal heirs and representatives, who thus jointly inherited the undivided 50% share of said Kanan Bala Saha in respect of the said property i.e. each acquired 1/6th share.
- O) That by virtue of a registered Deed of Gift dated 25.02.2013 registered before ADSR Cossipore DumDum in Book No 1, CD Volume No 7, Pages 4186 to 4199, Being No 01957 of 2013 the said Kajol Saha (Roy Chowdhury) and Kum Kum Saha, two

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daughters of said Kanon Bala Saha jointly gifted their undivided 2/3rd share of right, title and interest in favour of their brother Goutam Saha.

- P) Thus by virtue of the said registered Deed of Conveyances dated 11th March, 1981 and the said registered Deed of Gift dated 25.02.2013, the Assignor/Vendor No.1 became the Perpetual Lessee in respect of the said piece and parcel of land measuring about 16 Cottahs together with structure standing thereon being municipal premises No. 435, Jessore Road, P.S DumDum, Dist.24 Parganas, Kolkata 700 055 (more fully described in the **SCHEDULE** hereunder written) hereinafter referred to as the **"SAID PROPERTY"**.
- Q) The Party of the Second Part/Vendor is the Owner and/or the Reversionary Right Holder in respect of the aforesaid property.
- R) That at the said property there exists one Tenant who is in possession of the said property details whereof is provided under the SCHEDULE HEREUNDER written and hereinafter referred to as the "Tenant".
- S) That disputes and differences arose, inter alia, resulting a suit being T.S. No.45 of 2008 was filed before 2nd Court, Civil Judge at Barasat on 08-12-08 and the same is pending.
- T) The present Purchasers being interested to acquire the absolute Ownership in respect of the aforesaid property approached both the Assignor being the Perpetual Lessee and said Reversionary Right Holder for transferring both the perpetual leasehold right as well as the Reversionary Right in respect of the aforesaid property and accordingly, both the Assignor and Vendor have agreed to transfer the aforesaid respective rights as stated above in favour of the Purchasers herein.
- U) The aforesaid property has been kept in mortgage by the Assignor with the Oriental Bank of Commerce, DD-11, Sector I, Salt Lake Branch.
- V) That the said Oriental Bank of Commerce, DD-11, Sector I, Salt Lake Branch has filed a recovery application being O.A. No.480 of 2011 before Debt Recovery Tribunal - II, Kolkata and the same was admitted by the Ld. Court in 8th December 2011 and the same is pending.

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- W) It was agreed that the Purchasers shall liquidate the entire outstanding liabilities of the said bank out of the total consideration money for and on behalf of the Assignor herein and shall pay the balance consideration money for assignment of such perpetual leasehold right directly to the Assignor herein.
- X) The Vendor being the Reversionary Right Holder also agreed to transfer such Reversionary Right in respect of the aforesaid property to the Purchasers herein at or for a consideration of Rs. 4,72,00,000/- (Rupees Four Crores Seventy Two Lacs only), which the Purchasers agreed to pay simultaneously with the execution of this Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH that in consideration of a sum of Rs. 4,72,00,000/- (Rupees Four Crores Seventy Two Lacs only) out of which a sum of Rs. 3,50,00,000/- (Rupees Three Crores Fifty Lacs only) paid by the Purchasers to the Oriental Bank of Commerce, DD-11, Sector 1, Salt Lake Branch for and on behalf of the Assignor and the balance sum of Rs. 1,10,00,000/- (Rupees One Crores Ten Lacs only) paid directly to the Assignor and in further consideration of a sum of Rs. 12,00,000/- (Rupees Twelve Lacs only) paid by the Purchasers to the Vendor at or before execution of these presents, the receipt whereof the both the Vendors separately doth hereby admit and acknowledge to have received the same and every part thereof (as per the Memo given below) and accordingly, the Assignor herein doth hereby acquit, release, discharge, assign unto the Purchaser, their successor or successors in office and/or assign and every one of them **ALL THAT** the said Perpetual Leasehold Right in respect of the aforesaid property and the Vendor also grant, convey, transfer, assign and assure the Reversionary Right in respect of the aforesaid property unto the Purchasers their successor or successors in office and/or assigns **ALL THAT** the piece and parcel of land measuring about 16 Cottahs together with structure standing thereon together with all easement rights, common facilities and common amenities attached thereto, lying, situate at and being Municipal Premises No. 435, Jessore Road, P.S DumDum, Dist.24 Parganas, Kolkata 700055 (more fully described in the Schedule hereunder written) hereinafter referred to as the "said property" along with the said subsisting tenancy of the existing tenant and the litigation connected thereto **TOGETHER WITH** all benefits and advantages of ancient and all rights, title, interests, benefits, advantages, claims and demands and interest whatsoever belonging, to or anywise appertaining therewith or any part thereof **OR**

