

5256/15

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05438/15



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Notarized that the Document is admitted to Registration. The Signatures and the endorsement sheets attached to this document are the part of this Document.

AI 5634/15  
MU 44338 072-

Additional Registrar of Assurances-I, Kolkata

6-7-15

THIS DEED OF CONVEYANCE made on this 3rd day of July Two Thousand and Fifteen BETWEEN (1) SRI RAJIV CHOUDHURY (PAN : ACNPC6337R), son of Late Mahesh Kumar Choudhury, by faith Hindu, by occupation Service, residing at 1, Convent Road, P.O.-Entally, P.S.- Entally, Kolkata - 700014, hereinafter referred to as the "VENDOR" (which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators and legal representatives) of the FIRST PART AND (2) SHAH PROJECTS PRIVATE LIMITED (PAN : AABCN2989H), a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 1, Sardar Sankar Road, P.S.-

250/-  
100/-  
150/-



63083

S. Sanku & Co.

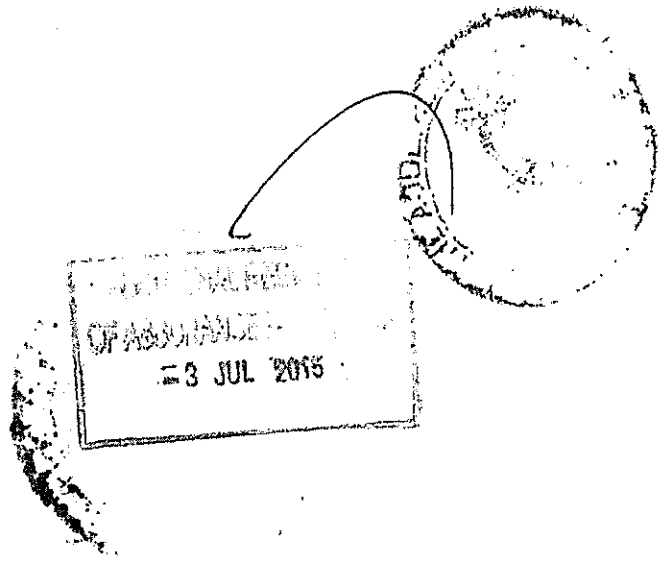
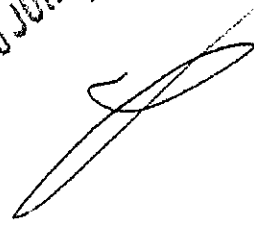
NAME	K/S
ADD.	
No.	
30 JUN 2015	
S. CHATTERJEE	
Licensed Stamp Vendor	
C.C. Court	
2 & 3, K. S. Road, Kol-1	

Manohar Kumar

30 JUN 2015

30 JUN 2015

30 JUN 2015





Tollygunge, P.O. - Kalighat, Kolkata - 700026 represented by its Director **MR. RAJIV SHAH** (PAN : ALJPS6781N) son of Sri Gyarsi Lal Shah, by faith Hindu, by occupation Business, working for gain at 1, Sardar Sankar Road, P.S.- Tollygunge, P.O. Kalighat, Kolkata - 700026, hereinafter referred to as the "**CONFIRMING PARTY**" (which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-office and/or interest) of the **SECOND PART AND (3) (I) MR. SAURAV SHAH** (PAN : AMAPS3643P), son of Sri Rajiv Shah, by faith Hindu, by occupation Business and **(II) SMT. SHWETA SHAH** (PAN : AHDPM6429R), wife of Sri Saurav Shah, by faith Hindu, by occupation Business, both residing at 16/8, Mondal Temple Lane, Block - 'P', P.O. New Alipore, P.S. New Alipore, Kolkata - 700053 hereinafter jointly referred to as the "**PURCHASERS**" (which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators and legal representatives) of the **THIRD PART :**

**WHEREAS** one Nagarmull Choudhury since deceased during his lifetime was absolutely seised and possessed of and/or otherwise well and sufficiently entitled to All That the Municipal Premises No. 037, Chanditalla Main Road, Kolkata - 700053 and mailing address being 21, Chanditalla Main Road, Kolkata - 700053 containing an area of 208 Cottahs be the same a little more or less **TOGETHER WITH** sheds, residential quarters and other several structures standing thereon situate and lying in Ward No.116 of the Kolkata Municipal Corporation P.S.- Behala under R.S. Dag Nos.81, 82, 81/1092, 114 and 113/528, R.S. Khatian Nos.566, 586 and 344, Mouza Sirifi, J.L. No.11, District South 24-Parganas morefully and particularly mentioned and described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the said Premises free from all encumbrances charges, lien, mortgage lispens trusts claims and demands whatsoever or howsoever and at all material times the name of the said Nagarmull Choudhury was recorded in the successive record of rights since 1937 in respect thereof ;



**AND WHEREAS** the name of the said Nagarmull Choudhury was also recorded in the records of the then South Suburban Municipality as an absolute owner of the said premises which was numbered as municipal Holding No. 29, Chanditala Main Road;

