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I-1025/19

भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

29AB 926704



19 FEB 2019

Concessionary Sarbadhikari

THIS INDENTURE made this 15th day of February, TWO THOUSAND AND NINETEEN

BETWEEN PRADIP RANJAN SARBADHIKARI having Permanent Account No. (PAN)

IEJPS1400H and Adhar Card No. 6541 2949 5745 son of Late Probhat Chandra

Sarbadhikari by faith Hindu presently residing at Premises No. 84, Ballygunge Place under

134771

SANJAY KUMAR BAID
Advocate

NAME..... 8, Old Post Office Street
ADD..... Kolkata-700 001
Rs.....
- 1 FEB 2019
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. CHATTOPADHYAY
2 & 3, K. S. Roy Road, Kol-1

Ami Kumar Baid



met
655

1 FEB 2019

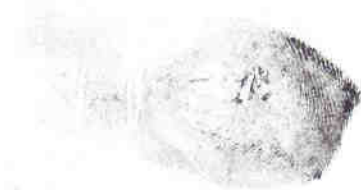
1 FEB 2019

Ami Kumar Baid



met
656

Arvind Baid



met
656

ARVIND PROMOTERS PVT. LTD.

Arvind Baid
Director

15 FEB 2019

Conception Sarbadhikari
As Constituted Attorney
of Pradip Ranjan Sarbadhikari



met
65A

Trilok Chand Naita
S/o Late Mahabir Prasad Naita
46, Sreedhar Roy Road
Kolkata - 700 039

Police Station "Gariahat" Post Office "Ballygunge" in Kolkata Municipal Ward No. 68 in the City of Kolkata having Pin Code No. 700 019 and is herein represented by his constituted attorney namely **Mrs. Concepcion Sarbadhikari** having Permanent Account No. (PAN) JLMPS1338M wife of Mr. Pradip Ranjan Sarbadhikari by faith Hindu presently residing at Premises No. 84, Ballygunge Place under Police Station "Gariahat" Post Office "Ballygunge" in Kolkata Municipal Ward No. 68 in the City of Kolkata having Pin Code No. 700 019 duly appointed vide power of attorney dated 12th February 2018 and registered with the Additional Registrar of Assurances III, Kolkata in Book No. IV, volume No. 1903 – 2018 in pages 36521 to 36539 being No. 190301043 for the year 2018 hereinafter referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and/or any other person(s) claiming any interest or title under or in trust of the Vendor) of the **ONE PART** AND **ANIL KUMAR AGARWALA** (PAN ACIPA1830A) son of Shri Damodar Prasad Agarwal by faith Hindu, by occupation Business presently residing at Swarnamani Complex, Block – East, Flat No. 7EA, 7th Floor, 33A, Canal Circular Road, Kankurgachi, Kolkata 700 054 PO Kankurgachi PS Manicktala AND **ARVIND PROMOTERS PRIVATE LIMITED** (PAN AAFCA8337E) having its registered office situate at No. 113, Park Street, Poddar Point, B Block, 7th floor, Kolkata 700 017 PO & PS Park Street and is herein represented by one of its director **Shri Arvind Bubna** (PAN ADDPB8185B) son of Shri Rajkumar Bubna by faith Hindu, by occupation Business, of No. 113, Park Street, Poddar Point, B Block, 7th floor, Kolkata 700 017 PO & PS Park Street hereinafter jointly referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include in case of the individual his heirs, executors, administrators, legal representatives and assign/s and in case of the company its successors, successors-in-office, beneficiaries, nominee(s), assigns and/or any other and/or any other body or person(s) claiming any interest or title under the Purchaser or any one of them) of the **OTHER PART**;

Police Station "Gariahat" Post Office "Ballygunge" in Kolkata Municipal Ward No. 68 in the City of Kolkata having Pin Code No. 700 019 and is herein represented by his constituted attorney namely **Mrs. Concepcion Sarbadhikari** having Permanent Account No. (PAN) JLMPS1338M wife of Mr. Pradip Ranjan Sarbadhikari by faith Hindu presently residing at Premises No. 84, Ballygunge Place under Police Station "Gariahat" Post Office "Ballygunge" in Kolkata Municipal Ward No. 68 in the City of Kolkata having Pin Code No. 700 019 duly appointed vide power of attorney dated 12th February 2018 and registered with the Additional Registrar of Assurances III, Kolkata in Book No. IV, volume No. 1903 – 2018 in pages 36521 to 36539 being No. 190301043 for the year 2018 hereinafter referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and/or any other person(s) claiming any interest or title under or in trust of the Vendor) of the **ONE PART** AND **ANIL KUMAR AGARWALA** (PAN ACIPA1830A) son of Shri Damodar Prasad Agarwal by faith Hindu, by occupation Business presently residing at Swarnamani Complex, Block – East, Flat No. 7EA, 7th Floor, 33A, Canal Circular Road, Kankurgachi, Kolkata 700 054 PO Kankurgachi PS Manicktala AND **ARVIND PROMOTERS PRIVATE LIMITED** (PAN AAFCA8337E) having its registered office situate at No. 113, Park Street, Poddar Point, B Block, 7th floor, Kolkata 700 017 PO & PS Park Street and is herein represented by one of its director **Shri Arvind Bubna** (PAN ADDPB8185B) son of Shri Rajkumar Bubna by faith Hindu, by occupation Business, of No. 113, Park Street, Poddar Point, B Block, 7th floor, Kolkata 700 017 PO & PS Park Street hereinafter jointly referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include in case of the individual his heirs, executors, administrators, legal representatives and assign/s and in case of the company its successors, successors-in-office, beneficiaries, nominee(s), assigns and/or any other and/or any other body or person(s) claiming any interest or title under the Purchaser or any one of them) of the **OTHER PART**;