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HOWSOEVER OTHERWISE the said tenement, land, hereditament and premises now or hereto before was situated lying at and butted bounded called known numbered described or distinguished AND TOGETHER WITH all former and other rights, liabilities, easements, quasi-easements, commodities, walls, fences, advantages, appendages and appurtenances, whatsoever, to the said property belonging to or anywise appurtenant thereto or known as part and parcel thereof and the reversion or reversions, remainder or reminders and the rents issues and profit of the property hereby sold and conveyed and of any and every part thereof AND all the legal incidences thereof TOGETHER WITH all the estate rights, title, and interests, inheritance possession, use, trust, property, claims and demands, whatsoever, both at law and in equity of the Assignor and the Vendor into and upon and in respect of the said property hereby sold, transferred and any and every part thereof TOGETHER WITH right of egress and ingress all areas, fences, passages, sewers, drains, water, water courses, tress, bushes, boundaries, walls, benefits, advantages, vacant area, open spaces, whatsoever, and manner of former or other rights, liberties, easements, privileges, appendages and appurtenances, whatsoever, belonging to the said property hereby sold and transferred or in anywise appertaining thereto or any part thereof usually held, used, occupied, accepted, enjoyed, reputed, known as part or parcel or member thereof or appurtenant thereto TOGETHER WITH all the deeds, pattahs, muniments of title writings and evidence of title which are now or hereafter shall or may be in the custody power or control of the Assignor and the Vendor herein or any person or persons from whom both the Assignor and the Vendor can or may procure the same AND TOGETHER WITH other stipulations and provisions in connection with the beneficial use and enjoyment of the said property hereby conveyed or intended to be conveyed so upon execution and registration of this Indenture TO HAVE AND TO HOLD the said property hereby granted sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belong there to unto and to the use of the Purchasers absolutely and forever any manner of condition use trust or other things, whatsoever, to alter, defeat encumber or make void the same and free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, occupancy rights, trusts, debutter, attachments, acquisitions, requisitions, vestings, alignments, executions, prohibitions, restrictions, restrictive covenants, easements, lispendents, injunctions, court orders and liabilities, whatsoever, AND TOGETHER WITH the covenants by the Assignor and the Vendor hereafter contained.

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THE ASSIGNOR AND THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER as follows:-

- a) THAT notwithstanding any act, deed, matter or thing done by the Assignor and the Vendor herein or committed, executed or knowingly committed or suffered to the contrary, both the Assignor and the Vendor being the Perpetual Lessee and Reversionary Right Holder respectively are now lawful Owners and rightly seized and possessed of and/or otherwise well and sufficiently entitled to the said property together with all the rights and benefits and privileges relating thereto hereby conveyed, sold, transferred, assigned and assured unto and to the Purchasers in the manner aforesaid.
- b) THAT the Assignor and the Vendor herein have not at any time done, committed, executed, or knowingly permitted or suffered or been part to any act deed or thing whereby the said Property hereby sold and conveyed or any part thereof can or may be impeached, encumbered or affected or by reason whereof both the Assignor and the Vendor may or can be prevented from granting, selling, conveying, assigning and assuring the said property or any part thereof in the manner aforesaid.
- c) THAT NOTWITHSTANDING any act deed matter or thing whatsoever done, the Assignor and the Vendor herein have got the right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure their respective rights in the said Property and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner as aforesaid according to the true intent and meaning of these presents.
- d) AND THAT the Purchasers shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Assignor and the Vendor herein or any person or persons lawfully or equitably claiming from under or in trust for the Vendors No. 1 & 2 or any of their predecessors in title or any one of them.

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- e) AND THAT all rates, taxes and other impositions and/or outgoings payable in respect of the said property up to the date of execution of these presents have been and/or shall be paid by the Assignor herein in full and in case of any demands being made hereafter in respect of the aforesaid period, the same shall be paid and discharged both by the Assignor herein and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchasers.
- f) AND THAT the said property is not adversely affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and that no proceeding there under is pending and that there is no excess vacant land in the said property.
- g) AND THAT the said property or any part or portion thereof is not affected by any notice, order or proceeding of attachment including under any certificate case or proceedings under the Income Tax Act, 1961, Public Demands Recovery Act or any other law.
- h) AND THAT no notice, declaration, order, notification or proceeding has been issued, published, initiated, instituted or served on the Assignor and the Vendor herein or their predecessors in title for the acquisition of the said property or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under and the Assignor and the Vendor herein have no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property or any part thereof.
- i) AND THAT no suit and/or proceeding and/or court order has been instituted or is pending or subsisting in any Court of law affecting in any manner, whatsoever, the said property and/or any part or portion thereof or its sale and/or transfer and no steps, whatsoever, have been taken for attachment, acquisition or requisition of the said property or any portion thereof.
- j) AND THAT the Purchasers shall be free and clear and freely and clearly and absolutely acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the

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Assignor herein well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances, charges, liens, claims, demands, mortgages, debutter, trusts, attachments, executions, prohibitions, restrictions, restrictive covenants, easement, acquisitions, requisitions, attachments, vesting, alignments, injunctions, court orders, liabilities and lispenses, whatsoever, suffered or made or liabilities created in respect of the said property by the Assignor herein or by any person or persons lawfully or equitably claiming from under or in trust for them or his predecessors in title or any of them as aforesaid or otherwise.