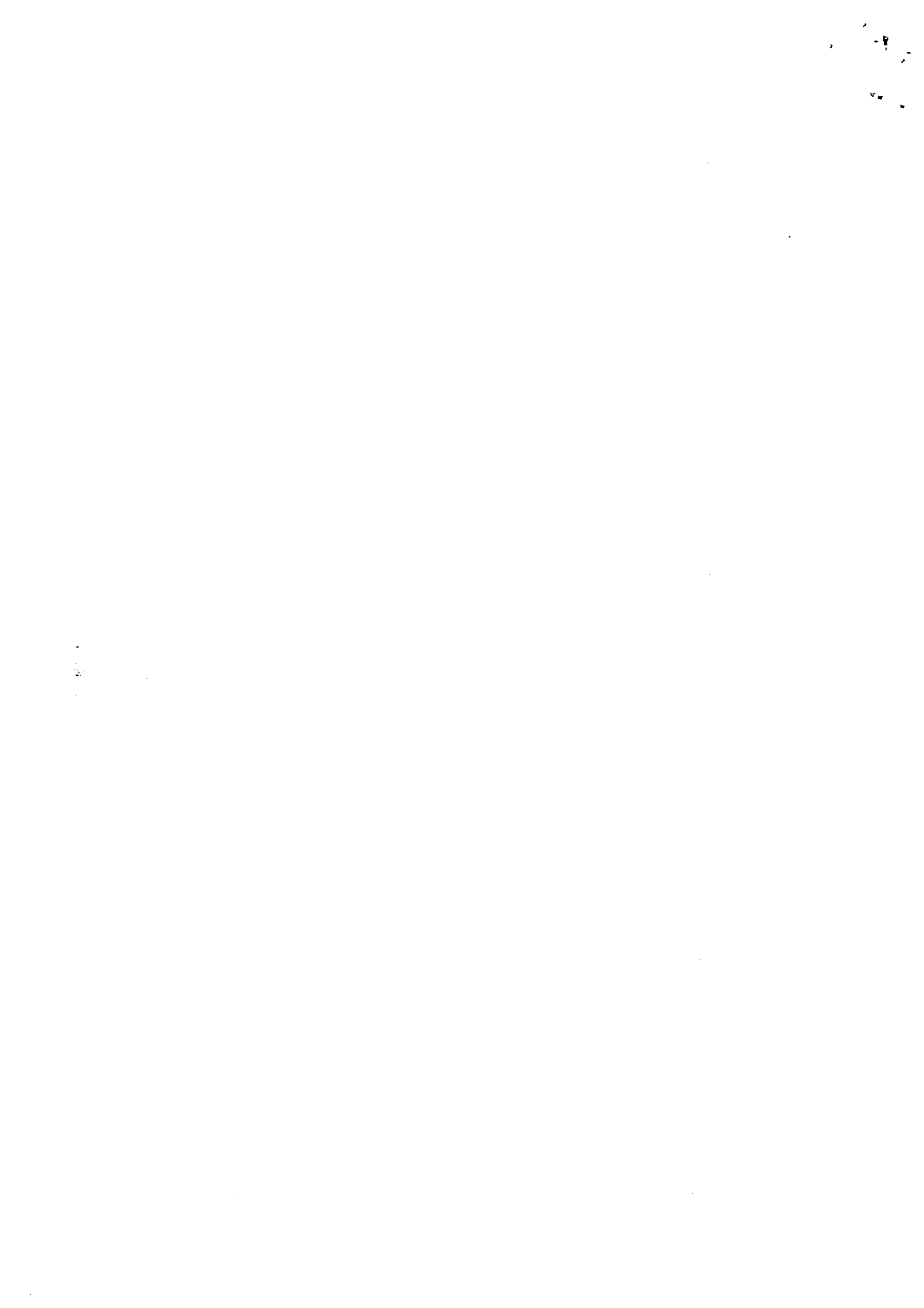
**AND WHEREAS** the said Nagarmull Choudhury died intestate on 27th January 1981 and his wife Smt. Banarsi Devi Choudhury having predeceased him on 17th December 1980 leaving behind him surviving one son Kishorilal Choudhury as his only heir and legal representative ;

**AND WHEREAS** at one time the said premises was being utilized as a Rice Mill and after closure of the said rice mill decades ago various parts and portions of the said premises were in occupation of various persons (hereinafter referred to as the Tenants;

**AND WHEREAS** the said Kishorilal Choudhury only son of Late Nagarmull Choudhury died on or about 1st December 1982 leaving behind him surviving his wife Smt. Champa Devi Choudhury and son Sri Mahesh Kumar Choudhury as his only heirs and legal representatives and as such the said premises devolved upon the said Smt. Champa Devi Choudhury and Mahesh Kumar Choudhury who became entitled to the said premises each of them having undivided half share into or upon the same ;

**AND WHEREAS** the said Mahesh Kumar Choudhury son of Late Kishorilal Choudhury died on or about 2<sup>nd</sup> December, 2001 leaving behind him surviving his wife Smt. Manju Devi Choudhury and two sons namely Shri Rajiv Choudhury and Shri Shyam Choudhury as his only heirs and legal representatives who collectively became entitled to undivided half share into or upon the said premises;

**AND WHEREAS** by virtue of the aforesaid the said Smt. Champa Devi Choudhury became entitled to undivided half share into or upon the said premises and the remaining undivided half share belonged to Smt. Manju Devi Choudhury, Rajiv Choudhury and Shyam Choudhury in equal shares ;

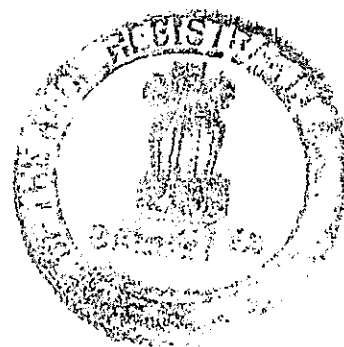




**AND WHEREAS** after the demise of the said Mahesh Kumar Choudhury since deceased the said Smt. Champa Devi Choudhury herein confirms and declares that by virtue of an oral Family Arrangement and Settlement it was mutually and amicably agreed by and between the said Smt. Champa Devi Choudhury, Smt. Manju Devi Choudhury, Rajiv Choudhury and Shyam Choudhury that all the four persons who are co-sharers of the said premises shall have equal undivided shares in the said premises i.e. each of them shall be the absolute owners of and entitled to undivided one-fourth share into or upon the said premises;

**AND WHEREAS** by virtue of the aforesaid the said Rajiv Choudhury, being the Vendor herein is thus absolutely seised and possessed of and/or otherwise well and sufficiently entitled to All That undivided one-fourth share into or upon All That the Municipal Premises No. 037, Chanditalla Main Road, Kolkata - 700053 and mailing address being 21, Chanditalla Main Road, Kolkata - 700053 containing an area of 208 Cotrahs be the same a little more or less TOGETHER WITH sheds, residential quarters and other several structures standing thereon situate and lying in Ward No.116 of the Kolkata Municipal Corporation P.S.- Behala under R.S. Dog Nos.81, 82, 81/1092, 114 and 113/528, R.S. Khation Nos.566, 586 and 344; Mouza Sirifi, J.L. No.11, District South 24-Parganas morefully and particularly mentioned and described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the said undivided share of the said Premises free from all encumbrances charges lien mortgage ispendens trusts claims and demands whatsoever subject to however occupation of several tenants ;

**AND WHEREAS** the said Rajiv Choudhury duly applied to the concerned Municipal Authorities of the Kolkata Municipal Corporation (South Suburban Unit) Ward No.116 for mutation of his name as owner of the said undivided share of the said Premises which was numbered in the records of the Kolkata Municipal Corporation being municipal Premises No. 037, Chanditalla Main Road, Kolkata - 700053;



**AND WHEREAS** the said Rajiv Choudhury duly applied before the appropriate authorities of the Block Land and Land Reforms Officer, Thakurpukur Metiabruz at Behala for mutation of his name in the R.S. record as absolute owner in respect of the said undivided share of the said Premises which was registered vide Mutation Case No. 10273 of 2012 and Mutation Case No. 15900 of 2014 and in pursuance of the orders passed therein the name of the said Rajiv Choudhury has been mutated in the R.S. record of the Additional Block Land and Land Reforms Officer, Thakurpukur Metiabruz at Behala, under R.S. Khatian Nos. 566, 586 and 344 as absolute owner thereof;