WHEREAS "Hindustan Co-operative Insurance Society Limited" formed in 1907 and registered under the Companies Act 1913 acquired, amongst others, a tract of Revenue redeemed land containing by admeasurement an area of about 162 Bighas, be the same a little more or less, in Mouza 'South Ballygunge under Dihi Panchannagram in the District of 24 Parganas between the year 1917 and 1919 and developed the same as per its various Schemes so as to sell and convey in segregated Plots to different persons as Building Sites and built Roads and other necessary facilities and developments thereat;

AND WHEREAS forming out of "Scheme No. IV-A", the said "Hindustan Co-operative Insurance Society Limited" by and under an Indenture of Conveyance executed on 28th day of February 1923 and registered in the Sub-Registry office at Alipore in Book No. I, Volume No. 9 at Pages 251 to 262 Being Deed No. 1004 for the Year 1923 did sell, transfer, convey, assign and assure unto and in favour of "Mrs. Kanaklata Roy" All That an identified piece and parcel of revenue redeemed Land containing by admeasurement an area of 1 Bigha and 5 Cottahs (of which 10 Cottahs were of Tank filled land) being Plot No 8 known as "Premises No. 6 and 6 1/2, Swinhoe Street" (forming part of Larger Premises Nos. 2, 3, 4, 5, 5/1 and 6 Swinhoe Street and Premises No. 21 Rustomji Street) in Mouza 'South Ballygunge, Dihi Panchannagram under Sub-Division-I of Division 5 of Holding No. 50 and 53 within the jurisdiction of Police Station 'Ballygunge', District Registry Office at Alipore, 24 Parganas and hereafter referred to as the "said Land";

AND WHEREAS by and under a Deed of Mortgage executed on the said 28th day of February 1923 and a Deed of Further Charge executed on 14th day of December 1926 and registered in the Sub-Registry Office at Alipore in Book No. I, Volume No. 50 at Pages 138 to 146 Being No. 1499 for the Year 1926, the said Kanaklata Roy in turn mortgaged and charged the said Land in favour of "Hindustan Co-operative Insurance Society Limited" towards securing repayment of the Loan amount obtained from it;

AND WHEREAS in terms of its obligation provided in its Scheme No. IVA, as above recited, the said Hindustan Co-operative Insurance Society Limited, constructed a 40 Feet wide Road alongside the Western part of the said Land, which thereafter on being handed over to the Corporation of Calcutta became named and known as "Ballygunge Place";

AND WHEREAS following discharge of the loan amount obtained by Mrs. Kanaklata Roy, the said Hindustan Co-operative Insurance Society Limited by executing Indenture of Reconveyance on 25th day of November 1930 and registered before the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 103 at Pages 23 to 26 Being Deed No. 4361 for the Year 1930 did reconvey the said Land in favour of the said Mrs. Kanaklata Roy, discharged from any encumbrance, charge, claim or liability;

AND WHEREAS on the self same date of 25th day of November 1930 by and under an Indenture of Conveyance and registered in the Sub-Registry office at Alipore in Book No. I, Volume No. 72 at Pages 284 to 291 Being Deed No. 4362 for the Year 1930 the said Mrs. Kanaklata Roy widow of Jatindra Nath Roy did sell, transfer, convey, assign and assure unto and in favour of one Tarakeswar Ganguli All That the said Land absolutely and for ever;

AND WHEREAS the said Tarakeswar Ganguli erected and constructed a One Storied brick built residential Building at a demarcated portion of the said Land for own living;

AND WHEREAS by two independent Indentures of Gifts executed on 12th October 1933, the said Tarakeswar Ganguli demised and bequeathed unto and favour of his two daughters Sujata Lahiri and Sushama Ganguli All That two separated demarcated piece or parcel of land each consisting of an area of 3 Cottahs and 8 Chittacks respectively aggregating to an area of 7 Cottahs, forming out of the said Land;

AND WHEREAS the said Tarakeswar Ganguli died intestate on 16th November 1934 leaving behind him surviving his two sons Kalyan Kumar Ganguli and Manindra Kumar Ganguli as his legal heirs and successors in accord with the then prevailing Hindu Laws;

AND WHEREAS by and under a Bengali Deed of Family Settlement executed on 22nd December 1934 and registered before the Sub-Registrar at Alipore and recorded in in Book No. 1, Volume No. 7 at Pages 193 to 199 being Deed No. 7 for the Year 1935 the said Kalyan Kumar Ganguli, Manindra Kumar Ganguli, Sujata Lahiri and Sushama Ganguli being the sons and daughters of Late Tarakeswar Ganguli treating the said Land in its entirety as joint, mutually and voluntarily entered into a "Family Settlement" amongst themselves to segregate the said Land into Four Lots so as to identified exclusive ownerships and ensuring proper utilizations by dividing the same into Lot Nos. "Ka", "Kha", "Ga" and "Gha" on the terms, conditions, covenants and stipulations expressly provided therein;