- k) AND THAT both the Assignor and the Vendor herein have a good and marketable title as perpetual Lessee and Reversionary Right Holder respectively to the said property and is lawfully entitled to sell, dispose of, alienate or otherwise deal with the said property.
- l) AND THAT the Assignor and the Vendor herein and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the property or any part thereof and 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 Assignor and the Vendor herein shall from time to time and at all times hereinafter upon every reasonable request and make do acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring the said Property unto the Purchasers in the manner as aforesaid.
- m) AND THAT the Assignor and the Vendor herein have not entered into any agreement or agreements with any other person or persons in connection with the aforesaid property.
- n) AND FURTHER the Assignor herein and all his heirs, executors, administrators, legal representative and/or assigns shall at all times hereafter indemnify and keep indemnified the Purchasers, their successors or successors in office and/or assigns against all claims, losses, damages, costs, charges and expenses, liabilities, demands and consequences, whatsoever, if any, suffered by reason of any defect in title of the Assignor and the Vendor herein

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or any act omission, breach violation or default of the covenants herein contained.

- o) AND FURTHER simultaneously with the execution of this Deed, the Assignor has delivered the vacant possession of the schedule property to the Purchasers,

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land measuring about 16 Cottahs together with 1500 square feet RT structure standing thereon being Municipal Premises No. 435 Jessore Road, P.S. DumDum, Dist.24 Parganas, Kolkata 700 055, being R.S Dag No.176, R.S. Khatian No.47, J.L. No.32/20, Municipal Holding No 11, Mouza - ShyamNagar, Ward No. 21, Sub-registry Office Cossipore DumDum, within the limits of South DumDum Municipality and the same is butted and bounded as follows

ON THE NORTH : By Land of V.M.T Fibre Glass Industries;

ON THE SOUTH : By Land of Panchmukhi Heights Pvt. Ltd.;

ON THE EAST : By 18 feet Road; and

ON THE WEST : By Land of Ram Krishna Sarada Mission College.

DETAILS OF TENANT

RAJAT GOENKA, son of Shri Chandra Prakash Goenka, resident of 30, Shivtalla Street, Kolkata - 700 007.

Rajat Goenka



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

SIGNED, SEALED AND DELIVERED BY THE ASSIGNOR AT KOLKATA IN PRESENCE OF:

1. *Nagendra Prasad Kundu*
16 Bynack Street
Kolkata - 700027
2. *Debatraja Santra*
15, Vidyapati Road
KOL-55

[Handwritten Signature]

Signature of Assignor

SIGNED, SEALED AND DELIVERED BY THE VENDOR AT KOLKATA IN PRESENCE OF :

1. *Nagendra Prasad Kundu*
2. *Debatraja Santra*

[Handwritten Signature]
Attorney to the Estate of
Vendra Ch. Ghosh

Signature of Vendor

SIGNED, SEALED AND DELIVERED BY THE PURCHASERS AT KOLKATA IN PRESENCE OF:

1. *Nagendra Prasad Kundu*
2. *Debatraja Santra*

Panchmukhi Skyscraper LLP
Panchmukhi Niketan LLP
- Panchmukhi Villa LLP
[Handwritten Signature]
Designated Partner/Partner

Signature of the Purchasers

Drafted by me:

[Handwritten Signature]

Advocate

D/265/08



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MEMO OF CONSIDERATION

RECEIVED with thanks from the above named Purchasers a sum of Rs 4,60,00,000/- (Rupees Four crores sixty lakhs only) being the full consideration for transferring the perpetual leasehold right in respect of the aforesaid Property as per the Memo given below –

a)	Received by RTGS UTR NO: HDFCH13059480820 Dated 28.02.2013 drawn on HDFC Bank Ltd, Burrabazar Branch	Rs	10,00,000.00
b)	Received by RTGS UTR NO: HDFCH13059480726 Dated 28.02.2013 drawn on HDFC Bank Ltd, Burrabazar Branch	Rs	10,00,000.00
c)	Received by RTGS UTR NO: HDFCH13059480536 Dated 28.02.2013 drawn on HDFC Bank Ltd, Burrabazar Branch	Rs	10,00,000.00
d)	Received by RTGS UTR NO: HDFCH13060008508 Dated 01.03.2013 drawn on HDFC Bank Ltd, Burrabazar Branch	Rs	5,00,000.00
e)	Received by RTGS UTR NO: HDFCH13060008833 Dated 01.03.2013 drawn on HDFC Bank Ltd, Burrabazar Branch	Rs	5,00,000.00
f)	Received by RTGS UTR NO: HDFCH13060009038 Dated 01.03.2013 drawn on HDFC Bank Ltd, Burrabazar Branch	Rs	5,00,000.00
g)	Received by RTGS UTR NO: KKBKR52016031000793830 Dated 10.03.2016 drawn on Kotak Mahindra Bank, Burrabazar Branch in the name of Oriental Bank of Commerce A/c Saha Aluminium Pvt. Ltd.	Rs	50,00,000.00
h)	Received by RTGS UTR NO: KKBKR52016031000794344 Dated 10.03.2016 drawn on Kotak Mahindra Bank, Burrabazar Branch in the name of Oriental Bank of Commerce A/c Saha Aluminium Pvt. Ltd.	Rs	75,00,000.00
i)	Received by RTGS UTR NO: KKBKR52016031000794908 Dated 10.03.2016 drawn on Kotak Mahindra Bank, Burrabazar Branch in the name of Oriental Bank of Commerce A/c Saha Aluminium Pvt. Ltd.	Rs	50,00,000.00

