

842 I

I-01088/2016

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

अन्तिमवर्ण पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature Sheet / Sheets and the endorsement sheet / Sheets attached with this document's are the part of the document.

C 660976

Registrar (U/S 712)
District Sub-Registrar II
24 Pgs (N) Barisal

22 MAR 2016

DEED OF SALE

THIS INDENTURE is made this 15th day of March in the year of Christ Two Thousand Sixteen

177851

Sandip Pal Choudhury

to

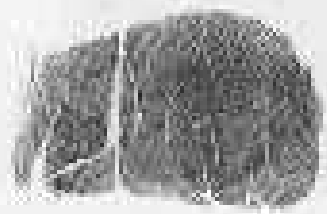
K. B. Roy

KD

NAME.....
 ADE.....
 Regd. 18 MAR 2016
SURANJAN MUKHERJEE
 Licensed State Vendor
 C. & Churn
 B & K. S. Roy, Secy. H.O.

18 MAR 2016

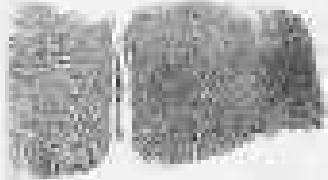
Opri. Muralidhar



4004

For and on behalf of
ASTORIA HOTEL (P) LTD

Opri. Muralidhar
DIRECTOR



4005

For ALLAHABAD BANK

[Signature]

Authorized Officer



Rajesh Kumar Agarwal
S/o Sri Raghunath Prasad Agarwal
A-66, C.I.T. Scheme - III (S)
Kolkata - 700 034
P.S. - Phoolbagan,
P.O. - Kankargachhi,
Occupation: Business.

Registrar UMS 7(2)
District Sub-Registrar II
24 Pgs (N) Barrack

19 MAR 2016

BETWEEN

AUTHORISED OFFICER of the Allahabad Bank (Pan No: AACCA8464F), Asset Recovery Management Branch, 7, Red Cross Place, Kolkata-700001 P.S – Hare Street, Kolkata-700001 duly appointed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, namely **Mr Nand Kumar** by faith Hindu, By Occupation : Service, by Nationality : Indian, having office at 7, Red Cross Place, Kolkata-700001 P.S – Hare Street, Kolkata-700001 hereinafter referred to as "**the VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office) of the **ONE PART**

AND

ASTORIA HOTEL PVT. LTD. (Income Tax PAN AACCA5828M) a Private Limited Company incorporated under the Companies Act, 1956 having its Registered Office at 6/2, Sudder Street, Kolkata 700016 having been duly authorized therefore duly represented by its Director **Raja Alimchandani** (having Income Tax PAN ACLPA9173B) son of Mangaram Alimchandani Mohan hereinafter referred to as "**the PURCHASER**" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successor-in-office, successors-in interest, Administrator and Assignees) of the **OTHER PART.**

WHEREAS one (1) Mahamaya Dasí widow of Late Brajanath Biswas, (2) Debendra Nath Biswas, (3) Surendra Nath Biswas (4) Sudhir Kumar Biswas (5) Kartick Chandra Biswas (6) Sudhangshu Kumar Biswas and (7) Suresh Chandra Biswas No.3 to 7 all sons of Late Brajanath Biswas of Doharia , P.S. Barasat, District- North 24-Parganas (previously 24-Parganas) were the absolute owners of the property which is more fully and specifically written and described in the Schedule I mentioned thereinbelow;

AND WHEREAS the said Mahamaya Dasí wife of Late Brajanath Biswas died intestate leaving behind her six sons namely (1) Debendra Nath Biswas, (2) Surendra Nath Biswas (3) Sudhir Kumar Biswas, (4) Kartick Chandra Biswas, (5)



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DISTRICT SUP. REGISTER II
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Sudhangshu Kumar Biswas and (6) Suresh Chandra Biswas as her only heirs and legal representatives;

AND WHEREAS the said Debendra Nath Biswas and his five other brothers inherited their mother's share in equal shares and became the absolute joint owners of the said property more fully mentioned in the Schedule IV hereinbelow;

AND WHEREAS the said Kartick Chandra Biswas son of Late Brajanath Biswas of Doharia, P.S. Barsat, District 24-Parganas (now North 24-Parganas) sold his share of the said property to one Ratneshwar Das son of Late Rai Charan Das of Sarat Colony Dum Dum by a Sale Deed for the consideration mentioned therein;

AND WHEREAS in the last Revisional Settlement the names of 1) Debendra Nath Biswas, (2) Surendra Nath Biswas (3) Sudhir Kumar Biswas, (4) Sudhangshu Kumar Biswas (5) Suresh Chandra Biswas (all sons of Late Brajanath Biswas of Doharia) and the aforesaid (6) Ratneshwar Das son of Late Raicharan Das of Sarat Colony Dum Dum were recorded as the absolute joint owners of the said property;

AND WHEREAS by a Deed of Conveyance dated 24.4.1959 the said Ratneshwar Das being the Vendor therein sold, transferred and conveyed to Sudhangshu Kumar Biswas being the Vendee therein ALL THAT a piece and parcel of about 65.6 decimals (more or less) of land being 1/6th share in R.S.Dag Nos. 448, 449, 450, 462 under R.S. Khatian No.130 and R.S. Dag No.453, 454, 455 under R.S. Khatian No.455 of Mouza Sahara, J.L. No. 46 , R.S.No.3, Touji No.146, P.S. Barsat (now Airport) District 24-Parganas(now North 24-Parganas) duly registered at Sub-Registry Office, Barsat being Deed No.4671 for the year 1959 for the consideration mentioned therein;

AND WHEREAS by a Deed of Conveyance dated 17.5.1966 Sudhangshu Kumar Biswas being the Vendor therein sold, transferred and conveyed to Kartick Chandra Biswas being the Vendee therein ALL THAT a piece and parcel of about 65.6 decimals (more or less) of land being 1/6th share in R.S.Dag Nos. 448, 449, 450, 462 under R.S. Khatian No.130 and R.S. Dag No.453, 454, 455 under R.S. Khatian No.455 of Mouza Sahara, J.L. No. 46 , R.S.No.3, Touji No.146, P.S. Barsat (now



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ಶಿವಮೊಗ್ಗ, ಕರ್ನಾಟಕ
ಶಿವಮೊಗ್ಗ ಜಿಲ್ಲಾ ಪಂಚಾಯತ್

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Airport) District 24-Parganas(now North 24-Parganas) duly registered at Sub-Registry Office, Barasat being Deed No. 8126 for the year 1966 for the consideration mentioned therein;