**AND WHEREAS** the said Rajiv Choudhury had also applied to change the character, convert or alter the mode of use of the said undivided share of the land of the said Premises before the appropriate concerned authorities and the District Land and Land Reforms Officer, at Alipore and accordingly permission was accorded for conversion of the nature of land of one class as per record of Right to another and as such nature of the land of the said premises has been recorded as Housing Complex and Bastu in the records of B.L. & L.R.O office ;

**AND WHEREAS** in view of what is stated hereinabove the Vendor is absolutely seised and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of All That undivided one-fourth share into or upon All That the Municipal Premises No. 037, Chanditalla Main Road, Kolkata - 700053 and mailing address being 21, Chanditalla Main Road, Kolkata - 700053 containing an area of 208 Cottahs be the same a little more or less TOGETHER WITH sheds, residential quarters and other several structures standing thereon situate and lying in Ward No.116 of the Kolkata Municipal Corporation P.S.- Behala under R.S. Dag Nos.81, 82, 81/1092, 114 and 113/528, R.S. Khatian Nos.566, 586 and 344, Mouza Sirifi, J.L. No.11, District South 24-Parganas morefully and particularly described in the Schedule hereunder written and hereinafter referred to as the "undivided share of the said premises" free from all encumbrances, charges, liens, mortgages, lispendens, trusts, acquisitions requisition, claims and demands whatsoever subject to however occupation of various tenants at the said premises ;



**AND WHEREAS** in view of what is stated hereinabove and in pursuance of a Memorandum of Understanding dated 27<sup>th</sup> December 2010 read with a Supplementary Agreement dated 31<sup>st</sup> July, 2013 hereinafter jointly referred to as the said Agreement the Vendor on being approached by Shah Projects Pvt. Ltd. being the Confirming Party herein agreed to sell and transfer and the Confirming Party agreed to purchase All That undivided one-fourth share into or upon All That the Municipal Premises No. 037, Chanditalla Main Road, Kolkata - 700053 and mailing address being 21, Chanditalla Main Road, Kolkata - 700053 containing an area of 208 Cottahs be the same a little more or less TOGETHER WITH sheds, residential quarters and other several structures standing thereon situate and lying in Ward No.116 of the Kolkata Municipal Corporation P.S.- Behala under R.S. Dag Nos.81, 82, 81/1092, 114 and 113/528, R.S. Khatian Nos.566, 586 and 344, Mouza Siriti, J.L. No.11, District South 24-Parganas morefully and particularly described in the Schedule hereunder written and hereinafter referred to as the "undivided share of the said premises" free from all encumbrances charges, liens, mortgages, lispendens, trusts, acquisitions requisition, claims and demands whatsoever subject to however occupation of various tenants at the said premises at a consideration of Rs.1,12,50,000/- (Rupees One Crore Twelve Lakhs Fifty Thousand) only and on the terms and conditions recorded therein ;

**AND WHEREAS** in pursuance of the said Agreement the Confirming Party paid to the Vendor a sum of Rs.37,50,000/- (Rupees Thirty Seven Lakhs Fifty Thousand) only which was lying in Fixed Deposit of a Nationalised Bank in the joint name of the Vendor and one Mr. Raj Kumar Poddar being the escrow holder and the Vendor has appropriated the same together with accrued interest thereon towards part payment of an earnest money out of the total consideration amount and balance amount of consideration money has been paid by the Purchaser as stated hereunder and accordingly the said Raj Kumar Poddar being the escrow holder was fully discharged from his responsibilities in respect thereof ;



**AND WHEREAS** in terms of the said Agreement the Confirming Party has nominated the Purchasers herein immediately after the said agreement to purchase the said undivided share of the said premises and the payment of the part consideration amount by the Confirming Party to the Vendor shall be treated as payment of part consideration by the Purchasers herein and the Purchasers are fully discharged from the obligation of making payment of the same to the Vendor herein and the Vendor is fully satisfied in respect of the payment of the said part consideration amount ;

**AND WHEREAS** in view of what is stated hereinabove the Purchasers have paid the balance consideration amount to the Vendor herein and as such the Purchaser have requested to the Vendor to complete the sale of the undivided share of the said premises and the Confirming Party has agreed to confirm the same as stated hereunder ;

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs.37,50,000/- (Rupees Thirty Seven Lakhs Fifty Thousand) only paid by the Purchasers to the Vendor as earnest money and in further consideration of a sum of Rs.75,00,000/- (Rupees Seventy Five Lakhs) only paid by the Purchasers to the Vendor being the balance consideration amount aggregating to a sum of Rs.1,12,50,000/- (Rupees One Crore Twelve Lakhs Fifty Thousand) only paid on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and discharge and release the undivided share of the said premises and every part thereof as also the Purchasers) the Vendor doth hereby sell grant convey transfer by way of sale assign and assure unto and in favour of the Purchasers and the Confirming Party releases relinquishes and disclaims all its right title interest in respect of ALL THAT undivided one-fourth share into or upon All That the Municipal Premises No. 037, Chanditalla Main Road, Kolkata - 700053 and mailing address being 21, Chanditalla Main Road, Kolkata - 700053 containing an area of 208 Cottahs be the same a little more or less TOGETHER WITH sheds, residential quarters and other several structures standing thereon situate and lying in Ward No.116 of the Kolkata Municipal Corporation P.S.- Behala under R.S.





Dag Nos.81, 82, 81/1092, 114 and 113/528, R.S. Khatian Nos.566, 586 and 344, Mouza Sirifi, J.L. No.11, District South 24-Parganas morefully and particularly described in the Schedule hereunder written and hereinafter referred to as the "said undivided share of the said premises" and delineated in the Map or Plan annexed hereto and bordered in "RED" thereon together with all the things permanently attached thereto or standing thereon and the areas appertaining thereto and all the privileges, easements, profits, advantages, rights and appurtenances and things whatsoever attached to the undivided share of the said premises or any part thereof belonging or anywise appertaining thereto and usually held used and enjoyed or reputed or known as part thereof AND ALL the estate rights, titles, interests, uses, possessions, benefits, claims and demand whatsoever at law and in equity of the Vendor to the undivided share of the said premises hereby conveyed and every part thereof free from all encumbrances AND ALL the deeds pattas muniments writings and evidences of title relating thereto or any part thereof which now are or may hereafter be in the possession or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action either at law or in equity **TO HAVE AND TO HOLD** the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use and benefit of the Purchasers absolutely and forever to enable each of the Purchasers to have equal undivided shares subject however to the occupation of various tenants.