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j)	Received by RTGS UTR NO: KKBKR52016031000794430 Dated 10.03.2016 drawn on Kotak Mahindra Bank, Burrabazar Branch in the name of Oriental Bank of Commerce A/c Saha Alumium Pvt. Ltd.	Rs	75,00,000.00
k)	Received by RTGS UTR NO: KKBKR52016031000795023 Dated 10.03.2016 drawn on Kotak Mahindra Bank, Burrabazar Branch in the name of Oriental Bank of Commerce A/c Saha Alumium Pvt. Ltd.	Rs	50,00,000.00
l)	Received by RTGS UTR NO: KKBKR52016031000793694 Dated 10.03.2016 drawn on Kotak Mahindra Bank, Burrabazar Branch in the name of Oriental Bank of Commerce A/c Saha Alumium Pvt. Ltd.	Rs	50,00,000.00
m)	Received by CHEQUE NO:000003 Dated 04.03.2016 drawn on Kotak Mahindra Bank, Burrabazar Branch (Principal 11,79,999/- tds 1,53,334/-)	Rs	13,33,333.00
n)	Received by CHEQUE NO:000003 Dated 04.03.2016 drawn on Kotak Mahindra Bank, Burrabazar Branch (Principal 11,79,999/- tds 1,53,334/-)	Rs	13,33,333.00
o)	Received by CHEQUE NO:000001 Dated 04.03.2016 drawn on Kotak Mahindra Bank, Burrabazar Branch	Rs	20,00,000.00
p)	Received by CHEQUE NO:000002 Dated 04.03.2016 drawn on Kotak Mahindra Bank, Burrabazar Branch (Principal 16,80,000/- tds 1,53,334/-)	Rs	18,33,334.00
Total		Rs	4,60,00,000.00

(Rupees Four Crores Sixty Lakhs only)

Witness :

1. *[Handwritten Signature]*
16 Syrach Street
Kolkata - 700072
2. *Debabrata Santra*
15, Mayapally Road
Kolkata - 55

[Handwritten Signature]

Signature of Assignor



Addl. District Sub- Registrar
Coimbatore (North Zone) 2A, P.O. 64

10 MAR 2016

MEMO OF CONSIDERATION

RECEIVED with thanks from the above named Purchasers a sum of Rs 12,00,000/- (Rupees Twelve lakhs only) being the full consideration for transferring the Reversionary Right in respect of the aforesaid Property as per the Memo given below -

a)	Received by CHEQUE NO:000004 Dated 04.03.2016 drawn on Kotak Mahindra Bank, Burrabazar Branch (Principal 3,96,000/- tds 4,000/-)	Rs.	4,00,000.00
b)	Received by CHEQUE NO:000004 Dated 04.03.2016 drawn on Kotak Mahindra Bank, Burrabazar Branch (Principal 3,96,000/- tds 4,000/-)	Rs.	4,00,000.00
c)	Received by CHEQUE NO:000003 Dated 04.03.2016 drawn on Kotak Mahindra Bank, Burrabazar Branch (Principal 3,96,000/- tds 4,000/-)	Rs.	4,00,000.00
Total		Rs.	12,00,000.00

(Rupees Twelve Lakhs only)

Witness :

1. *[Handwritten Signature]*

2. *Debabrata Sentra*

Pradip Kumar Ghosh
Executor to the Estate of
Ugendra Ch. Ghosh


































Signature of Vendor



Addl. District Sub- Registrar
Coimbatore (North Zone) 2A, P.O. 04

10 MAR 2016

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Yashwanth Saha</i>							
		(Left Hand)						
								
		(Right Hand)						
	<i>Pradip Kumar Ghosh</i>							
		(Left Hand)						
								
		(Right Hand)						
	<i>Arul Kumar Saz</i>							
		(Left Hand)						
								
		(Right Hand)						



Addl. District Sub- Registrar
Coimbatore (North Zone) 2A, P.O. 64

10 MAR 2016



Government of West Bengal
 Directorate of Registration & Stamp Revenue
 FORM-1564
 Miscellaneous Receipt

Visit Commission Case No / Year	1506000409/2016	Date of Application	10/03/2016
Query No / Year	15061000102892/2016		
Transaction	(0101) Sale, Sale Document		
Applicant Name of QueryNo	Mr D Singh		
Stampduty Payable	Rs. 33,04,020/-		
Registration Fees Payable	Rs. 5,19,203/-		
Applicant Name of the Visit Commission	Mr D SINGH		
Applicant Address	HC CAL		
Place of Commission	Akrampur Talikhola Barrackpore Road Barasat, P.O:- Noapara, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700125		
Expected Date and Time of Commission	10/03/2016 7:00 PM		
Fee Details	J1: 250/-, J2: 550/-, PTA-J(2): 50/-, Total Fees Paid: 850/-		
Remarks			



Add. District Sub- Registrar
Coimbatore (Karnataka) J. P. No. 04

10 MAR 2016



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas
 Signature / LTI Sheet of Query No/Year 15061000102892/2016



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Goutam Saha Akrapur Talikhole Barrackpore Road Barasat, P.O:- Noapara, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700125	Seller			<i>Goutam Saha</i> 10/03/16
2	Pradip Kumar Ghosh 435 Jessore Road, P.O:- Bangur Avenue, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Representative of Seller [Estate Of Upendra Chandre Ghosh]			<i>Pradip Kumar Ghosh</i> 10.03.16
3.0	Anil Kumar Saraf Room No 4A 4th Floor Metro Tower 170 Chittaranjan Avenue, P.O:- Burrabazar, P.S:- Jorasanko, District:- Kolkata, West Bengal, India, PIN - 700007	Representative of Buyer [Panchmukhi Niketan LLP]			<i>Anil Kumar Saraf</i> 10/03/2016