AND WHEREAS the said Suresh Chandra Biswas died intestate as bachelor leaving behind him five brothers namely (1) Debendra Nath Biswas (2) Surendra Nath Biswas, (3) Sudhir Kumar Biswas, (4) Kartick Chandra Biswas, (5) Sudhangshu Kumar Biswas as his only legal heirs and they inherited the share of Suresh Chandra Biswas (since deceased) in equal proportions and became the absolute joint owners thereof;

AND WHEREAS the said Sudhangshu Kumar Biswas being one of the brothers of Late Suresh Chandra Biswas died on 2.2.1969 leaving behind him one widow two sons and one daughter namely (1) Smt. Doly Biswas (widow) (2) Rana Biswas (son) (3) Sudipta Biswas (Son) (4) Smt. Chandrani Ghosh (daughter) as his only legal heirs;

AND WHEREAS subsequently vide Sale Deed dated 7.7.1968 registered with the Office of the Registrar, North 24-Parganas, Barasat and recorded in Book No. 1, Vol No.68, Pages 279 to 292 being **Deed No.4414 for the year 1968** the said (1) Smt. Doly Biswas (widow) (2) Rana Biswas (son) (3) Sudipta Biswas (Son) and (4) Smt. Chandrani Ghosh (daughter) being the legal heirs of Late Sudhangshu Kumar Biswas sold transferred and conveyed to Mochano Paper Machines Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its registered office at No.2, Ganesh Chandra Avenue, Calcutta -700013 ALL THAT the piece and parcel of .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shali land in R.S. Dag No.449, .052 acres of Danga land in R.S. Dag No.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring about .432 acres of land under R.S. Khatian No.130 in Mouza Sahara, J.L.No.46, R.S. No.3, Touzal No. 146, P.S. Airport, District North 24-Parganas Together With the right of common passage on and upon 20' wide common Road as shown in the map or plan annexed to the Deed and more fully written and described in the **Schedule IV** hereinbelow for valuable consideration absolutely and for ever;



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AND WHEREAS one Bishu Charan Das was the absolute owner of the property more fully and particularly written and described in Schedule V hereunder;

AND WHEREAS subsequently the said Bishu Charan Das died intestate leaving behind him surviving his four sons namely (1) Prafulla Kumar Das (2) Amulya Kumar Das (3) Netal Charan Das (4) Ram Chandra Das, as his only legal heirs and they inherited the said property and became the joint owners thereof in equal shares;

AND WHEREAS by a Deed of Conveyance dated 6.7.1955 registered with the Office of the Sub-Registrar Office at Barasat and recorded in Book No.I, Volume No.63 Pages 152 to 154 being No.5662 for the year 1955, the said (1) Prafulla Kumar Das for self and on behalf of Ram Chandra Das, (2) Amulya Kumar Das and (3) Netal Charan Das as Vendors sold transferred and conveyed to Smt. Jamuna Bala Biswas being the Purchaser therein ALL THAT the piece and parcel of .40 decimals of land in R.S.Dag No.443 under R.S. Khatian No.116 of Mouza Sahara, J.L.No.46, R.S. No.3, P.S. Barasat (now airport) Touzi No. 146 and for the consideration mentioned therein;

AND WHEREAS in the last Revisional Settlement the said land was recorded in the name of said Smt. Jamuna Bala Biswas as the absolute owner thereof;

AND WHEREAS subsequently by a registered Deed of Conveyance dated 7.7.1988 registered with the Office of the Additional District Registrar, North 24 Parganas, Barasat and recorded in Book No.I, Volume No. 68, Pages from 293 to 303, being Deed No. 4415 for the year 1988 the said Smt. Jamuna Bala Biswas as the Vendor sold, transferred and conveyed to Mechana Paper Machines Pvt. Ltd, a company incorporated under the Companies Act, 1956 being the Purchaser ALL THAT the piece and parcel of .34 decimals of Danga land in R.S.Dag No.443 under R.S. Khatian No.116 of Mouja -Sahara, J.L.No.46, R.S.No.3, Touzi No. 146, P.S. Airport, Sub-Registry Office at Cossipore Dum Dum in the District of North 24-Parganas more fully written and described in the **Schedule V** hereinbelow for valuable consideration;



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AND WHEREAS one Surendra Nath Biswas was absolutely seized and possessed of and/or was well and sufficiently entitled to ALL THAT the piece and parcel of .28 decimals of Danga land in R.S. Dag No.447 under R.S. Khatian No.732 of Mouza -Sahara, J.L.No. 46, R.S. No. 3, P.S. Barasat (now Airport) Touji No. 146 in the District of North 24 – Parganas more fully written and described in Schedule VI hereunder;

AND WHEREAS in the last Revisional Settlement the said property was recorded in the name of Surendra Nath Biswas as the absolute owner thereof;

AND WHEREAS later on the said Surendra Nath Biswas died intestate on 6.4.1968 leaving behind him surviving his widow, three sons and three daughters namely (1) Smt. Jamuna Bala Biswas, (widow), (2) Sallen Biswas (son) (3) Shambhu Nath Biswas (son) , (4) Partha Sarathi Biswas (son) , (5) Smt.Parul Khan (daughter) wife of Madan Khan, (6) Smt. Sandhya Shaw (daughter) wife of Shankar Shaw and (7) Smt. Ashima Khan (daughter) wife of Anath Khan as his only legal heirs;

AND WHEREAS in the premises aforesaid, the said (1) Smt. Jamuna Bala Biswas (widow) (2) Sallen Biswas (son), (3) Shambhu Nath Biswas (son), (4) Partha Sarathi Biswas (son) , (5) Smt. Parul Khan (daughter), (6) Smt. Sandhya shaw (daughter) and (7) Smt. Ashima khan (daughter) inherited the said property and became the joint owners thereof in equal shares;

AND WHEREAS by a Deed of Conveyance dated 7.7.1988 registered with the Office of the Additional District Registrar, North 24 Parganas, Barasat and recorded in Book No.1, Volume No. 68, Pages 304 to 313 being Deed No. 4416 for the year 1988 the said Smt. Jamuna Bala Biswas (2) Sallen Biswas, (3) Shambhu Nath Biswas, (4) Partha Sarathi Biswas, (5) Smt. Parul Khan (6) Smt. Sandhya Shaw (7) Smt. Ashima Khan as the Vendors jointly sold, transferred and conveyed to Mechano Paper Machines Pvt. Ltd. a company incorporated under the Companies Act, 1956 ALL THAT the piece and parcel of about .28 decimals of Danga land in R.S. Dag No.447 under R.S. Khatian No. 732 of Mouza – Sahara, J.L. No. 46, R.S. No. 3, Touji No. 146, Pargana- Anwarpur, P.S. Airport, Sub-Registry office at