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as follows :-**

1. THAT NOTWITHSTANDING any act deed or thing done or committed by the Vendor or any of his predecessor-in-title the Vendor has good right full power and absolute authority to sell grant convey transfer by way of sale assign and assure the said undivided share of the said premises hereby conveyed or intended so to be unto and to the use of the Purchasers in the manner aforesaid.
2. THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly enter upon occupy or possess and enjoy the



said undivided share of the said premises hereby conveyed with their appurtenances and receive the rents issues and profits thereof and every part thereof for its own use and benefit thereof without any suit lawful eviction or interruption claim and demand whatsoever from or by the Vendor or any person, or persons having or lawfully claiming from under or in trust for the Vendor or any of his Predecessor-in-title.

3. THAT the Purchasers shall hold the said undivided share of the said premises free and clear and freely and clearly and absolutely acquitted exonerated and forever released and discharged or otherwise by the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, titles charges and encumbrances whatsoever had made executed occasioned and suffered by the Vendor or any person or persons having or lawfully claiming as aforesaid.

4. THAT the Vendor and all persons having or lawfully claiming any estate right title or interest in the said undivided share of the said premises hereby conveyed or any part thereof by from under or in trust for the Vendor or from or under any of his predecessor-in-title shall and will at all times hereafter at the request and cost of the Purchasers do and execute and cause to be done and executed all such further and lawful acts deeds and things conveyances and assurances whatsoever for better and more perfectly and absolutely granting the said undivided share of the said premises and every part thereof unto and to the use of the Purchasers as may be reasonably required.

5. THAT the Vendor doth hereby further covenant and assure the Purchasers that the Vendor has good right full power and absolute authority to convey transfer by way of sale assign and assure the said undivided share of the said premises in the manner aforesaid and for any reason whatsoever if the Purchasers is dispossessed or deprived of full enjoyment of the said undivided share of the said premises or any part thereof due to want of Title of the Vendor then in that event the Vendor shall indemnify and agrees to keep the Purchasers fully indemnified for all losses and damages to be suffered by it in respect of the said undivided share of the said premises hereby sold to the Purchasers.



6. THAT the Vendor doth hereby irrevocably nominate constitute appoint and ordain in his place put and depute the Purchasers to be the true and lawful agent of the Vendor for and on behalf and in the name of the Vendor or otherwise but at the expenses of the Purchasers only for the specific purpose of applying for and obtaining mutation of name in the records of appropriate authorities in respect of the said undivided share of the said premises unto the name of the Purchasers as absolute owner thereof and/or consent to such application and generally to do all other acts deeds and things whatsoever necessary in the name of the Purchasers as aforesaid as fully and effectually as the Vendor could do if these presents had not been executed.

7. THAT the Vendor doth hereby undertake to pay all outstanding corporation rates and taxes, Government revenue, Khajana, electricity dues and all other imposition whatsoever due payable by his or any of his predecessor-in-file up to the date of these presents.

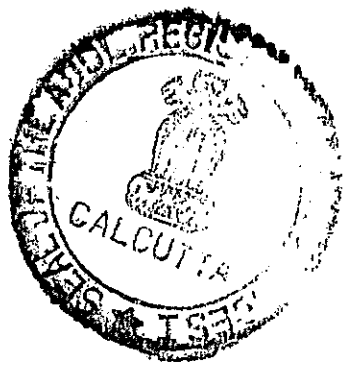
8. THAT the Vendor hereby confirms that there are no proceedings applicable under the provisions of the Urban Land (Ceiling and Regulation) Act, 1972 in respect of the said undivided share of the said premises.

9. THAT the Vendor hereby confirms to have delivered symbolic possession of the said undivided share of the said premises to the Purchasers.

10. That the Vendor doth hereby attorn the tenancy right of the various tenants in occupation of the said premises in favour of the Purchasers herein to enable the Purchasers to collect the rent directly from the tenants.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT undivided one-fourth share into or upon ALL THAT the Municipal Premises No. 037, Chanditalla Main Road, Kolkata - 700053 and



mailing address being 21, Chanditalla Main Road, Kolkata - 700053 containing an area of 208 Cottahs i.e. 52 Cottahs be the same a little more or less TOGETHER WITH partly rented dwelling house for residential use and dilapidated shed with brick wall and asbestos roof admeasuring 27,000 Sq.ft. (i.e. 6,750 Sq.ft) all having cemented floor standing thereon situate and lying in Ward No.116 of the Kolkata Municipal Corporation, P.S.- Behata, P.O. New Alipore, under R.S. Dag Nos. 81 (area 199 Decimals), 82 (area 44 Decimals), 81/1092 (area 3 Decimals), 114 (area 82 Decimals) and 113/528 (area 16 Decimals), R.S. Khatian Nos. 566, 586 and 344, Mauza Sirifi, J.L. No.11, District South 24-Parganas and butted and bounded in the manner following, that is to say:

- ON THE NORTH : Kanchan Apartment  
36/B/4, Chanditalla Main Road, Kolkata-700053;
- ON THE SOUTH : Partly Chanditalla Main Road and  
A K Enterprise, 23, Chanditalla Main Road, Kol-53;
- ON THE EAST : Sarada Pally Basti ;
- ON THE WEST : Chanditalla Main Road ;

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



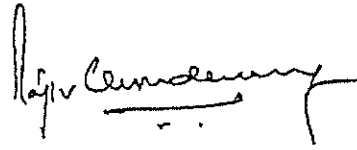


SIGNED SEALED AND DELIVERED

by the VENDORS at Kolkata

In the presence of :-

1. Praven Kumar Sharma  
7A, Kiran Shankar Roy Road,  
Kolkata-700001
2. Samar Kumar Das,  
7A, Kiran Shankar Roy Road,  
Kolkata - 700001



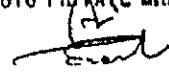
SIGNED SEALED AND DELIVERED

by the CONFIRMING PARTY at Kolkata

In the presence of :-

1. Praven Kumar Sharma
2. Samar Kumar Das,

For SHAH PROJECTS PRIVATE LIMITED



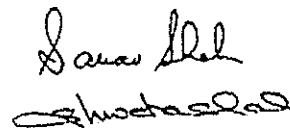
Director

SIGNED SEALED AND DELIVERED

by the PURCHASER at Kolkata

In the presence of :-

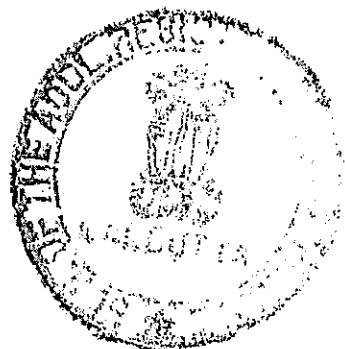
1. Praven Kumar Sharma
2. Samar Kumar Das.