Addl. District Sub- Registrar
Coimbatore (North Zone) 2A, P.O. 64

10 MAR 2016

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3.1	Anil Kumar Saraf Room No 4A 4th Floor Metro Tower 170 Chittaranjan Avenue, P.O.- Burrabazar, P.S.- Jorasanko, District- Kolkata, West Bengal, India, PIN - 700007	Representative of Buyer [Panchmukhi Sky Scraper LLP]			<i>Anil Kumar Saraf</i> 10/3/2016
3.2	Anil Kumar Saraf Room No 4A 4th Floor Metro Tower 170 Chittaranjan Avenue, P.O.- Burrabazar, P.S.- Jorasanko, District- Kolkata, West Bengal, India, PIN - 700007	Representative of Buyer [Panchmukhi Villa LLP]			<i>Anil Kumar Saraf</i> 10/3/2016
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Sandeep Joshi Son of Mahesh Joshi High Court, P.O.- GPO, P.S.- Hara Street, Kolkata, District- Kolkata, West Bengal, India, PIN - 700001	Goutam Saha, Pradip Kumar Ghosh, Anil Kumar Saraf		<i>Sandeep Joshi</i> 10/3/16	

(Mohul Mukhopadhyay)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 COSSIPORE DUMDUM
 North 24-Parganas, West
 Bengal



Add. District Sub- Registrar
Coimbatore (Karnataka) 28/03/2016

10 MAR 2016



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	15061000102892/2016	Query Date	08/03/2016 8:26:28 PM
Office where deed will be registered	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas		
Applicant Name	D Singh		
Address	Thana Bidhannagar, District North 24-Parganas, WEST BENGAL, PIN - 700102		
Applicant Status	Advocate		
Other Details	Mobile No. : 9836545422		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 4,72,00,000/-	Total Market Value:	Rs. 4,72,00,000/-
Stampduty Payable	Rs. 33,04,020/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 5,19,203/-	Registration Fee Article:-	A(1), E
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		



Add. District Sub- Registrar
Coimbatore (North Zone) 2A, P.O. 64

10 MAR 2016

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: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Shyamnagar, Premises No. 435, Ward No: 21	RS Plot No:- 176 RS Khatian No:- 47	18 Katha	4,66,75,000/-	4,66,75,000/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 16 Ft., Adjacent to Metal Road, Litigated Property, Encumbered by Tenant.
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
	Gr. Floor	1500 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tin Shed, Extent of Completion: Complete	
S1	Ort Land On	1500 Sq Ft.	5,25,000/-	5,25,000/-	Structure Type: Structure Tenanted, Litigated Property	
Seller Details						
Sl No.	Name & Address (Organization)		Status	Execution And Admission Details		Other Details
1	Goutam Saha Son of Late Jasoda Jiban Saha Akrapur Talikhola Barrackpore Road Barasat, P.O:- Noapara, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700125		Individual	Executed by: Self, To be Admitted by: Self,		Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AMHPS8643Q,
2	Estate Of Upendra Chandra Ghosh 435 Jessore Road, P.O:- Bangur Avenue, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055		Organization	Executed by: Representative,		PAN No. AAATE1163C,



Addl. District Sub- Registrar
Coimbatore (North Zone) 2A, P.O. 64

10 MAR 2016

Representative Details				
Sl No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Pradip Kumar Ghosh 435 Jessore Road, P.O:- Bangur Avenue, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. ADRPG6633K		Estate Of Upendra Chandra Ghosh (as Executor)
Buyer Details				
Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
1	Panchmukhi Villa LLP Room No 4A 4th Floor Metro Tower 170 Chittaranjan, P.O:- Burrabazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007	Organization	Executed by: Representative,	PAN No. AASFP2568E,
2	Panchmukhi Sky Scraper LLP Room No 4A 4th Floor Metro Tower 170 Chittaranjan, P.O:- Burrabazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007	Organization	Executed by: Representative,	PAN No. AASFP2475J,
3	Panchmukhi Niketan LLP Room No 4A 4th Floor Metro Tower 170 Chittaranjan, P.O:- Burrabazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007	Organization	Executed by: Representative,	PAN No. AASFP2472R,
Representative Details				
Sl No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Anil Kumar Saraf Room No 4A 4th Floor Metro Tower 170 Chittaranjan Avenue, P.O:- Burrabazar, P.S:- Jorasanko, District:- Kolkata, West Bengal, India, PIN - 700007	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AKTPS7086H		Panchmukhi Villa LLP (as Partner), Panchmukhi Sky Scraper LLP (as Partner), Panchmukhi Niketan LLP (as partner)



Add. District Sub- Registrar
Coimbatore (Karnataka) J. P. No. 04

10 MAR 2016

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Sandeep Joshi Son of Mahesh Joshi High Court, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Goutam Saha; Pradip Kumar Ghosh, Anil Kumar Saraf