AND WHEREAS in terms of the said Deed of Family Settlement, Sujata Lahiri and Sushama Ganguli being the daughters of Late Tarakeswar Ganguli were provided with exclusive ownership rights over and in respect of Lot Nos "Kha", and "Ga" consisting of demarcated and segregated portion of the said Land each consisting of an area of 3 Cottahs and 8 Chittacks each (those were bequeathed by virtue of two unregistered Deed of Gifts, as above recited) AND further respective right to stay during their respective life times at another segregated and demarcated portion of the said Land described in Lot "Ka" comprising of 6 Cottahs, 6 Chittacks and 30 Sq. Ft, be the same a little more or less, consisting of the One storied residential building thereat by putting the same as corpus of a Trust;

AND WHEREAS the remaining portion of the said Land being "Lot No. "Gha" of the said Deed of Family Settlement comprising of the remaining demarcated portion consisting

of 11 Cottahs 9 Chittacks and 14 Sq. Ft. be the same little more or less, absolutely devolved upon two sons of Late Tarakeswar Ganguli, namely the said Kalyan Kumar Ganguli and Manindra Kumar Ganguli jointly to the exclusion of anyone else;

AND WHEREAS following the above chain of devolutions, Kalyan Kumar Ganguli and Manindra Kumar Ganguli thus became jointly entitled to and seized and possessed of All That piece or parcel of land containing by admeasurement a segregated and demarcated area of 11 Cottahs 9 Chittacks and 14 Sq. Ft. be the same little more or less forming Lot No. "Gha" of the Deed of Family Settlement absolutely and for ever free from any condition or encumbrance attached thereto, each having undivided $\frac{1}{2}$ part or share therein;

AND WHEREAS the said Kalyan Kumar Ganguli died intestate on 29th July 1935 leaving behind him surviving his brother Manindra Kumar Ganguli as his sole heir and legal representative in the absence of having either his wife or any child;

AND WHEREAS the said Manindra Kumar Ganguli thus became absolutely seized and possessed of and/or sufficiently entitled to ALL THAT piece or parcel of land containing by admeasurement a demarcated area of 11 Cottahs 9 Chittacks and 14 Sq. Ft. be the same little more or less comprised in Lot No. "Gha" more fully described in the Deed of Family Settlement absolutely and for ever free from any encumbrance;

AND WHEREAS by and under an Indenture of Conveyance executed on 2nd day of December 1936 and registered in the Sub-Registry Office at Seaidah in Book No. I, Volume No. 41 at Pages 228 to 236 Being Deed No. 2672 for the Year 1936 the said Manindra Kumar Ganguli did sell, transfer, convey, assign and assure unto and in favour of Prabhat Chandra Sarbadhikari, since deceased, and son of Late Krishna Prasad Sarbadhikari All That demarcated piece and parcel of revenue redeemed Land consisting of an area of 8

Cottahs and 5 Chittacks, be the same little more or less, being identified South Western portion of Lot No. "Gna" of the Deed of Family Settlement & being then known as Premises No. 84 & 85 Ballygunge Place absolutely and for ever free from any encumbrance;

AND WHEREAS the said Prabhat Chandra Sarbadhikari, since deceased, during his lifetime erected and constructed a two storied brick built residential building at his purchased piece and parcel of land comprised of 8 Cottahs and 5 Chittacks which was renumbered as Municipal Premises No. 84 Ballygunge Place more fully described in the "Schedule" hereunder written with separate Assessee No. 11-068-04-0151-2 and hereinafter referred to as "the said Premises";

AND WHEREAS the said Prabhat Chandra Sarbadhikari died intestate on or about 27th December 1953 leaving behind him surviving his widow Sovona Sarbadhikari and his son the Vendor abovenamed as his legal heirs and lawful successors, each inheriting, amongst others, undivided $\frac{1}{2}$ part or share of the said Premises;

AND WHEREAS the said Sovona Sarbadhikari and the Vendor thus became jointly seized and possessed of and/or sufficiently entitled to, amongst others, All That the said Premises as absolute and unfettered Owners thereof, each having undivided $\frac{1}{2}$ part or share therein free from any encumbrance of whatsoever nature;

AND WHEREAS Sovona Sarbadhikari being the mother of the Vendor herein died on or about 25th September 1984 leaving behind her surviving her Last Will and Testament executed on 9th August 1984 whereby and whereunder she demised and bequeathed her undivided $\frac{1}{2}$ part or share of the said Premises unto and in favour of the Vendor absolutely and for ever;

AND WHEREAS the said Last Will and Testament of Sovona Sarbadhikari, since deceased executed on 9th August 1984 was duly probated by the Learned Court of District Delegate at Alipore on 14th day of July 1987 in Act 39 Case No. 263 of 1985;

AND WHEREAS the Vendor thus became absolutely seized and possessed of and/or sufficiently entitled to as absolute Owner of All That Premises No. 84 Ballygunge Place comprised of 8 Cottahs and 5 Chittacks now under Police Station "Gariahat" within Municipal Ward No. 68 of Kolkata Municipal Corporation in the City of Kolkata as described in detail in the "Schedule" hereunder written free from any encumbrance, lien, lispendens, liability or defect in title and had his name duly mutated in the records of the Kolkata Municipal Corporation;