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Cassipore Dum Dum in the District of North 24-Parganas Together With the right of common passage on and upon 20' wide common Road thereto more fully written and described in the **Schedule VI** hereinbelow for valuable consideration thereto;

AND WHEREAS by another Deed of Conveyance dated 7.7.1988 registered with the Office of the Additional District Registrar, North 24 Parganas, Barasat and recorded in Book No.1, Volume No. 68, Pages 314 to 328 being **Deed No. 4417** for the year 1988 the said (1) Smt. Jamuna Bala Biswas (2) Saden Biswas, (3) Shambhu Nath Biswas, (4) Partha Sarathi Biswas, (5) Smt. Parul Khan (6) Smt. Sandhya Shaw (7) Smt. Ashima Khan as the Vendors jointly also sold, transferred and conveyed to Mechana Paper Machines Pvt. Ltd. a company incorporated under the Companies Act, 1956 ALL THAT the piece and parcel of about .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shali land in R.S. Dag No.449, .062 acres of Danga land in R.S. Dag no.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring .432 acres of land under R.S. Khatian No.130 in Mouza - Sahara, J.L.No.46, R.S. No.3, Touzi No. 146, P.S. Airport, District North 24-Parganas more fully written and described in the **Schedule VII** hereinbelow for valuable consideration mentioned therein;

AND WHEREAS the said Suresh Chandra Biswas died intestate as bachelor leaving behind surviving his five brothers namely (1) Debendra Nath Biswas (2) Surendra Nath Biswas, (3) Sudhir Kumar Biswas, (4) Kartick Chandra Biswas, (5) Suthangshu Kumar Biswas as his only legal heirs and they inherited the share of Suresh Chandra Biswas (since deceased) in equal shares;

AND WHEREAS the said Kartick Chandra Biswas died intestate on 6.8.1967 leaving behind surviving his widow one son and three daughters namely (1) Smt. Binapani Biswas (widow) (2) Tapas Biswas (son) (3) Smt. Mana Ballav (daughter) (4) Kumari Purabi Biswas (daughter) (5) Kumari Anima Biswas (daughter) as his only legal heirs;

AND WHEREAS in the premises aforesaid, the said (1) Smt. Binapani Biswas (widow) (2) Tapas Biswas (son) (3) Smt. Mana Ballav (daughter) (4) Kumari Purabi



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Biswas (daughter) (5) Kumari Anima Biswas (daughter) inherited the property of Kartick Chandra Biswas, since deceased which is more fully written and described in the Schedule II hereinbelow;

AND WHEREAS subsequently vide a Deed of Conveyance registered with the Office of the Additional District Registrar at Barasat and recorded in Book No.I, Volume No. 68, Pages 251 to 264 being **Deed No. 4412 for the year 1988** the said (1) Smt. Bina Pani Biswas (2) Tapas Biswas (3) Smt. Mana Ballav (4) Kumari Anima Biswas (5) Kumari Purabi Biswas being the Vendors therein jointly sold, transferred and conveyed to Mechano Paper Machines Pvt. Ltd. a company incorporated under the Companies Act, 1956 ALL THAT the piece and parcel of .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shali land in R.S. Dag No.449, .062 acres of Danga land in R.S. Dag No.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring .432 acres of land under R.S. Khatian No.130 in Mouza -Sahara, J.L.no.46, R.S. No.3, Touza No. 146, P.S.Airport, District North 24-Parganas TOGETHERWITH the right of common passage on and upon 20' wide common Road thereat more fully written and described in **Schedule II** hereinbelow for valuable consideration mentioned therein;

AND WHEREAS by a Deed of Conveyance dated 7.7.1988 registered with the Office of the Additional District Registrar, North 24 Parganas, Barasat and recorded in Book No.I, Volume No. 68, Pages from 237 to 250 being **Deed No. 4411 for the year 1988** Sudhir Kumar Biswas being one of the sons of Late Brajanath Biswas being the Vender therein sold, transferred and conveyed to Mechano Paper Machines Pvt. Ltd. being the Purchaser ALL THAT the piece and parcel of .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shali land in R.S. Dag No.449, .062 acres of Danga land in R.S. Dag no.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring .432 acres of land under R.S. Khatian No.130 in Mouza - Sahara, J.L.no.46, R.S. No.3, Touza No. 146, P.S. Airport, District North 24-Parganas together with the right of common passage on and upon 20' wide common Road thereat more fully written and described in **Schedule I** hereinbelow for valuable consideration mentioned therein;



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AND WHEREAS Debendra Nath Biswas being one of the sons of Brajanath Biswas, since deceased died intestate on 1.8.1986 leaving behind surviving his widow, three sons and one daughter namely (1) Smt. Pramila Biswas (widow), (2) Kalipada Biswas (son), (3) Krishnapada Biswas (son), (4) Gostha Biswas (son), (5) Smt. Sushma Bhattacharjee (daughter) as his only legal heirs;

AND WHEREAS in the premises aforesaid, the said (1) Smt. Pramila Biswas (widow) (2) Kalipada Biswas (son), (3) Krishnapada Biswas (son), (4) Gosta Biswas (son) (5) Smt. Sushama Bhattacharjee (daughter) inherited the property which is more fully written and described in the Schedule III hereinafter and became the joint owners thereof in equal shares;

AND WHEREAS by virtue of a Deed of Conveyance dated 7.7.1988 registered with the Office of the Additional District Registrar, North 24 Parganas, Barasat and recorded in Book No.I, Volume No. 88, Pages from 265 to 278 being **Deed No. 4413 for the year 1988** the said (1) Smt. Pramila Biswas (2) Kalipada Biswas (3) Krishna Pada Biswas (4) Gostha Biswas (5) Smt.Sushama Bhattacharjee being the Vendors therein jointly sold, transferred and conveyed to Mechano Paper Machines Pvt. Ltd. a company incorporated under the Companies Act, 1956 ALL THAT the piece and parcel of .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shali land in R.S. Dag No.449, .062 acres of Danga land in R.S. Dag No.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring .432 acres of land under R.S. Khatian No.130 in Moura- Sahara, J.L.No.46, R.S. No.3, Tauti No. 146, P.S. Airport, District North 24-Parganas more fully written and described in **Schedule III** hereinafter for valuable consideration mentioned therein;

AND WHEREAS by virtue of the abovementioned partly-rected seven registered title deeds, the said Mechano Paper Machines Pvt. Ltd. (hereinafter for the sake of brevity referred to as the 'said Company'), became the owner of the property more fully and particularly described in the **Schedules I To VII** hereunder absolutely for ever and free from all encumbrances;



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24 Pages (11 Figures)

1987-1988

AND WHEREAS the said Company was a constituent of the Allahabad Bank and *inter-alia*, enjoyed credit facilities from the said Bank;

AND WHEREAS at the request of the said Company, the nature and limit of the credit facilities were sanctioned modified and/or enhanced from time to time upon execution of usual Banking and other security documents;

AND WHEREAS on or about 24.09.2003 the limit of the credit facilities of the said Company was modified and/or enhanced by the Allahabad Bank.