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L1	Goutam Saha	Panchmukhi Villa LLP	4.4 Dec	16.6667
L1	Goutam Saha	Panchmukhi Sky Scraper LLP	4.4 Dec	16.6667
L1	Goutam Saha	Panchmukhi Niketan LLP	4.4 Dec	16.6667
L1	Estate Of Upendra Chandra Ghosh	Panchmukhi Villa LLP	4.4 Dec	16.6667
L1	Estate Of Upendra Chandra Ghosh	Panchmukhi Sky Scraper LLP	4.4 Dec	16.6667
L1	Estate Of Upendra Chandra Ghosh	Panchmukhi Niketan LLP	4.4 Dec	16.6667

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
S1	Goutam Saha	Panchmukhi Villa LLP	250 Sq Ft	16.6667
S1	Goutam Saha	Panchmukhi Sky Scraper LLP	250 Sq Ft	16.6667
S1	Goutam Saha	Panchmukhi Niketan LLP	250 Sq Ft	16.6667
S1	Estate Of Upendra Chandra Ghosh	Panchmukhi Villa LLP	250 Sq Ft	16.6667
S1	Estate Of Upendra Chandra Ghosh	Panchmukhi Sky Scraper LLP	250 Sq Ft	16.6667
S1	Estate Of Upendra Chandra Ghosh	Panchmukhi Niketan LLP	250 Sq Ft	16.6667

For Information only



Addl. District Sub- Registrar
Coimbatore (North Zone) 2A, P.O. 04

10 MAR 2016

	PERMANENT ACCOUNT NUMBER ADPG6633K	
	NAME PRADIP KUMAR GHOSH	
	FATHER'S NAME SUDHIR KUMAR GHOSH	
	DATE OF BIRTH 30-07-1945	
SIGNATURE 		 COMMISSIONER OF INCOME-TAX, W.B. - XI

Pradip Kumar Ghosh



Addl. District Sub- Registrar
Coimbatore (North Zone) 2A, P.O. 04



10 MAR 2016


PERMANENT ACCOUNT NUMBER
AMHPS8643Q


NAME
GOUTAM SAHA

NAME OF THE PATRON/NAME
JIBAN SAHA

DATE OF BIRTH / DATE OF BIRTH
08-08-1966

OFFICER'S SIGNATURE




COMMISSIONER OF INCOME-TAX, VI



इस कार्ड के साथ 2 फोटो जमा करने कृपया जारी करते
 साथे आवधिकारी को सूचित - चक्रवर्त काल में
 संयुक्त उपकरण अनुसंधान (इंजीनियरिंग एवं तकनीकी),
 फ्लोर-7,
 चौक/बी. बंगला,
 कोलकाता - 700 065.

In case this card is lost/found, kindly inform/return to:
 the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Kolkata-700 065.





Add. District Sub- Registrar
Coimbatore (Karnataka) J. P. No. 04

10 MAR 2016

आयकर विभाग
INCOME TAX DEPARTMENT
PANCHMUKHI SKYSCRAPER LLP

भारत सरकार
GOVT. OF INDIA

26/02/2018
PAN Card
AASFP2475J

60000778

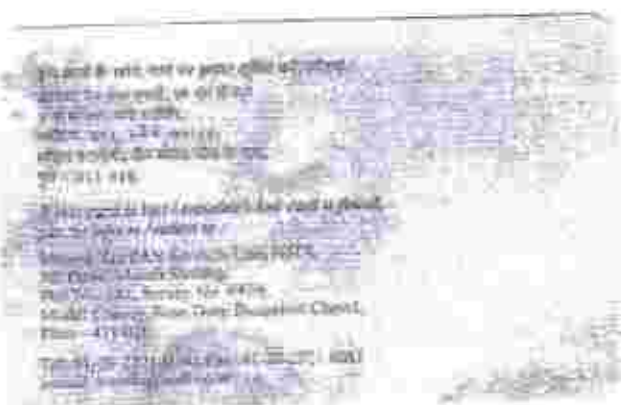
आयकर विभाग, नई दिल्ली (आयकर कार्ड/पैन कार्ड)
आयकर विभाग, नई दिल्ली
प्लॉट नं. 342, एच.ए.ओ.ए.
महानगरपालिका, नई दिल्ली
फोन - 011-2323

If this card is lost (आयकर कार्ड/पैन कार्ड is found,
Please inform / notify:-
Director, PAN Services Unit, NSDL,
The Bharat Mata Building,
Plot No. 342, Sector No. 34A,
Mahatma Complex, Patel Drive, Connaught Place,
New Delhi - 110001



Add. District Sub- Registrar
Coimbatore (404/1206) 2A P.O. 04

10 MAR 2016





Add. District Sub- Registrar
Coimbatore (Karnataka) J. P. No. 04

10 MAR 2016

आयकर विभाग

INCOME TAX DEPARTMENT

PANCHMUKHI NIKETAN LLP



भारत सरकार

GOVT. OF INDIA



25/02/2016

AASFP2472R

6002716

आयकर विभाग का प्रमुख कार्यालय / ऑफिस
आयकर विभाग, प्रमुख कार्यालय
एडी बिल्डिंग, मंडी बजार रोड, पटौली, जयपुर, राजस्थान 302002, भारत
फोन नंबर: 0146-2211334

Income Tax Department
Principal Officer's Office
Income Tax Department - J.P.O.D.
Ad-500, Mandi Bazar
P.O. No. 341, Station No. 0100
Mandi Bazar, Mandi Bazar, Jaipur, Rajasthan
Phone - 0146