AND WHEREAS thus the deceased father of the Vendor and thereafter the Vendor with his Mother and finally the Vendor himself at all point of time since 1936 were, was, are and is in absolute unencumbered possession, occupation, control and unfettered entitlement of All That the said Premises devoid of any claim, demand, right or title of anyone else or of any charge mortgage, trust, lien, lispendens, attachment or any defect in title by whatever name called or described;

AND WHEREAS the Vendor having decided to sell and transfer the said Premises free from any encumbrance, attachment, requisition, charge, mortgage, claim, demand, liability, lien, lispendans or any defect in title and being approached by the Purchaser herein, it has been mutually agreed and settled by and between the Parties hereto that the Vendor would sell transfer convey assign and assure unto and in favour of the Purchaser herein and the Purchaser would purchase free from any encumbrance, attachment, requisition, charge, mortgage, claim, demand, liability, lien, lispendans or any defect in title All That the undivided one - half (50%) part and/or share into or upon the said Premises at or for the

consideration of Rs.3,85,00,000/= (Rupees Three Crores and Eighty Five Lakhs) only which has been determined to be reasonable market value considering the age of the old and dilapidated Building situated thereat;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of a sum of Rs.3,85,00,000/= (Rupees Three Crores and Eighty Five Lakhs) only paid by the Purchaser to the Vendor on or before execution of these presents as per the 'Memo of Consideration' provided hereunder (the receipt whereof the Vendor doth hereby and by the Receipt recorded hereinafter admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser), the Vendor as absolute beneficial owner doth hereby by these presents indefeasibly grant, sale, convey, transfer, assign and assure unto and in favour of the Purchaser, its successor, successor-in-office, nominee(s), beneficiaries and/or assigns free from any encumbrance, attachment, alignment, requisition, charge, mortgage, claim, demand, lien, liability, lispendans or any defect in title of whatsoever nature **ALL THAT** the undivided $\frac{1}{2}$ half (50%) part or share of the said Premises more fully described in the First Schedule hereunder written consisting of All That a bounded area of 8 Cottahs and 5 Chittacks, be the same a little more or less and forming Municipal Premises No. 84 Ballygunge Place under Police Station "Gariahat", Post Office "Ballygunge" within the Municipal Ward No. 68 of Kolkata Municipal Corporation in the City of Kolkata having Pin Code No. 700 019 and more particularly detailed in the "**Second Schedule**" hereunder written and hereinafter referred to as "**Undivided part or share of the said Premises**" TOGETHER WITH sewers, water-courses, conduits, cables, lying either over or underground along with all unfettered rights, liberties, easements and appurtenances whatsoever common or otherwise **OR HOWSOEVER OTHERWISE** the Undivided part or share of the said Premises and/or the said Premises and its totality or any part thereof previously or now is or are or was or were situate or situated, butted, bounded, called, known, numbered, described, or distinguished **TOGETHER WITH** all rights and

benefits and advantages of ancient present or otherwise and other rights, liberties, privileges appendages and appurtenances whatsoever to the said Premises or any part thereof belonging to or in any wise appertaining thereto or with the same usually held, possessed of, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and every part thereof **TOGETHER FURTHERMORE** all estate, right, title, inheritance, use, trust, claim and demand whatsoever both at law and in equity of the Vendor or anyone else into and upon the said Premises and every part thereof including the Undivided part or share of the said Premises **TO HAVE AND TO HOLD** the Undivided part or share of the said Premises and every part thereof hereby granted, conveyed, sold, transferred or expressed and intended so to be unto and in favour of the Purchaser with all unfettered absolute rights, benefits, members and appurtenances unto and to the use of the Purchaser its successors, successors-in-office, nominee(s), beneficiaries and/or assigns for ever freed and discharged from any encumbrance, attachment, alignment, requisition, charge, mortgage, claim, demand, lien, liability, lispendans or any defect in title of whatsoever nature by the Vendor well and sufficiently indemnified of and against the same or any others not specified herein created or suffered by the Vendor or his predecessors and/or ancestors-in- title **AND** the Vendor doth hereby for himself and his heirs, executors, administrators, legal representatives and/or any person whosoever may be claiming any right, title or interest under or in trust of the Vendor covenant and warrant with the Purchaser its successors, successors-in-office, nominee(s), beneficiaries and/or assigns and/or any other person or body deriving any title under the Purchaser or in Trust for it **THAT NOTWITHSTANDING** any act, deed or thing whatsoever by the Vendor or by any of his ancestors and/or predecessors-in- title done or executed or knowingly suffered to the contrary, he the Vendor had at all material time heretofore and now has full unfettered and unencumbered power, absolute authority and indefeasible title devoid of any claim or demand of anyone else or any restriction, impediment or liability to grant, convey, sell, transfer, assign and assure the said