Drafted by  
Pradip Kumar Barua  
Advocate

7A, K.S. Roy Road

RECE  
withir



-: 13 :-

RECEIVED by the Vendor of and from within named Purchaser the within mentioned sum of Rs.1,12,50,000/- (Rupees One Crore Twelve Lakhs Fifty Thousand) only being the full consideration money as per memo below :-

Rs.1,12,50,000.00

MEMO OF CONSIDERATION

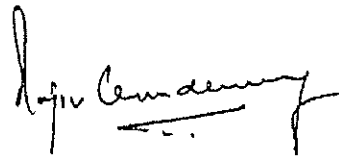
- |  |                 |
|--|-----------------|
| 1. Paid by way of Fixed Deposit No.9908445 in the name of Vendor dated 24/12/2010 drawn on Bank of India Southern Avenue Branch, Kolkata - 700029              | Rs.12,50,000.00 |
| 2. Paid by way of Fixed Deposit No.0048437 in the name of Vendor dated 11/07/2013 drawn on United Bank of India, 4, N.C. Dutta Sarani Branch, Kolkata - 700001 | Rs.25,00,000.00 |
| 3. Paid toward arrears of Municipal Rates and Taxes, Land Revenue etc.   | Rs.20,50,061.00 |
| 4. Paid by Cheque No. 770164 dated 01.07.2015 drawn on United Bank of India, 4, N.C. Dutta Sarani Branch, Kolkata - 700001                                     | Rs.26,68,720.00 |
| 5. Paid by Cheque No. 387035 dated 01.07.2015 drawn on United Bank of India, 4, N.C. Dutta Sarani Branch, Kolkata - 700001                                     | Rs.26,68,719.00 |
| 6. Tax Deduction at Source   | Rs. 1,12,500.00 |

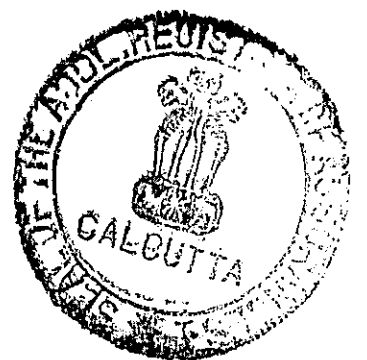
Rs.1,12,50,000.00  
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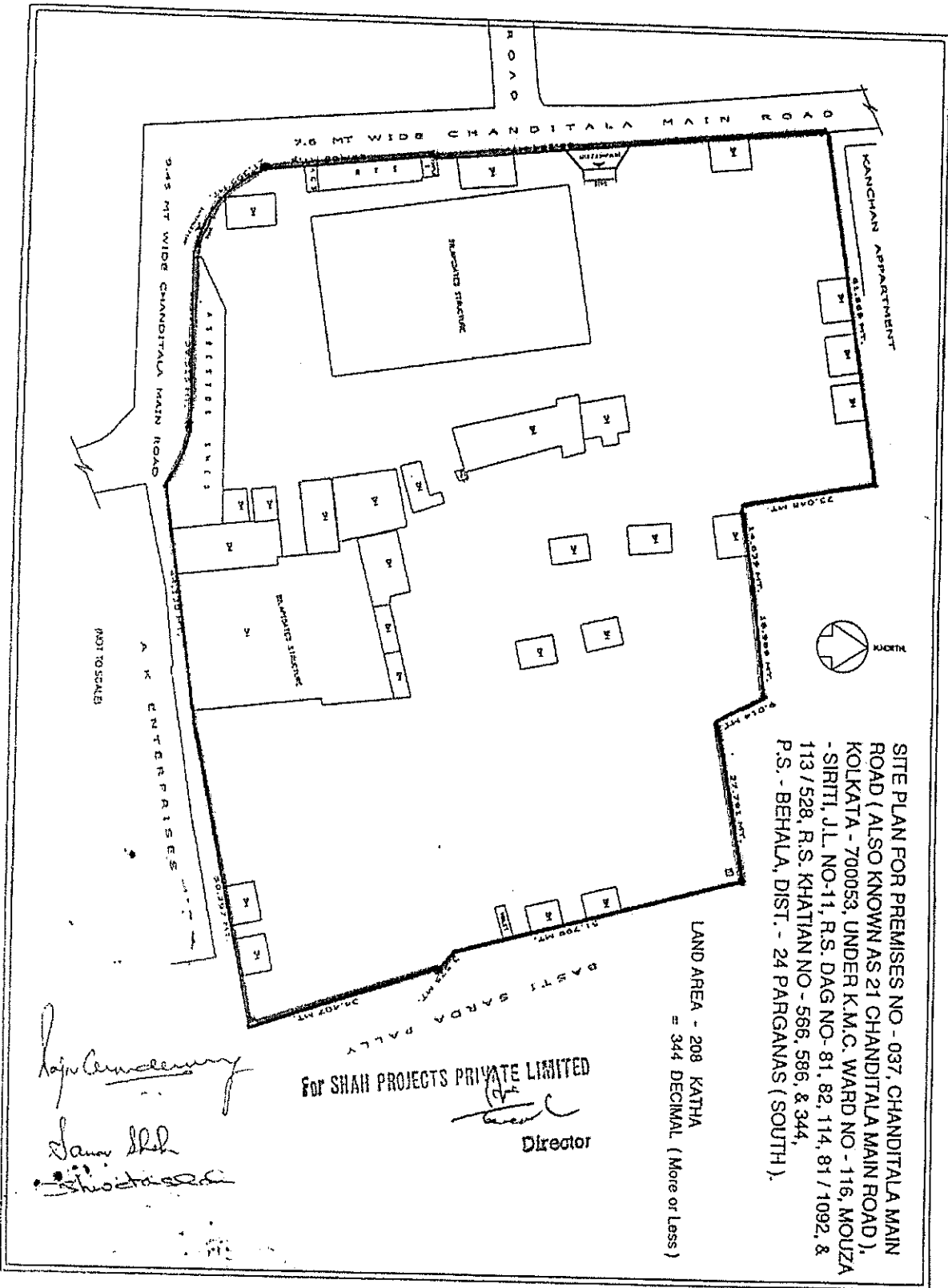
(Rupees One Crore Twelve Lakhs Fifty Thousand only)

WITNESSES :-

1. Praveen Kumar Sharma
2. Samar Kumar Das.







SITE PLAN FOR PREMISES NO - 037, CHANDITALA MAIN ROAD ( ALSO KNOWN AS 21 CHANDITALA MAIN ROAD ), KOLKATA - 700053, UNDER K.M.C. WARD NO - 116, MOUZA - SIRTI, J.L. NO-11, R.S. DAG NO- 81, 82, 114, 81 / 1092, & 113 / 528, R.S. KHATTAN NO - 566, 586, & 344, P.S. - BEHALA, DIST. - 24 PARGANAS ( SOUTH ).