आयकर विभाग का प्रमुख कार्यालय / ऑफिस
आयकर विभाग, प्रमुख कार्यालय



Addl. District Sub- Registrar
Coimbatore (North Zone) 2A, P.O. 64

10 MAR 2016

व्यक्तिगत विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT OF INDIA
ANIL KUMAR SARAF	
ATMA RAM SARAF	
19/07/1973	
AKTP-67088H	

Anil Kumar Saraf

Anil Kumar Saraf

व्यक्तिगत विभाग, भारत सरकार
Income Tax Department, Government of India
व्यक्तिगत विभाग, भारत सरकार
Income Tax Department, Government of India

आयकर विभाग, भारत सरकार
Income Tax Department, Government of India
5th Floor, Market Street,
P.O. Box 547, New Delhi-110 001
Model Call Centre for Direct Payments, Chandni
Chowk - 110 001

आयकर विभाग, भारत सरकार
Income Tax Department, Government of India



Add. District Sub- Registrar
Coimbatore (Karnataka) J. P. No. 04

10 MAR 2016

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201516-003657834-1

Payment Mode Online Payment

GRN Date: 15/03/2016 12:25:47

Bank : State Bank of India

BRN : CK87833199

BRN Date: 15/03/2016 12:34:31

DEPOSITOR'S DETAILS

Id No. : 15061000102892/4/2016

[Query No./Query Year]

Name : panchmukhi villa llp

Contact No. :

Mobile No. : +91 9331169619

E-mail :

Address : 170, c.r.avenue

Applicant Name : Mr D Singh

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15061000102892/4/2016	Property Registration- Registration Fees	0030-03-104-001-16	519203
2	15061000102892/4/2016	Property Registration- Stamp duty	0030-02-103-003-02	3304020

Total

3823223

In Words : Rupees Thirty Eight Lakh Twenty Three Thousand Two Hundred Twenty Three only

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
Sl. No.	Name and Address of Presentant
1	Anil Kumar Saraf Room No 4A 4th Floor Metro Tower 170 Chittaranjan Avenue, P.O.- Burrabazar, P.S.- Jorasanko, District:- Kolkata, West Bengal, India, PIN - 700007.

Seller Details	
Sl. No.	Name, Address, Photo, Finger print and Signature
1	Goutam Saha Son of Late Jasoda Jiban Saha Akrampur Talikhola Barrackpore Road Barasat, P.O:- Noapara, P.S:- Barasat, District-North 24-Parganas, West Bengal, India, PIN - 700125 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. AMHPS8843Q,, Status : Individual, Date of Execution : 10/03/2016, Date of Admission : 10/03/2016; Place of Admission of Execution : Pvt. Residence
2	Estate Of Upendra Chandra Ghosh 435 Jessore Road, P.O:- Bangur Avenue, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700055 PAN No. AAATE1163C,, Status : Organization; Represented by (1-2) representative as given below:-
1-2 (1)	Pradip Kumar Ghosh 435 Jessore Road, P.O:- Bangur Avenue, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. ADRPG6633K,; Status : Representative; Date of Execution : 10/03/2016, Date of Admission : 10/03/2016; Place of Admission of Execution : PVL Residence

Buyer Details	
Sl. No.	Name, Address, Photo, Finger print and Signature
1	Panchmukhi Villa LLP Room No 4A 4th Floor Metro Tower 170 Chittaranjan, P.O.- Burrabazar, P.S.- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700007 PAN No. AASFP2568E.; Status : Organization
2	Panchmukhi Sky Scraper LLP Room No 4A 4th Floor Metro Tower 170 Chittaranjan, P.O.- Burrabazar, P.S.- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700007 PAN No. AASFP2475J.; Status : Organization
3	Panchmukhi Niketan LLP Room No 4A 4th Floor Metro Tower 170 Chittaranjan, P.O.- Burrabazar, P.S.- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700007 PAN No. AASFP2472R.; Status : Organization. Represented by their (1-3) representative as given below:-
1-3 (1)	Anil Kumar Saraf Room No 4A 4th Floor Metro Tower 170 Chittaranjan Avenue, P.O.- Burrabazar, P.S.- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700007; Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKTPS7086H.; Status : Representative; Date of Execution : 10/03/2016; Date of Admission : 10/03/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
Sl. No.	Identifier Name & Address	Identifier of	Signature
1	Sandeep Joshi Son of Mahesh Joshi High Court, P.O:- GPO, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India.	Goutam Saha, Pradip Kumar Ghosh, Anil Kumar Saraf	

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

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 North 24-Parganas, P.S.- Dum Dum; Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Shyamnagar, Premises No: 435, Ward No. 21	RS Plot No:- 176 RS Khatian No:- 47.	16 Katha	4,66,75,000/-	4,66,75,000/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 18 Ft., Adjacent to Metal Road, Litigated Property, Encumbered by Tenant.

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	1500 Sq Ft.	0/-		Residential Use; Cemented Floor, Age of Structure: 30 Years, Roof Type: Tin Shed, Extent of Completion: Complete
S1	On Land L1	1500 Sq Ft.	5,25,000/-	5,25,000/-	Structure Type: Structure Tenanted, Litigated Property.