AND WHEREAS for the purpose of securing repayment of the debit balance lying outstanding in the said loan account the said Company being the Mechano Paper Machines Pvt. Ltd through its Directors duly executed various banking documents in favour of the Allahabad Bank from time to time;

AND WHEREAS subsequently the said Company approached the Allahabad Bank (hereinafter for the sake of brevity referred to as the 'said Bank') for sanctioning further loan upon creation of equitable mortgage of the properties mentioned in Schedules I to VII hereinbelow by deposit of title deeds in respect thereof and visited the Bank and executed a Mortgage Agreement in favour of the said Bank;

AND WHEREAS pursuant to the provisions of the Companies Act, 1956 the said Company through its Directors created necessary charges in favour of the said Bank and registered the same with the Registrar of Companies, West Bengal showing the particulars of security and also *inter-alia* submitted the Certified Copies of Form No. 8 thereof;

AND WHEREAS subsequently the said Company failed and neglected to repay the loan amount lying outstanding with the said Bank in respect of the said account in spite of several requests and reminders from the said Bank;

AND WHEREAS under the said premises, the said Bank was compelled to initiate steps under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter for the



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District Secy Registrar II
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sake of brevity referred to as the 'SARFAESI Act') against the said Company by way of issuing a Notice dated 21.4.2005 under Section 13(2) of the said Act 2002 for realization of its dues;

AND WHEREAS even after the issuance of the said Notice dated 21.04.2005 under Section 13(2) of the SARFAESI Act by the Bank, the concerned borrower failed and neglected to pay its dues;

AND WHEREAS under the aforesaid circumstances, the Allahabad Bank was compelled to publish a Possession Notice under Section 13(4) of the SARFAESI Act in an English and vernacular newspaper and took possession of the properties more fully mentioned in the Schedules I to VII hereinbelow under the said Act;

AND WHEREAS on 15.1.2006 the said Bank duly published the Sale Notice in an English and vernacular newspaper in accordance with the provisions of the SARFAESI Act for realizing its outstanding dues by sale of the properties lying mortgage with it inter alia with the buildings structures thereof;

AND WHEREAS upon publication of the Sale Notice on 16.01.2006 as aforesaid, the said Company filed a Writ Petition being W.P. No.190 of 2006 before the Hon'ble High Court at Calcutta inter alia challenging the said Sale Notice of the Bank;

AND WHEREAS upon hearing both the parties and upon considering the facts of the case, the Hon'ble High Court vide Order dated 15.02.2006 directed that the Allahabad Bank could proceed with the said Sale Notice dated 16.01.2006 but no final effect should be given to the same till 31.03.2006 and that if the concerned borrower being the said Company failed to give any offer under the OTS Scheme of the Bank, the Allahabad Bank would be entitled to proceed upon expiry of the said date;

AND WHEREAS Allahabad Bank published a Sale Notice on 16.01.2011 under the SARFAESI Act for realization of its legitimate dues by sale of the said



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properties lying mortgage with it along with the buildings structures thereon on "AS IS WHERE IS" basis;

AND WHEREAS the Sale Notice issued by the Allahabad Bank dated 16th January, 2011, had appeared in the Times of India, Kolkata edition and such Sale notice was with regard to the Loan Account of M/S. Mechano Paper Machines Limited of Commerce House, 7, Ganesh Chandra Avenue, Kolkata - 700013.

AND WHEREAS upon coming to know of such an advertisement, the M/S. Astoria Hotel Pvt. Ltd., Smt. Shailja Agarwal one of the Directors of the M/S. Desire Financial Consultants Pvt. Ltd., and Mrs. Sarmista Damani jointly thereby deposited the earnest money with Allahabad Bank for the said sale of properties of M/S. Mechano Paper Machines Limited.

AND WHEREAS thus the team of Purchasers comprises of M/S. Astoria Hotel Pvt. Ltd., M/S. Desire Financial Consultants Pvt. Ltd. and Mrs. Sarmista Damani and finally their holding became 42.50%, 52.50% and 5% respectively.

AND WHEREAS it was mutually agreed upon that for the convenience and expediency, the team would be projected as the team Astoria Hotel Pvt. Ltd. but for all material purposes individual component of the team would be having their distinct share in the deal based upon their respective contribution of money to the deal.

AND WHEREAS despite the deal had ostensibly named after Astoria Hotel Pvt. Ltd.; it had been made clear and unambiguous within the aforesaid member of the said Final Team of Purchaser that Astoria Hotel Pvt. Ltd. is holding 42.50% Share, Desire Financial Consultants Pvt. Ltd. is holding 52.50% share and Mrs. Sarmista Damani is holding 5% share in the deal and it is declared admitted and confirmed by the said final team of the Purchasers that the owners of the Schedule property are owing the property accordingly to the said share.

AND WHEREAS one Astoria Hotels Pvt. Ltd. inter alia participated in the said sale process by submitting its bid in proper form and within time;



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AND WHEREAS on 21.02.2011 the bid for Rs. 901 lacs submitted by the said Astoria Hotels Pvt. Ltd. was declared the highest bid by the Bank and that the Bank confirmed the same and communicated its decision vide letter dated 21.02.2011;

AND WHEREAS the said Astoria Hotels Pvt. Ltd. duly made payment of the entire bid money by 08.03.2011 and that accordingly, the Allahabad Bank issued a Sale Certificate on the same day i.e. 08.03.2011 in favour of Astoria Hotels Pvt Ltd. which was duly received by the Purchaser;

AND WHEREAS after due compliance of all the formalities as provided for under the law and after receiving the entire consideration amount of such Sale in respect of the on 29.12.2011, the Authorized Officer of the Allahabad Bank appointed under the SARFAESI Act duly handed over possession of the subject properties mentioned in Schedules I to VII hereinafter along with 7 Original Title Deeds of the borrower to the Astoria Hotels Pvt Ltd. as per Sale Certificate dated 08.3.2011;