LAND AREA - 208 KATHA  
= 344 DECIMAL ( More or Less )

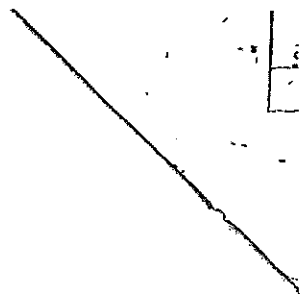
FOR SHAH PROJECTS PRIVATE LIMITED  
*[Signature]*  
Director

*[Signature]*  
*[Signature]*  
*[Signature]*





REGISTRAR OF COMPANIES  
BANGALORE  
3 JUL 2015












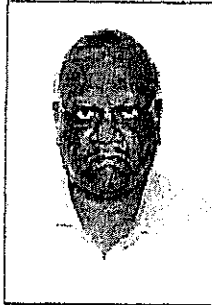



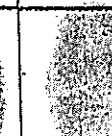


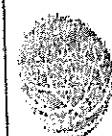



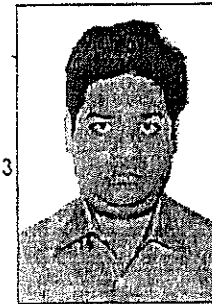








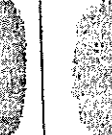



1884  
1885

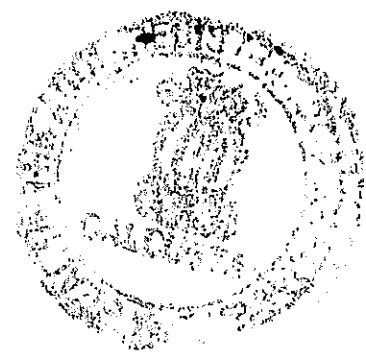





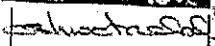










## SPECIMEN FORM FOR TEN FINGER PRINTS

S.L. No.	Signature of the Executants and or Purchaser Presents					
1						
		LITTLE	RING (Left)	MIDDLE (Left)	FORE	THUMB
	<i>Left Hand</i>					
		LITTLE	RING (Right)	MIDDLE (Right)	FORE	THUMB
2						
		LITTLE	RING (Left)	MIDDLE (Left)	FORE	THUMB
	<i>Right Hand</i>					
		LITTLE	RING (Right)	MIDDLE (Right)	FORE	THUMB
3						
		LITTLE	RING (Left)	MIDDLE (Left)	FORE	THUMB
	<i>Right Hand</i>					
		LITTLE	RING (Right)	MIDDLE (Right)	FORE	THUMB

100



## SPECIMEN FORM FOR TEN FINGER PRINTS

S.L. No.	Signature of the Executants and or Purchaser Presents					
1	 					
		LITTLE	RING (Left)	MIDDLE (Hand)	FORE	THUMB
						
		LITTLE	RING (Right)	MIDDLE (Hand)	FORE	THUMB
2						
		LITTLE	RING (Left)	MIDDLE (Hand)	FORE	THUMB
		LITTLE	RING (Right)	MIDDLE (Hand)	FORE	THUMB
3						
		LITTLE	RING (Left)	MIDDLE (Hand)	FORE	THUMB
		LITTLE	RING (Right)	MIDDLE (Hand)	FORE	THUMB





Government of West Bengal  
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1901001509/2015	Date of Application	03/07/2015
Query No / Year	19010000415634/2015		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Org C K Jain And Company		
Stampduty Payable	Rs.32,43,685/-		
Registration Fees Payable	Rs.5,09,816/-		
Applicant Name of the Visit Commission	Mr Samar Das		
Applicant Address	7 B, K S Roy Road, Kolkata - 1		
Place of Commission	7 B, K S Roy Road, Kolkata - 1		
Expected Date and Time of Commission	03/07/2015 2:30 PM		
Fee Details	J1: 250/-, J2: 100/-, PTA-J(2): 0/-, Total Fees Paid: 350/-		
Remarks			

Query No:-19010000415634/2015, 03/07/2015 11:40:09 AM KOLKATA (A.R.A. - I)

Page 1 of 3

24/07/2015 Query No:-19010000415634 / 2015 Deed No :- 190105438 / 2015, Document is digitally signed.

Page 19 of 32





Government of West Bengal

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

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000415634/2015

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Rajiv Choudhury 1, Convent Road, P.O:- Entaly, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014	Seller		4465 	 03/07/2015
2	Mr Rajiv Shah 1, Sardar Sankar Road, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Representative of Seller [Shah Projects Private Limited (Confirming Party)]		4468 	 03/07/2015
PRESENTATION No.	Mr Saurav Shah 16/8, Mondal Temple Lane,, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053	Buyer		4463 	 3/7/2015



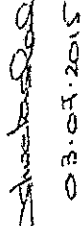
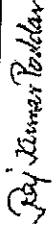
Query No:-19010000415634/2015, 03/07/2015 11:40:09 AM KOLKATA (A.R.A. - I)


SI Nam  
No.





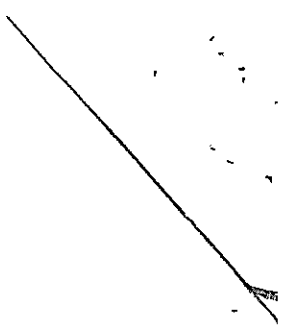
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
4	Smt Shweta Shah 16/8, Mondal Temple Lane, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053	Buyer			 03.07.2015
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Raj Kumar Poddar Son of Late Satya Narayan Poddar Flat No. 4B, 4th Floor, 4, Moore Avenue, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040	Mr Rajiv Choudhury, Mr Rajiv Shah, Mr Saurav Shah, Smt Shweta Shah		 02.07.2015	

  
(Dinabandhu Roy)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. - I  
KOLKATA  
Kolkata, West Bengal



Query No:-19010000415634/2015, 03/07/2015 11:40:09 AM KOLKATA (A.R.A. - I)

Page 3 of 3





SCC

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
RAJ KUMAR PODDAR  
SATYANARAYAN PODDAR  
11/12/1956  
Permanent Account Number  
AFGPP4123E  
Signature



Raj Kumar Poddar

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
RAJ KUMAR PODDAR  
SATYANARAYAN PODDAR  
11/12/1956  
Permanent Account Number  
AFGPP4123E  
Signature



Raj Kumar Poddar

Name & Address  
RAJ KR PODOO,  
4 MOORE AVE  
4 FLR-4TH.