the Undivided part or share of the said Premises and every part thereof hereby granted, sold, transferred, assigned and assured or expressed or intended so to be unto and to the use of and in favour of the Purchaser their respective successors, successors-in-office, nominee(s), beneficiaries, executors, heirs, legal representatives and/or assigns and/or any other person or body deriving any title under the Purchaser or in Trust for it free from any encumbrance, attachment, alignment, requisition, charge, mortgage, claim, demand, lien, liability, lispendans or any defect in title of whatsoever nature, in the manner aforesaid AND apart from the Vendor herein no other person or persons including any of his predecessors-in-title or any of his sisters' heirs and/or successors ever had or has nor shall in future have any right title or interest or claim or charge over the Undivided part or share of the said Premises and/or the said Premises or any part thereof **AND THAT** the Purchaser and/or its successors, successors-in-office, nominee(s), beneficiaries and/or assigns and/or any other person or body deriving any title under the Purchaser or in Trust for it shall and may at all times hereafter hold, possess, enjoy, alienate, promote, develop or otherwise deal with the Undivided part or share of the said Premises and every part thereof and receive, appropriate use and enjoy rents issues consideration profits and benefits therefrom in all manners without any lawful claim, demand, hinder, interruptions or disturbances whatsoever from or by the Vendor his predecessors -in-title and/or ancestors or his heirs, legal representatives, executor, administrator, or any person or persons, body or otherwise lawfully or equitably claiming any right, title, interest or estate thereof from or under the Vendor or in trust for him or from or under any of his predecessors-in-title or anyone under his ancestors **AND** the Vendor by these presents hand over original documents of title of the said Premises as are in his possession and custody unto and in favour of the Purchaser **AND THAT** the Vendor, his heirs, legal representative, executors administrator and everybody or otherwise lawfully or equitably claiming any estate or interest under him or in trust for the Vendor **SHALL AND WILL** from time to time and at all time hereafter at the request and costs of the Purchaser or their respective successors, successors-in-office,

nominee(s), beneficiaries, heirs, executors, administrators, legal representatives and/or assigns and/or any other person or body deriving any title under the Purchaser or in Trust for it do and execute or cause to be done, executed and performed all such acts, deeds, undertakings and things whatsoever or by whatever name called or described for further better and more perfectly assuring the Undivided part or share of the said Premises and every part thereof and/or for providing any clarification and/or confirmation as and when or if so required according to the true intent and meaning of these presents as shall or may be reasonably required **AND THAT** the Vendor doth hereby declare and assure the Purchaser or their respective successors, successors-in-office, nominee(s), beneficiaries, heirs, executors, administrators, legal representatives and/or assigns and/or any other person or body deriving any title under the Purchaser or in Trust for them that the said Premises and every part thereof including the Undivided part or share of the said Premises hereby sold and transferred is fully marketable and there is neither any defect in title, nor any impediment or restriction or any claim of anyone of whatsoever nature or by whatever name called and the Vendor has absolute unencumbered unconditional power, right, title and legal authority to sell and transfer the Undivided part or share of the said Premises unto and in favour of the Purchaser and no part of the said Premises is hit under the provisions of Urban Land (Ceiling & Regulation) Act or the West Bengal Estate Acquisition Act or any other law for the time being in force **AND FURTHER THAT** the Vendor, his heirs, executors, administrators, legal representatives shall at all times hereafter indemnify and keep indemnified the Purchaser its successors, successors-in-office, nominee(s), beneficiaries and/or assigns and/or all other person or body deriving any title under the Purchaser or in Trust for it against any loss, damages, costs, consequences, prejudice, or otherwise if any suffered by reason of any misrepresentation, defect in the title or any breach of the covenants herein warranted and assured.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(PREMISES)

ALL THAT piece or parcel of land containing by admeasurement an area of 08 Cottahs and 05 Chittacks, be the same a little more or less, together with a dilapidated two storied brick built residential building ^{message - about 600 sq ft Building} and hereditament erected and/or constructed in or about 1937-38 lying and/or situated at and being Municipal Premises No. 84 Ballygunge Place (forming part of original Premises Nos. 84 & 85 Ballygunge Place in Mouza 'South Ballygunge, Dihi Panchannagram, Sub-Division I of Division 5 of Holding No. 50 and 53) under Police Station "Gariahat" (formerly 'Ballygunge') within Municipal Ward No. 68 of Borough No. VIII of Kolkata Municipal Corporation, Post Office "Ballygunge", District Registration Office at Alipore, in the District of 24-Parganas (South) having Pin Code No. 700 019 and butted and bounded in the manner following, that is to say:-

ON THE NORTH by	:	By private passage forming part of municipal premises No. 85, Ballygunge Place;
ON THE EAST by	:	Partly by municipal premises No. 85, Ballygunge Place and partly by municipal premises No. 6/3, Anil Maitra Road;
ON THE SOUTH by	:	Municipal Road (Swinhoe Street) and
ON THE WEST by	:	By Municipal Road (Ballygunge Place);

OR HOWSOEVER OTHERWISE the said Premises or any part thereof hereby sold transferred conveyed assigned and assured now or heretofore is or are, was or were situated, butted bounded, called, known, numbered, described and distinguished TOGETHER WITH other privileges appendages, appurtenances and easements whatsoever belonging to or in any wise appurtenant or attached thereto. The said Premises is also shown on the map or plan annexed hereto and is delineated within RED borders thereon.

Conception Sarbadhary

THE SECOND SCHEDULE ABOVE REFERRED TO :

(UNDIVIDED SHARE)

ALL THAT the undivided $\frac{1}{2}$ half i.e. 50% part or share of All That Municipal Premises No. 84, Ballygunge Place, Kolkata 700 019 more fully and particularly described in the First Schedule heretofore written TOGETHER WITH all rights and benefits and advantages of ancient or present or otherwise along with privileges appendages and appurtenances whatsoever attached to the said Premises and in every part thereof or in any wise appertaining thereto.