NOW THIS INDENTURE WITNESSETH that in reference to said Sale Certificate dated 08.03.2011 and in consideration of the sum of Rs. 9,01,00,000/-00 only of lawful money of the Indian Union well and truly paid by the Purchaser to the Vendor as per Memo hereunder written before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder admit and acknowledge and of and from the same and every part thereof the Vendor doth hereby acquit release and discharge the Purchaser as well as the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder on 'AS IS WHERE IS' basis and intended to be hereby sold and conveyed) the Vendor doth hereby grant sell convey transfer assign alien and assure unto the Purchaser ALL THAT the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder on 'AS IS WHERE IS' basis **TOGETHER WITH** all and dilapidated condition (in shed erections structures fixtures fittings boundaries courtyards drains common drains sewers compounds ditches ways paths passages common passages fences common fences walls hedges common walls tube-wells wells waters common waters courses grounds tanks trees



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fruits usufructs and soils thereof lights ancient lights rights liberties privileges easements and appurtenances belonging to or appurtenant thereof and the reversion or reversions remainder or remainders rents issues and profits and every part thereof **TOGETHER WITH** the benefits of any and all covenants and indemnities heretofore executed in respect of and in favour of or in any manner relating to the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder **AND ALSO TOGETHER WITH** the right title interest claim and demand whatsoever of the Vendor unto or upon the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder or any part thereof **TOGETHER WITH** all deeds pattahs and muniments of title exclusively relating to or concerning the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder or any part thereof which now are or hereafter shall or may be in the possession or power of the Vendor or any person or persons from whom it may procure the same without any action or suit **AND TO HAVE AND TO HOLD** the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder granted or expressed or intended so to be unto and to the use of the Purchaser absolutely and for ever on 'AS IS WHERE IS' basis **AND** the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed or thing by the said Vendor or any of his predecessor and ancestors-in-title done or executed or knowingly or willingly suffered to the contrary the said Vendor herein is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted, conveyed or expressed so to be and every part thereof on 'AS IS WHERE IS' basis **AND THAT** notwithstanding any such act deed or thing whatsoever as aforesaid the Vendor has now good right, full power and absolute authority under the SARFAESI Act to grant convey sell transfer the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder hereby granted or expressed so to be unto and to the use of the Purchaser herein in the manner aforesaid **AND THAT** the Purchaser herein and its successors-in-office and assigns shall and may at all times hereinafter peaceably or equitably, subject **NEVERTHELESS** to the provisions herein contained, hold, possess and enjoy the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder and every part thereof on 'AS IS WHERE IS' basis without any



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District Sub-Registrar II
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interruption claim or demand whatsoever from or by the Vendor herein or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for him **AND** free and clear freely and clearly and absolutely acquitted exonerated discharged by the Vendor and well and effectively saved kept harmless and indemnified of and from and against all demands matters or estate right title and interest lien charges and encumbrances whatsoever created done suffered occasioned or made by the Vendor or his predecessors and ancestors-in-title or any person or persons having lawfully or equitably claiming from under or in trust for them **AND THAT** the Vendor and all person or persons having lawfully or equitably claiming any estate or interest in the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder or any part thereof shall from time to time and at all times hereafter at the request and cost of the Purchaser herein do and execute or cause to be done or executed all such formal Deeds and papers and perform or cause to be done and executed all such acts, deeds and things for further better and more perfectly assuring the said properties and every part thereof unto and to the use of the Purchaser herein on "AS IS WHERE IS" basis and to give full effect to the ends and intents and meaning of these presents as shall or may be reasonably required **AND THAT** the Vendor herein doth hereby covenant with the Purchaser that the Vendor has not done or executed any act, thing or deed whereby it is prevented from granting, transferring and conveying the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder **AND** the Vendor doth hereby further covenant with the Purchaser that he will, unless prevented by fire or some other

inevitable accident, from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser produce or cause to be produced to its Solicitors or Authorised Agents or at any trial hearing commission or otherwise as the occasion shall arise, all or any of the Deeds or writings available to it for the purpose of showing the title to the said properties more fully and particularly written and mentioned in the Schedules I to VII hereunder hereby conveyed and expressed so to be or any part thereof **AND** also at the like requests and costs deliver or cause to be delivered unto the Purchaser such attested or other copies or extracts from the said Deeds and writings or any of them available to him



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as may be required and will in the meantime keep any such Deeds and writings safe unobliterated and uncanceled.

SCHEDULES I to VII

SCHEDULE - I

ALL THAT the piece and parcel of .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shali land in R.S. Dag No.449, .062 acres of Danga land in R.S. Dag no.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring .432 acres of land under R.S. Khatian No.130 in Mouza - Sahara, J.L.no.46, R.S. No.3, Tauti No. 146, P.S. Airport, District North 24-Parganas together with the right of common passage on and upon 20' wide common Road thereat;

SCHEDULE - II

ALL THAT the piece and parcel of .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shali land in R.S. Dag No.449, .062 acres of Danga land in R.S. Dag No.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring .432 acres of land under R.S. Khatian No.130 in Mouza -Sahara, J.L.no.46, R.S. No.3, Tauti No. 146, P.S.Airport, District North 24-Parganas TOGETHERWITH the right of common passage on and upon 20' wide common Road thereat;

SCHEDULE - III

ALL THAT the piece and parcel of .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shali land in R.S. Dag No.449, .062 acres of Danga land in R.S. Dag No.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring .432 acres of land under R.S. Khatian No.130 in Mouza- Sahara, J.L.No.46, R.S. No.3, Tauti No. 146, P.S. Airport, District North 24-Parganas;

SCHEDULE - IV

ALL THAT the piece and parcel of .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shali land in R.S. Dag No.449, .062 acres of Danga land in R.S. Dag No.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring about .432 acres of land under R.S. Khatian No.130 in Mouza Sahara, J.L.no.46, R.S. No.3, Tauti No. 146, P.S. Airport, District North 24-Parganas Together With the right of common passage on and upon 20' wide common Road;



Register 198-703
District Court, Registrar B
24 Fayette Street

19 MAR 2012

SCHEDULE -V

ALL THAT the piece and parcel of .34 decimals of Danga land in R.S.Dag No.443 under R.S. Khatian No.116 of Mouza -Sahara, J.L.No.46, R.S.No.3, Touz No. 146, P.S. Airport, Sub-Registry Office at Cossore Dum Dum in the District of North 24-Parganas now at A.D.S.R. Bihannagar;

SCHEDULE -VI

ALL THAT the piece and parcel of about .20 decimals of Danga land in R.S. Dag No.447 under R.S. Khatian No. 732 of Mouza - Sahara, J.L. No. 46, R.S. No. 3, Touz No. 146, Pargana- Anwarpur, P.S. Airport, Sub-Registry office at Cossore Dum Dum in the District of North 24-Parganas now at A.D.S.R. Bihannagar Together With the right of common passage on and upon .20' wide common Road thereto;