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Goutam Saha	Panchmukhi Villa LLP	4.4	16.6667
	Goutam Saha	Panchmukhi Sky Scraper LLP	4.4	16.6667
	Goutam Saha	Panchmukhi Niketan LLP	4.4	16.6667
	Estate Of Upendra Chandra Ghosh	Panchmukhi Villa LLP	4.4	16.6667
	Estate Of Upendra Chandra Ghosh	Panchmukhi Sky Scraper LLP	4.4	16.6667
	Estate Of Upendra Chandra Ghosh	Panchmukhi Niketan LLP	4.4	16.6667

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				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	Estate Of Upendra Chandra Ghosh	Panchmukhi Niketan LLP	250 Sq Ft	16.6667
	Estate Of Upendra Chandra Ghosh	Panchmukhi Sky Scraper LLP	250 Sq Ft	16.6667
	Estate Of Upendra Chandra Ghosh	Panchmukhi Villa LLP	250 Sq Ft	16.6667
	Goutam Saha	Panchmukhi Niketan LLP	250 Sq Ft	16.6667
	Goutam Saha	Panchmukhi Sky Scraper LLP	250 Sq Ft	16.6667
	Goutam Saha	Panchmukhi Villa LLP	250 Sq Ft	16.6667

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	D Singh
Address	Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700102
Applicant's Status	Advocate

Office of the A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas

Endorsement For Deed Number : I - 150602428 / 2016

Query No/Year	15061000102892/2016	Serial no/Year	1506002428 / 2016
Deed No/Year	I - 150602428 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Anil Kumar Saraf	Presented At	Private Residence
Date of Execution	10-03-2016	Date of Presentation	10-03-2016

Remarks

On 08/03/2016

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 4.72.00.000/-

(Mohul Mukhopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

On 10/03/2016

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

Presented for registration at 17:50 hrs on : 10/03/2016, at the Private residence by Anil Kumar Saraf ..

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

Execution is admitted on 10/03/2016 by

Goutam Saha, Son of Late Jasoda Jiban Saha, Akrapur Talikhola Barrackpore Road Barasat, P.O: Noapara, Thana Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700125, By caste Hindu, By Profession Others

Indatified by Sandeep Joshi, Son of Mahesh Joshi, High Court, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 10/03/2016 by

Pradip Kumar Ghosh Executor, Estate Of Upendra Chandra Ghosh, 435 Jessore Road, P.O:- Bangur Avenue, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Pradip Kumar Ghosh, Son of Late Sudhir Kumar Ghosh, 435 Jessore Road, P.O: Bangur Avenue, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By profession Business

Indatified by Sandeep Joshi, Son of Mahesh Joshi, High Court, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 10/03/2016 by

1. Anil Kumar Saraf Partner, Panchmukhi Villa LLP, Room No 4A 4th Floor Metro Tower 170 Chittaranjan, P.O.- Burrabazar, P.S.- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700007 Anil Kumar Saraf, Son of Atma Ram Saraf, Room No 4A 4th Floor Metro Tower 170 Chittaranjan Avenue, P.O: Burrabazar, Thana: Jorasanko, Kolkata, WEST BENGAL, India, PIN - 700007, By caste Hindu, By profession Business
 2. Anil Kumar Saraf Partner, Panchmukhi Sky Scraper LLP, Room No 4A 4th Floor Metro Tower 170 Chittaranjan, P.O.- Burrabazar, P.S.- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700007 Anil Kumar Saraf, Son of Atma Ram Saraf, Room No 4A 4th Floor Metro Tower 170 Chittaranjan Avenue, P.O: Burrabazar, Thana: Jorasanko, Kolkata, WEST BENGAL, India, PIN - 700007, By caste Hindu, By profession Business
 3. Anil Kumar Saraf partner, Panchmukhi Niketan LLP, Room No 4A 4th Floor Metro Tower 170 Chittaranjan, P.O.- Burrabazar, P.S.- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700007 Anil Kumar Saraf, Son of Atma Ram Saraf, Room No 4A 4th Floor Metro Tower 170 Chittaranjan Avenue, P.O: Burrabazar, Thana: Jorasanko, Kolkata, WEST BENGAL, India, PIN - 700007, By caste Hindu, By profession Business
- Indefinitly by Sandeep Joshi, Son of Mahesh Joshi, High Court, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate



(Mohul Mukhopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

On 16/03/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,19,203/- (A(1) = Rs 5,19,189/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,19,203/-

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

1 Rs 5,19,203/- is paid, by online on 15/03/2016 12:34PM with Govt. Ref. No: 192015160036578341 on 15-03-2016, Bank: State Bank of India (SBIN0000001), Ref. No. CK87833199 on 15/03/2016, 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 33,04,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 33,04,020/-

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

1 Rs. 33,04,020/- is paid, by online on 15/03/2016 12:34PM with Govt. Ref. No. 192015160036578341 on 15-03-2016, Bank: State Bank of India (SBIN0000001), Ref. No. CK87833199 on 15/03/2016, Head of Account 0030-02-103-003-02

Payment of Stamp Duty

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 100/- is paid on Impressed type of Stamp, Serial no 806957, Purchased on 10/03/2016, Vendor named S C.

(Mohul Mukhopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2016, Page from 94453 to 94492

being No 150602428 for the year 2016.



(Handwritten signature)

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2016.03.18 13:46:43 +05:30
Reason: Digital Signing of Deed

(Mohul Mukhopadhyay) 3/18/2016 1:46:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