IN WITNESS WHEREOF the PARTIES have hereunto set and subscribed their respective hands and signatures the day, month and year first above written.

SIGNED AND DELIVERED

by the withinnamed **VENDOR**

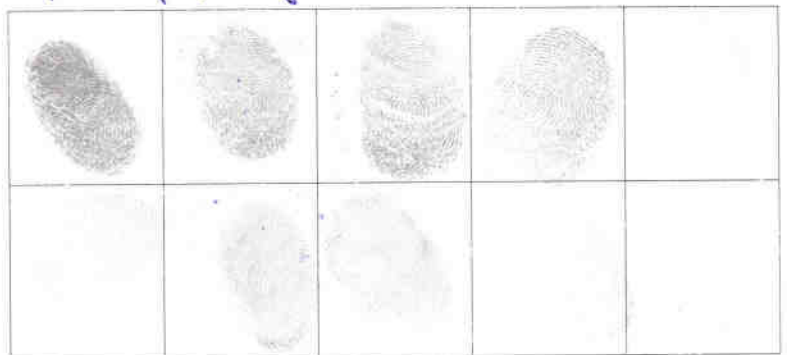
in the presence of:

Trilok Chand Naita
S/o Late Mahabir Prasad Naita
46, Sreechar Roy Road
Kolkata - 700 039

Left

Right

Conception Sarbadhikari
As constituted Attorney of
Pradip Ranjan Sarbadhikari



PRODYPTO SARBADHIKARI

393 DURIE ST.
TORONTO, ON
M6S 3A5
CANADA

SIGNED AND DELIVERED

by the withinnamed **PURCHASER**

in the presence of :

Arvind Kumar
Arvind Kumar

Left

Right

Arvind Kumar



ARVIND PROMOTERS PVT. LTD.

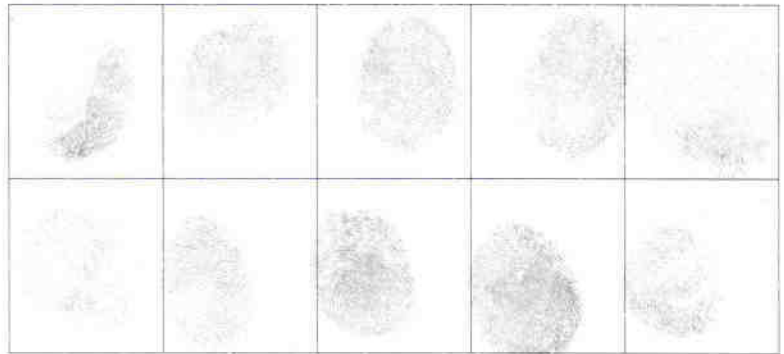
Arvind Bubna

Director

Arvind Bubna

Left

Right



Drafted by me

*Ratan Lal, Datta
Advocate
WB/27/83
Alipor Criminal Court
Kolkata - 27*



PLAN OF PREMISES NO.-
84, BALLYGUNGE PLACE,
KOLKATA 700 019

LAND AREA = 556.03 Sqm. = 8 K. 5 Ch.

SCALE = 1:200.

ARVIND PROMOTERS PVT. LTD.
Arvind Builders
Directors

Arvind Builders

Concepción Sarbadhitar
As constituted Attorney of
Pradip Ranjan Sarbadhitar

15th February 2019





Government of West Bengal

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





OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16051000033018/2019

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Concepcion Sarbadhikari 84 Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Attorney of Seller [Mr Pradip Ranjan Sarbadhikari]			 15th February 2019
2	Mr Anil Kumar Agarwala Swarnamani Complex, 33A Canal Circular Road Kankur, Block/Sector: Block East, Flat No: 7EA, 7th Floor, P.O:- Kankurgachi, P.S:- Manicktola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700054	Buyer			 15/02/2019

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
3	Mr Arvind Bubna 113 Park Street, Poddar Point,, Block/Sector: B Block, 7th Floor, P.O:- Park Street, P. S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017	Representative of Buyer [Arvind Promoters Private Limited]			
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr Trilok Chand Naita Son of Late Mahabir Prasad Naita 46 Sreedhar Roy Road, P.O:- Tiljala, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039	Mrs Concepcion Sarbadhikari, Mr Anil Kumar Agarwala, Mr Arvind Bubna			


(Sukanya Talukdar)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal

1. The first step is to identify the problem. In this case, the problem is that the system is not working properly.

2. The next step is to gather information about the problem. This includes checking the logs, looking at the error messages, and talking to the users who are reporting the problem.

3. Once you have gathered information, you need to analyze it. This means looking for patterns, identifying the root cause of the problem, and determining what needs to be done to fix it.

4. The next step is to develop a plan to solve the problem. This includes identifying the steps that need to be taken, assigning tasks to the appropriate people, and setting a timeline for when the problem should be solved.

5. Once you have a plan, you need to implement it. This means following the steps in the plan, making any necessary adjustments, and testing the solution to make sure it works.

6. The final step is to evaluate the results. This means checking to see if the problem has been solved, and if the system is now working properly. If the problem has not been solved, you may need to go back to step 2 and gather more information.