SCHEDULE -VII

ALL THAT the piece and parcel of about .166 acres of Danga land in R.S.Dag No.448, .148 acres of Shal land in R.S. Dag No.449, .052 acres of Danga land in R.S. Dag no.450 and .056 acres of Danga land in R.S. Dag No.462, total measuring .432 acres of land under R.S. Khatian No.130 in Mouza -Sahara, J.L.No.46, R.S. No.3, Touz No.146, P.S. Airport, District North 24-Parganas,Consolidated Schedules of the properties in total measuring about 2.70 Acres together with structures measuring 15000 sq feet being All that piece and parcel of land measuring .830 acres under R.S. Dag No. 448. 0.740 acres under R.S. Dag No. 449. 0.310 acres under R.S. Dag No. 450. 0.280 acres under R.S. Dag No. 462, all are Khatian No. 130, 0.340 acres under R.S. Dag No. 443, R.S. Khatian No. 116, 0.20 acres under R.S. Dag NO. 447, R.S. Khatian No. 732 all are in Mouza Sahara, Jessore Road, J.L.No. 46, R.S. R.S. 3, Touz No. 146, Pargana Anwarpur, District 24 Fargana (North) and being adjacent to each other Together With the right to Common passage on and upon 20 feet wide common road as are collectively shown in the Map or Plan annexed hereto and are lotted and bounded in the manner following -

ON THE EAST

- SRIDAN HIGHLANDS

ON THE NORTH

- JESSORE ROAD

ON WEST

- PRAWAN FACTORY

ON THE SOUTH

-SRIDAN TIE-UP PVT LTD



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District Sub-Registrar
24 Pgs (N) Barisal

19 MAR 2016

MEMO OF CONSIDERATION

RECEIVED from the withinnamed Purchaser a total sum of Rs. 9,01,00,000-00 only being the total consideration amount towards Sale of the aforesaid Schedule-mentioned properties hereinafter in the manner following :-

PAY ORDERS IN THE NAME OF ALLAHABAD BANK

Bank	Number	Date	Amount (Rupees)
Kotak Mahindra Bank	002412001580		Rs. 3,75,00,000-00
Corporation Bank	00033512810		Rs. 55,70,000-00
HDFC Bank	020812016342		Rs. 19,00,000-00
HDFC Bank	020812016359		Rs. 26,05,000-00
Allahabad Bank	810994		Rs. 2,00,00,000-00
Federal Bank	14553905		Rs. 20,00,000-00
Corporation Bank	567361		Rs. 1,05,000-00
Corporation Bank	567362		Rs. 9,00,000-00
Yes Bank	014147		Rs. 45,00,000-00
HDFC Bank	006231		Rs. 10,00,000-00
UCD Bank	947637		Rs. 55,00,000-00
Federal Bank	553891		Rs. 24,00,000-00
HDFC Bank	006206		Rs. 30,20,000-00
HDFC Bank	003058		Rs. 17,00,000-00
UCD Bank	000056		Rs. 14,00,000-00
			<u>Rs. 9,01,00,000-00</u>

Witnesses :

1. Rajesh Kumar Agarwal

2. Subir Kumar Singh

Full Name of the Vendor

 Officer, 205-206/1, Anand Nagar
 E. of, 205-206/1, Anand Nagar, Allahabad

(VENDOR)



✓
Received MS 7(2)
District Sub-Registrar II
24 Pgs (1) Barasat]

1.1.1.1.1.1

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on this the day month and year first abovescribed.

SIGNED AND DELIVERED by the VENDOR
abovescribed in the presence of:

1. Rajesh Kumar Agarwal
P-86, C.I.T. Sector 24 (MB)
Kolkata - 700 017

2. Lalit Kumar Singh
7, Redcross Place
Kolkata - 700 001

Stamp: THE COMPANY SEAL
DECLARATION DATE
Signature: NANO KUNAR
Small text: I hereby declare that the above is true and correct to the best of my knowledge and belief.

SIGNED AND DELIVERED by the PURCHASER
abovescribed in the presence of:

1. Rajesh Kumar Agarwal

2. Lalit Kumar Singh

For and on behalf of
ASTORIA HOTEL (P) LTD

Signature: Raja Anil Kumar
DIRECTOR

Drafted by Me:

Signature: S. Choudhuri
(SUDIP PAL CHOUDHURI) 12/6/2000
Advocate.
PAL CHOUDHURI & CO.
LAW FIRM.

10, Kiran Shankar Roy Road,
Ground floor, Calcutta-700001.

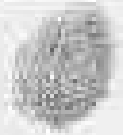


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15 MAR 2016



Eric Blair (aka)



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



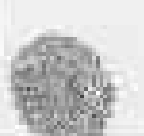
Fore



Middle

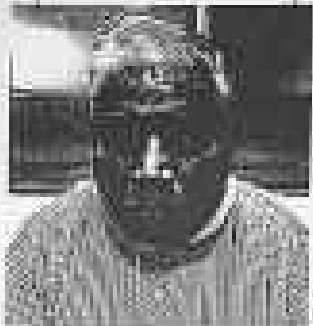


Ring



Little

(Right Hand)



Donny (aka)



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

PHOTO

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(Left Hand)

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19 MAR 2016

SITE PLAN FOR DEED NO.
 4415, 4416, 4417, 4411, 4414, 4413, 4412

JESSORE ROAD

1. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 1000 SQ. FT. OF IMPAVED AREA.
2. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 1000 SQ. FT. OF OPEN SPACE.
3. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 1000 SQ. FT. OF OPEN SPACE.
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10. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 1000 SQ. FT. OF OPEN SPACE.