SCC

**BHARAT SANCHAR NIGAM LIMITED**  
**Calcutta Telephones**

<b>Name &amp; Address of the Customer</b> RAJ KR PODDAR 1 MOORE AVENUE FLR-4TH FLAT-4-B TOLLY GARDEN KOLKATA WB 730040		<b>Customer Id</b> 3006592175 <b>Account Number</b> 8006599697 <b>Phone Number</b> 03324710904 <b>Bill Number &amp; Date</b> 145531463 - 10/01/2015 <b>Bill Period</b> 01/11/2014 to 31/12/2014 <b>Payment Due Date</b> 30/01/2015 <b>Customer Type</b> Individual <b>Credit Limit</b> <b>Loyalty Points</b> 0.00	
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**Account Summary (in Rupees)**

Previous Balance (ign. + if paid)	Payments Received	Balance Amount	Adjustments	Current Bill Amount	Amount Payable (Rounded to next Rupee)
A	B	C=A-B	D	E	E+C-D
444.62	450.00	-5.38	0.00	448.21	443.00

Late Fee shall be levied in the next bill @ 2% of the outstanding amount pending after Pay By Date. Minimum Late Fee is ₹ 10/-.

Payment Details			Account Level Details			Summary of Charges	
Description	Date	Amount (₹)	Description	Start Date	End Date	Description	Amount (₹)
Cash Payment	09/12/2014	450.00	Monthly Charges			Monthly Charges	390.00
<b>Total</b>		<b>450.00</b>	Usage Charges			Usage Charges	0.00
<b>Bill Plan: LL - ONE INDIA PLAN</b> <b>Monthly Charges</b> Description Start Date End Date Amount (₹) Fixed Monthly Charge 01/11/2014 31/12/2014 390.00 <b>Total</b> 390.00			One Time Charges 0.00 Discounts 0.00 Service Tax 48.21 Late Fee 10.00 <b>Total Charges (₹)</b> 448.21				

**Tax Details**

Description	Tax Rate	Amount
Service Tax	12.00%	46.80
Educational CESS	2.00%	0.94
Higher Edu. CESS	1.00%	0.47

**Accounts Officer (TR)**  
 This is a Computer generated Bill and hence does not require any Signature

*Raj Kumar Poddar*

**GO GREEN INITIATIVE FROM BSNL**

To reduce the consumption of our precious paper, please opt for receipt of bills through E-mail ONLY and earn 10 Loyalty Points. Please log into <http://selfcare.edc.bsnl.co.in> and activate the 'Email only' option OR give a written request to the nearest Customer Service Centre



Customers paying after monthly due dates are advised to pay preferably at BSNL, Calcutta telephones' Cash Collection Counters to enable quicker reconnection of barred numbers

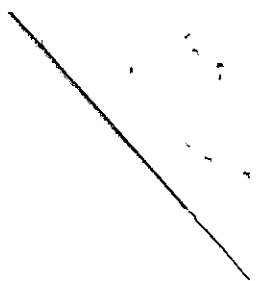
'Enjoy hassle free payment mode - opt for ECS or pay bills online at [www.bsnl.co.in](http://www.bsnl.co.in)'

"For service requests complaints and queries, please call 24x7 BSNL customer care (Toll Free): 1500 (from BSNL number), 18003451500 (from other operator numbers)"

**BHARAT SANCHAR NIGAM LIMITED**  
 Calcutta Telephones

COUNTER FOIL

Account Number	8006599697	Phone Number	03324710904	Amount Payable	443.00
Bill Number	145531463	Bill Date	10/01/2015	Payment Due Date	30/01/2015
					
For Use of PO's Bank only					
Mode of Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Cheque/DD <input type="checkbox"/> Credit/Debit Card <input type="checkbox"/> E-Payment					
Cheque/DD No. _____		Branch _____		Amount _____	
Signature: _____ Card Expiry Date: _____					
Please make crossed Cheque/DD/Pay order for Amount Payable (Rounded to) in favour of AO (Cash), BSNL, Calcutta Telephones.					



SC

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

BRN 19-201516-000905985-1      Payment Mode: Online Payment  
 BRN Date: 02/07/2015 19:18:42      Bank: HDFC Bank  
 BRN 164729178      BRN Date: 02/07/2015 19:22:48

**DEPOSITOR'S DETAILS**

Id No. : 19010000415634/2/2015  
(Query No. Query Year)

Name: SAURAV SHAH AND SHWETA SHAH  
 Contract No:      Mobile No: +91 9830073135  
 E-mail:      Address: 18/8 MONDAL TEMPLE LANE NEW ALIPORE KOLKATA 53  
 Applicant Name: Org C K Jain And Company  
 Office Name:      Office Address:      Status of Depositor: Buyer/Clients  
 Purpose of payment / Remarks: Sale, Sale Document

**PAYMENT DETAILS**

Sl No	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
	19010000415634/2/2015	Property Registration - Registration Fee	19010000415634/2/2015	578340
	19010000415634/2/2015	Property Registration - Stamp Duty	19010000415634/2/2015	0
<b>Total</b>				<b>578340</b>
In Words	Rupees	Five Hundred Eighty Three Thousand Four Hundred and No.		

etc





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DATED THIS 3RD DAY OF JULY 2015

=====

BETWEEN

RAJIV CHOUDHURY

..... VENDOR

AND

SHAH PROJECTS PRIVATE LIMITED

..... CONFIRMING PARTY

AND

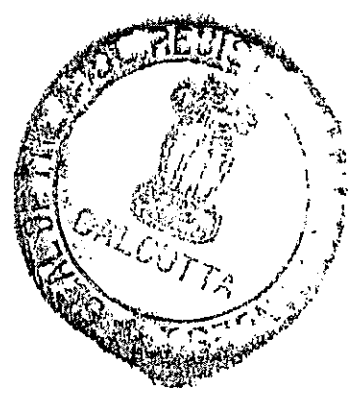
SAURAV SHAH & ANR.

..... PURCHASERS

DEED OF CONVEYANCE

C. K. JAIN & COMPANY  
SOLICITOR & ADVOCATES  
7A, KIRAN SHANKAR ROY ROAD  
KOLKATA - 700001

A. Seller & Bu;



## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mr Rajiv Choudhury Son of Late Mahesh Kumar Choudhury 1, Convent Road, P.O:- Entaly, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ACNPC6337R, Status : Self Date of Execution : 03/07/2015 Date of Admission : 03/07/2015 Place of Admission of Execution : Pvt. Residence</p>
2	<p>Shah Projects Private Limited (Confirming Party) 1, Sardar Sankar Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AABCN2989H, Status : Organization Represented by ( 1-2 ) representative as given below:-</p>
1-2 (1)	<p>Mr Rajiv Shah Son of Mr Gyarsi Lal Shah 1, Sardar Sankar Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALJPS6781N, Status : Representative Date of Execution : 03/07/2015 Date of Admission : 03/07/2015 Place of Admission of Execution : Pvt. Residence</p>