KOLKATA

23/08/2018

GALTYA

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



आयकर खाते संख्या कार्ड
Income Tax Account Number Card
JLMPS1338M

नाम / Name
CONCEPCION SARBADHIKARI

पिता का नाम / Father's Name
ANGEL NAVAL

जन्म की तारीख / Date of Birth
26/12/1933

Concepcion
Sarbadhikari
Signature



26122017

Concepcion SarbadhiKari

आयकर विभाग, दिल्ली-110002
आयकर सेवा केंद्र, दिल्ली-110002
प्लॉट नं. 341, सर्वेय नं. 341, मॉडल कॉलोनी,
दिल्ली-110002

आयकर खाते संख्या कार्ड
आयकर खाते संख्या कार्ड
Income Tax PAN Service
5th Floor, Mansi Sterling,
Plot No. 341, Survey No. 341,
Model Colony, Near DDA Jagajal Chowk,
Delhi - 110002

फोन: 011-20-2721 8090, 011-20-2721 9001
ईमेल: tianke@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

IEJPS1400H

नाम/ Name
PRADIP RANJAN SARBADHIKARI

पिता का नाम/ Father's Name
PRABHAT CHANDRA SARBADHIKARI

जन्म की तारीख/ Date of Birth
04/05/1934

Pradip Sarbadhikari
हस्ताक्षर/ Signature



25052017

Pradip Sarbadhikari

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पेन सेवा इकाई, एनएसडीएल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
return to : NSDL

स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER



ACIPA1830A

नाम / NAME

ANIL KUMAR AGARWALA

पिता का नाम / FATHER'S NAME

DAMODAR PRASAD AGARWAL

जन्म तिथि / DATE OF BIRTH

11-07-1966

हस्ताक्षर / SIGNATURE

Anil Kumar Agarwala

Chitras

आयकर समूह, प. ४, ११

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर अधिकारी,
पो. ७,

चौरंगी स्क्वायर,

कलकत्ता - ७०० ०६९.

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

Assistant Commissioner of Income-tax,

P.O.

Chowringhee Square,

Calcutta-700 069.

आयकर विभाग
INCOME TAX DEPARTMENT
आरविंद प्रमोटर प्राइवेट लिमिटेड
ARVIND PROMOTERS PRIVATE LIMITED
पिन कोड - 400 006
मुंबई - 400 006
महाराष्ट्र

आयकर विभाग
INCOME TAX DEPARTMENT
आरविंद प्रमोटर प्राइवेट लिमिटेड
ARVIND PROMOTERS PRIVATE LIMITED
पिन कोड - 400 006
मुंबई - 400 006
महाराष्ट्र

आयकर विभाग
INCOME TAX DEPARTMENT
आरविंद प्रमोटर प्राइवेट लिमिटेड
ARVIND PROMOTERS PRIVATE LIMITED
पिन कोड - 400 006
मुंबई - 400 006
महाराष्ट्र

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-034175414-2 Payment Mode Counter Payment
GRN Date: 05/02/2019 18:05:38 Bank : AXIS Bank
BRN : 01107022019SST840629114 BRN Date: 07/02/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16051000033018/4/2019

[Query No./Query Year]

Name : Swastic Heights Pvt Ltd
Contact No. : Mobile No. : +91 9831312312
E-mail :
Address : 212 Ballygunge Place Kolkata 700019
Applicant Name : Mr Anil Kumar Agarwala
Office Name :
Office Address :
Status of Depositor : Others
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	16051000033018/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	2695020
2	16051000033018/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	385014
Total				3080034

In Words : Rupees Thirty Lakh Eighty Thousand Thirty Four only

Major Information of the Deed

Deed No :	I-1605-01025/2019	Date of Registration	19/02/2019
Query No / Year	1605-1000033018/2019	Office where deed is registered	A.D.S.R. ALIPORE, District: South 24-Parganas
Query Date	04/02/2019 4:29:31 PM		
Applicant Name, Address & Other Details	Anil Kumar Agarwala 33a Canal Circular Road, Thana : Manicktola, District : Kolkata, WEST BENGAL, PIN 700054, Mobile No. : 9831312355, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,85,00,000/-	Rs. 3,85,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 26,95,030/- (Article:23)	Rs. 3,85,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ballygunge Place, Premises No: 84, Ward No: 068 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha 2 Chatak 22.5 Sq Ft	3,60,00,000/-	3,60,00,000/-	Property is on Road
Grand Total :					6.8578Dec	360,00,000 /-	360,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft	25,00,000/-	25,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	25,00,000 /-	25,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Pradip Ranjan Sarbadhikari Son of Late Prabhat Chandra Sarbadhikari 84 Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, Kolkata, District: South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: IEJPS1400H, Status :Individual, Executed by: Attorney, Executed by: Attorney

Major Information of the Deed :- I-1605-01025/2019-19/02/2019

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Anil Kumar Agarwala (Presentant) Son of Mr Damodar Prasad Agarwal Swarnamani Complex, 33A Canal Circular Road Kankur, Block/Sector: Block East, Flat No: 7EA, 7th Floor, P.O:- Kankurgachi, P.S:- Manicktola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACIPA1830A, Status: Individual, Executed by: Self, Date of Execution: 15/02/2019 Admitted by: Self, Date of Admission: 15/02/2019, Place: Pvt. Residence
2	Arvind Promoters Private Limited 113 Park Street, Poddar Point, 7th Floor, Block/Sector: Block B, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, PAN No.: AAFCA8337E, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Concepcion Sarbadhikari Wife of Mr Pradip Ranjan Sarbadhikari 84 Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: JLMPS1338M Status : Attorney, Attorney of : Mr Pradip Ranjan Sarbadhikari