For and on behalf of
 ASTORIA TRUST COMPANY

[Handwritten Signature]

ASTORIA TRUST COMPANY
 1000 1/2 STREET, ASTORIA, OREGON

VAND KUMAR



(2)
Registrar II
P.O. Box 111, Barossa

19 MAR 2016










Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name - North 24-Parganas

Signature / LTI Sheet of Query No/Year 18021600121845/2016

1. 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	Mr Nand Kumar Y, Red Cross Place, P.O- GPQ P.S- How Street, District-Kolkata, West Bengal, India, PIN - 700001	Representative of Seller [Atarabad Bank.]			 19.3.2016 18021600121845/2016
2	Mr Raju Alimchandani, 80 Sudder Street, P.O- Park Street, P.S- Park Street, District-Kolkata, West Bengal, India, PIN - 700015.	Representative of Buyer [Asteria Hotel Private Limited]			 19.3.2016 and on behalf of ASTERIA HOTEL (P) LTD
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Rajesh Kumar Agarwal Son of Mr. Raghunath Prasad Agarwal P-66, C.I.T Scheme VIII, P.O- Kankargachh, P.S- Pricol Bagan, District-South 24-Parganas, West Bengal, India, PIN - 700054	Mr Nand Kumar, Mr Raju Alimchandani		 19/3/2016	



(Supriya Chetopadhyay)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

North 24-Parganas, West
Bengal



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

DLR2370815

পরিচয় পত্র



Elector's Name Rajesh Kumar Agarwal

নির্বাচকের নাম রাজেশ কুমার আগারওয়াল

Father's Name Raghunath Prasad Agarwala

পিতার নাম রঘুনাথ প্রসাদ আগারওয়াল

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2006 40

১ জানুয়ারি ২০০৬ সালে বয়স ৪০

खिलाफत :
नि / ७७ नि. पाठि, डि. बिम ७ - बर (अन) कु नगा

Facsimile Signature
Electoral Registration Officer
निर्वाचन निपटण परिषदिक

Assembly Constituency: 155-Belaghatta

निर्वाचन क्षेत्र : १५५-बेलघाटी

पेस: ७७७७७

स्थायी लेखा संख्या

(PERMANENT ACCOUNT NUMBER)



ACLPAS175B



नाम / NAME

RAJU ALIMCHANDANI

पिता का नाम / FATHER'S NAME

MANGARAM ALIMCHANDANI MOHAN

जन्म तिथि / DATE OF BIRTH

07-09-1963

हस्ताक्षर / SIGNATURE

आयकर अधिकारी, प.सं. 11

COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / मिल जाने पर कृपया हमें सूचित
करने वाले प्राधिकारी को सूचित / वापस कर दें।

सहायक आयकर आयुक्त,

पी-7,

चीरिंगी स्क्वायर,

कलकत्ता - 700 069.

*In case this card is lost/found, kindly inform/return to
the issuing authority :*

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

इलाहाबाद बैंक
CHAKRA SANKAR KO SAMITHI

पिन कोड 201 007 एच 2 ए 17
पिन कोड 201 007 एच 2 ए 17

ALLAHABAD BANK

(A Govt. of India Undertaking)

A Division of I.F.U.S.I.

Head Office: 2, N.S. Road, Lucknow-226 001



Handwritten signature of the cardholder.

धारक के हस्ताक्षर
Signature of Holder

पहचान पत्र Identity Card

नाम Name: NAND KUMAR
पदनाम Designation: CHIEF MANAGER (LAW)
पहचान (भागी) स. Identity (P.F.) No.: 285
जन्म तिथि Date of Birth: 15.3.1961

Handwritten signature of the issuing authority.

जारीकर्ता प्राधिकारी महा प्रबंधक (आचार्य)
Issuing Authority: General Manager (HR)

व्यक्ति का नाम एवं पुरस्कार विनियम अस्पताल में संपर्क करें Name & Pin / Person of inquiry/contact

PRASHANT (SON), D 90443 31332

वास्तविक पता Residential Address

BLOCK -D-VIII, 403, SHREERAM ESTATE, CHAWRASTA, BEHALA, KOLKATA

दूरभाष Phone No - 70440 88727

रक्त-समूह Blood group: NOT GIVEN

1. इस कार्ड के खो जाने पर त्वरितगति प्रतिक्रियाएं की सुविधा करें।
Loss of this card should be intimated to the bank.
2. यदि पाया जाए तो बैंक की निकटतम शाखा को लौटा दें।
If found please return to the nearest branch.
3. इस कार्ड के अभाव में कर्मचारी को किसी कार्यवाई के लिए बैंक को
Bank does not undertake any responsibility for an
employee on the strength of this card.

जारी करने की तिथि Date of issue: 20.05.2015

Seller, Buyer and Property Details

Seller & Buyer Details

Presentant Details	
Sl. No.	Name and Address of Presentant
1.	Mr Raju Alimchandani 8/2 Budder Street, P.O.- Park Street, P.S.- Park Street, District-Kolkata, West Bengal, India, PIN - 700016

Buyer Details	
Sl. No.	Name, Address, Photo, Finger print and Signature
1.	Allahabad Bank 7, Red Cross Place, P.O.- GPO, P.S.- Hare Street, District-Kolkata, West Bengal, India, PIN - 700001; PAN No. AACCA8454F; Status: Organization; Represented by representative as given below -
(11)	Mr Nand Kumar 7, Red Cross Place, P.O.- GPO, P.S.- Hare Street, District-Kolkata, West Bengal, India, PIN - 700001; Sex: Male; By: Caste: Hindu, Occupation: Service, Citizen of India; Status - Representative; Date of Execution : 19/03/2016; Date of Admission : 19/03/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details

Sl. No.	Name, Address, Photo, Finger print and Signature
1	Astana Hotel Private Limited 8/2, Sudder Street, P.O.- Park Street, P.S.- Park Street, District-Kolkata, West Bengal, India, PIN - 700016 PAN No. AACCA5826M. Status: Organization, Represented by representative as given below:-
1(1)	Mr Raju Almchandani 8/2 Sudder Street, P.O.- Park Street, P.S.- Park Street, District-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By-Caste: Hindu, Occupation: Business, Citizen of India, Status: Representative, Date of Execution: 18/03/2018, Date of Admission: 18/03/2018, Place of Admission of Execution: Pvt. Residence

B. Identifire Details

Identifire Details			
Sl. No.	Identifier Name & Address	Identifier of	Signature
1	Mr Rajesh Kumar Agarwal Son of Mr. Raghunath Prasad Agarwal P-38, D.I.T Scheme VIII, P.O.- Kankargachi, P.S.- Phool Bagari, District-South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India.	Mr Nand Kumar, Mr Raju Almchandani	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khata No/ Road Zone	Area of Land	Settled Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S.- Airport, Municipality: NORTH DUM DUM, Road: Jessore Road Bye Lane, Mouza: Sahara.	RS Plot No - 448 RS Khata No - 130	0.83 Acre	1,99,34,770/-	8,90,53,488/-	Proposed Use: Industrial Use, ROR Danga, Width of Approach Road: 1 Ft., Ligated Property, Encumbered by Tenant.