**Buyer Details**

SL No.	Name, Address, Photo, Finger print and Signature
1	Mr Saurav Shah Son of Mr Rajiv Shah 16/8, Mondal Temple Lane,, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMAPS3643P, Status : Self Date of Execution : 03/07/2015 Date of Admission : 03/07/2015 Place of Admission of Execution : Pvt. Residence
2	Smt Shweta Shah Wife of Mr Rajiv Shah 16/8, Mondal Temple Lane, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHDPM6429R, Status : Self Date of Execution : 03/07/2015 Date of Admission : 03/07/2015 Place of Admission of Execution : Pvt. Residence

**B. Identifire Details**

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Raj Kumar Poddar Son of Late Satya Narayan Poddar Flat No. 4B, 4th Floor, 4, Moore Avenue, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr Rajiv Choudhury, Mr Rajiv Shah, Mr Saurav Shah, Smt Shweta Shah	

**C. Transacted Property Details**

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Sch No.	Structure
------------	-----------



## Structure Details

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	6750 Sq Ft.	12,50,000/-	4,43,13,072/-	Structure Type: Structure Tenanted,
	Floor 0	6750 Sq Ft.		20,25,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete

## Transfer of Property from Seller to Buyer

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr Rajiv Choudhury	Mr Saurav Shah	42.9	50
	Mr Rajiv Choudhury	Smt Shweta Shah	42.9	50

## Transfer of Property from Seller to Buyer

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	Mr Rajiv Choudhury	Mr Saurav Shah	2250 Sq Ft	50
	Mr Rajiv Choudhury	Smt Shweta Shah	2250 Sq Ft	50

## D. Applicant Details

## Details of the applicant who has submitted the requisition form

Applicant's Name	C K Jain And Company
Address	7A, Kiran Sankar Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Solicitor firm

Sch No.

F





## Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION		52 Katha	1,00,00,000/-	4,43,13,072/-	Proposed Use: Bastu, Property is on

Sch No.



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chanditala Main Road, , Premises No. 37, Ward No: 116		52 Katha	1,00,00,000/-	4,43,13,072/-	Proposed Use: Bastu, Property is on Road Adjacent to Metal Road,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	6750 Sq Ft.	12,50,000/-	4,43,13,072/-	Structure Type: Structure Tenanted,
	Floor 0	6750 Sq Ft.		20,25,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr Rajiv Choudhury	Mr Saurav Shah	42.9	50
	Mr Rajiv Choudhury	Smt Shweta Shah	42.9	50

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	Mr Rajiv Choudhury	Mr Saurav Shah	2250 Sq Ft	50
	Mr Rajiv Choudhury	Smt Shweta Shah	2250 Sq Ft	50

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	C K Jain And Company
Address	7A, Kiran Sankar Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Solicitor firm



Office of the A.R.A. - I KOLKATA, District: Kolkata  
Endorsement For Deed Number : I - 190105438 / 2015

Query No/Year	19010000415634/2015	Serial no/Year	1901005256 / 2015
Deed No/Year	I - 190105438 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Saurav Shah	Presented At	Private Residence
Date of Execution	03-07-2015	Date of Presentation	03-07-2015

Remarks

On 02/07/2015

Certificate of Market Value(WB PUVA rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,63,38,072/-



(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

On 03/07/2015

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

Presented for registration at 15:10 hrs on : 03/07/2015, at the Private residence by Mr Saurav Shah , one of the Claimants.

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

Execution is admitted on 03/07/2015 by

Mr Rajiv Choudhury, Son of Late Mahesh Kumar Choudhury, 1, Convent Road, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, By caste Hindu, By Profession Service  
Indetified by Mr Raj Kumar Poddar, Son of Late Satya Narayan Poddar, Flat No. 4B, 4th Floor, 4, Moore Avenue, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, By caste Hindu, By Profession Business

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

Execution is admitted on 03/07/2015 by

Mr Saurav Shah, Son of Mr Rajiv Shah, 16/8, Mondal Temple Lane,, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, By caste Hindu, By Profession Business  
Indetified by Mr Raj Kumar Poddar, Son of Late Satya Narayan Poddar, Flat No. 4B, 4th Floor, 4, Moore Avenue, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, By caste Hindu, By Profession Business

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

Execution is e  
Smt Sharmad

1  
1



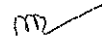
Execution is admitted on 03/07/2015 by

Smt Shweta Shah, Wife of Mr Rajiv Shah, 16/8, Mondal Temple Lane, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, By caste Hindu, By Profession Business  
Indetified by Mr Raj Kumar Poddar, Son of Late Satya Narayan Poddar, Flat No. 4B, 4th Floor, 4, Moore Avenue, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, By caste Hindu, By Profession Business

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

Execution is admitted on 03/07/2015 by

Mr Rajiv Shah, , Shah Projects Private Limited (Confirming Party) , 1, Sardar Sankar Road, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026  
Indetified by Mr Raj Kumar Poddar, Son of Late Satya Narayan Poddar, Flat No. 4B, 4th Floor, 4, Moore Avenue, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, By caste Hindu, By Profession Business



(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

On 04/07/2015

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,09,816/- ( A(1) = Rs 5,09,718/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-

Description of Online Payment


1. Rs 5,09,816/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: HDFC Bank (HDFC0000014)

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 32,43,685/- and Stamp Duty paid by Stamp Rs 100/-

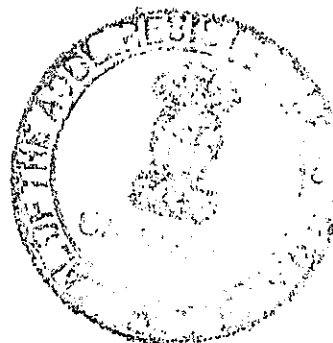
Description of Online Payment

1. Rs 32,43,585/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: HDFC Bank (HDFC0000014)



(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA





On 06/07/2015

**Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)**


Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 32,43,685/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 63083, Purchased on 30/06/2015, Vendor named S CHATTERJEE.



(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 36089 to 36120

being No 190105438 for the year 2015.



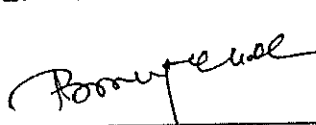
Digitally signed by SUJAN KUMAR  
MAITY  
Date: 2015.07.24 12:40:43 +05:30  
Reason: Digital Signing of Deed.

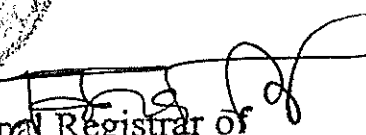
(Sujan Kumar Maity) 24-07-2015 12:40:42 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

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Additional Registrar of  
Assurances-I, Kolkata

5/8/15

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