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Arvind Bubna Son of Mr Rajkumar Bubna 113 Park Street, Poddar Point,, Block/Sector: B Block, 7th Floor, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADDPB8185B Status : Representative, Representative of : Arvind Promoters Private Limited (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Trilok Chand Naita Son of Late Mahabir Prasad Naita 46 Sreechar Roy Road, P.O:- Tiljala, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039			

Identifier Of Mrs Concepcion Sarbadhikari, Mr Anil Kumar Agarwala, Mr Arvind Bubna

Major Information of the Deed :- I-1605-01025/2019-19/02/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Ranjan Sarbadhikari	Mr Anil Kumar Agarwala-3.42891 Dec, Arvind Promoters Private Limited-3.42891 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Ranjan Sarbadhikari	Mr Anil Kumar Agarwala-1500.00000000 Sq Ft, Arvind Promoters Private Limited-1500.00000000 Sq Ft

Endorsement For Deed Number : I - 160501025 / 2019

On 04-02-2019

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 3,85,00,000/-



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 15-02-2019

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

Presented for registration at 18:05 hrs on 15-02-2019, at the Private residence by Mr Anil Kumar Agarwala, one of the Claimants.

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

Execution is admitted on 15/02/2019 by Mr Anil Kumar Agarwala, Son of Mr Damodar Prasad Agarwal, Swarnamani Complex, 33A Canal Circular Road Kankur, Sector: Block East, Flat No: 7EA, 7th Floor, P.O: Kankurgachi, Thana: Manicktola, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business

Identified by Mr Trilok Chand Naita, Son of Late Mahabir Prasad Naita, 46 Sreedhar Roy Road, P.O: Tiljala, Thana: Tiljala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service

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

Execution is admitted on 15-02-2019 by Mr Arvind Bubna, DIRECTOR, Arvind Promoters Private Limited, 113 Park Street, Poddar Point, 7th Floor, Block/Sector: Block B, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal India, PIN - 700017

Identified by Mr Trilok Chand Naita, Son of Late Mahabir Prasad Naita, 46 Sreedhar Roy Road, P.O: Tiljala, Thana: Tiljala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mrs Concepcion Sarbadhikari, Wife of Mr Pradip Ranjan Sarbadhikari, 84 Ballygunge Place, P.O: Ballygunge, Thana: Gariahat, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others as the constituted attorney of Mr Pradip Ranjan Sarbadhikari 84 Ballygunge Place, P.O: Ballygunge, Thana: Gariahat, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019 is admitted by him

Major Information of the Deed :- I-1605-01025/2019-19/02/2019

Indetified by Mr Trilok Chand Naita, , Son of Late Mahabir Prasad Naita, 46 Sreedhar Roy Road, P.O: Tiljala, Than
Tiljala, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by
profession Service

Sukanya Talukdar

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 18-02-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,85,014/- (A(1) = Rs 3,85,000/- , E = Rs 14) and Registration Fees paid by by online = Rs 3,85,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/02/2019 12:00AM with Govt. Ref. No: 192018190341754142 on 05-02-2019, Amount Rs: 3,85,014/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 01107022019SST8406291141 on 07-02-2019, Head of Account 0030-0
104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 26,95,020/- and Stamp Duty paid by by online = 26,95,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/02/2019 12:00AM with Govt. Ref. No: 192018190341754142 on 05-02-2019, Amount Rs: 26,95,020/-
Bank: AXIS Bank (UTIB0000005), Ref. No. 01107022019SST8406291141 on 07-02-2019, Head of Account 0030-0
103-003-02

Sukanya Talukdar

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 19-02-2019

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 :
of Indian Stamp Act 1899.

Major Information of the Deed :- I-1605-01025/2019-19/02/2019

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 26,95,020/- and Stamp Duty paid by Stamp Rs 10/
Description of Stamp

1. Stamp Type Impressed, Serial no 134771, Amount: Rs.10/-, Date of Purchase: 01/02/2019, Vendor name: Suranja
Mukherjee



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Major Information of the Deed - I-1605-01025/2019-19/02/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2019, Page from 37214 to 37245
being No 160501025 for the year 2019.



Digitally signed by SUKANYA
TALUKDAR

Date: 2019.02.26 15:55:33 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 26/02/2019 15:55:28
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

RECEIPT

RECEIVED from the within named Purchaser in
full and final satisfaction the consideration amount
as agreed as per Memo below

Rs. 3,85,00,000/-

MEMO OF CONSIDERATION:

Date	Pay Order No.	Drawn On	Amount Rs.	In favour of
11.02.2019	472904	Kotak Mahindra Bank	1,46,45,400/=	Pradip Ranjan Sarbadhikari
		TDS	46,04,600/=	
15.02.2019	105605	Standard Chartered Bank	1,46,45,400/=	Pradip Ranjan Sarbadhikari
		TDS	46,04,600/=	
(Rupees Three Crores and Eighty Five Lakhs) Only			Rs. <u>3,85,00,000/=</u>	

WITNESS:



Concepcion Sarbadhikari
His constituted Attorney
of Pradip Ranjan Sarbadhikari



5 FEB 2019

SOUTH
KODAK