Land Details						
Sl. No.	Property Location	Plot No & Khatian No- Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: North 24-Parganas, P.S.- Airport, Municipality: NORTH DUM DUM, Road: Jessore Road Bye Lane, Mouza: Sahara	RS Plot No:- 448 RS Khatian No:- 130	0.74 Acre	1,35,16,666/-	6,15,66,760/-	Proposed Use: Industrial Use. ROR: Danga, Width of Approach Road: 1 Ft., Litigated Property, Encumbered by Tenant.
L3	District: North 24-Parganas, P.S.- Airport, Municipality: NORTH DUM DUM, Road: Jessore Road Bye Lane, Mouza: Sahara	RS Plot No:- 450 RS Khatian No:- 130	0.31 Acre	1,35,91,666/-	2,67,91,662/-	Proposed Use: Industrial Use. ROR: Danga, Width of Approach Road: 1 Ft., Litigated Property, Encumbered by Tenant.
L4	District: North 24-Parganas, P.S.- Airport, Municipality: NORTH DUM DUM, Road: Jessore Road Bye Lane, Mouza: Sahara	LR Plot No:- 462 LR Khatian No:- 130	0.28 Acre	1,36,16,666/-	6,32,95,153/-	Proposed Use: Industrial Use. ROR: Danga, Width of Approach Road: 1 Ft., Litigated Property, Encumbered by Tenant.
L5	District: North 24-Parganas, P.S.- Airport, Municipality: NORTH DUM DUM, Road: Jessore Road Bye Lane, Mouza: Sahara	RS Plot No:- 443 RS Khatian No:- 130	0.34 Acre	1,35,15,666/-	3,12,64,544/-	Proposed Use: Industrial Use. ROR: Danga, Width of Approach Road: 20 Ft., Litigated Property, Encumbered by Tenant.

Land Details

S.No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Selforth Value(In Rs.)	Market Value(In Rs.)	Other Details
LE	District: North 24 Parganas, P-S- Airport, Municipality: NORTH DUM DUM, Road: Jessore Road Bye Lane, Mouza: Sahara	LR Plot No - 750 LR Khatian No - 732	0.1 Acre	1,35,16,685/-	1,65,39,394/-	Proposed Use: Industrial use, ROR, Danga, Width of Approach Road: 1 Ft., Ligated Property, Encumbered by Tenant.

Structure Details

Sch No.	Structure Location	Area of Structure	Selforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gf Floor	15000 Sq Ft	0/-		Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete
S1	On Line LT	15000 Sq Ft	25,81,600/-	25,81,900/-	Structure Type: Structure Tenant is Purchaser, Ligated Property.

Transactional Property from Seller to Buyer:

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Atahabad Bank	Astoria Hotel Private Limited	83	100
L2	Atahabad Bank	Astoria Hotel Private Limited	74	100
L3	Atahabad Bank	Astoria Hotel Private Limited	91	100
L4	Atahabad Bank	Astoria Hotel Private Limited	28	100
L5	Atahabad Bank	Astoria Hotel Private Limited	34	100
L6	Atahabad Bank	Astoria Hotel Private Limited	20	100

D. Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	Astoria Hotel Private Limited
Address	6/2 Sudder Street Thana : Park Street, District : Kolkata, WEST BENGAL
Applicant's Status	Buyer/Claimant

Office of the D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas

Endorsement For Deed Number : I - 150201088 / 2016

Query No/Year	15021000121945/2016	Serial no/Year	1502000942 / 2016
Deed No/Year	I - 150201088 / 2016		
Transaction	[0:01] Sale, Sale Document		
Name of Presentant	Mr Raju Almchandani	Presented At	Private Residence
Date of Execution	19-03-2016	Date of Presentation	19-03-2016

Remarks

On 19/03/2016

Presentation (Under Section 42 & Rule 22(A) & 45, T.V.G.S. Registration Rules, 1952)

Presented for registration at 18:20 hrs. on : 19/03/2016, at the Private residence, by Mr. Raju Almchandani.

Certificate of Market Value (W.B. T.V.G.S. Rules of 2004)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 25,01,91,301/-

Admission of Execution (Under Section 58, T.V.G. Registration Rules, 1982) - [Revised/2016]

Execution is admitted on 19/03/2016 by

Mr Nand Kumar Authorized Officer, Allahabad Bank, Allahabad Bank, 7, Red Cross Place, P.O. - GPO, P.S. - Hare Street, District - Kolkata, West Bengal, India, PIN - 700001 Mr Nand Kumar, Son of, 7, Red Cross Place, F.O. GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Service

Indebted by Mr Rajesh Kumar Agarwal, Son of Mr Raghunath Prasad Agarwal, P-55, C.I.T Scheme VIM, P.O. Kankurgachi, Thana: Phool Bagan, South 24-Parganas, WEST BENGAL, India, PIN - 700054, By caste Hindu By Profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1982) - [Representative]

Execution is admitted on 19/03/2016 by

Mr Raju Almchandani Director, Astoria Hotel Private Limited, 6/2, Sudder Street, P.O. - Park Street, P.S. - Park Street, District - Kolkata, West Bengal, India, PIN - 700015 Mr Raju Almchandani, Son of, 6/2 Sudder Street, P.O. Park Street, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700015, By caste Hindu, By profession Business

Indebted by Mr Rajesh Kumar Agarwal, Son of Mr Raghunath Prasad Agarwal, P-55, C.I.T Scheme VIM, P.O. Kankurgachi, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, By caste Hindu, By Profession Business

(Supriya Chattopadhyay)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

North 24-Parganas, West Bengal

22/03/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,32,115/- (A(1) = Rs 25,32,100/-, E = Rs 14/-, 3000 = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,32,115/-

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

1. Rs 25,32,115/- is paid, by online on 21/03/2016 11:39AM with Govt. Ref. No. 192015190037438281 on 21-03-2016, Bank: State Bank of India (SBIN0000501), Ref. No. IKA7240187 on 21/03/2016, Head of Account: 0000-02-103-001-15

Certificate of Admissibility (Rule 43, of 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. 1,61,13,411/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,61,08,411/-

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

1. Rs 1,61,08,411/- is paid, by online on 21/03/2016 11:39AM with Govt. Ref. No. 192015190037438281 on 21-03-2016, Bank: State Bank of India (SBIN0000501), Ref. No. IKA7240187 on 21/03/2016, Head of Account: 0000-02-103-001-02

Payment of Stamp Duty

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 177851, Purchased on 18/03/2016, Vendor named Suranjan Mukherjee.

(Supriya Chattopadhyay)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69,

Registered in Book - I

Volume number 1502-2016, Page from 26035 to 26071

being No-150201088 for the year 2016.



Digitally signed by SUPRIYA
CHATTOPADHAY
Date: 2016.03.22 15:13:49 +05:30
Reason: Digital Signing of Deed.

(Supriya Chattopadhyay) 22-Mar-16 03:13:48 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)