

01571/2018

01640/18



10/03/18
 72400*/18
 Mr. R. 3,80,02,270/-

WEST BENGAL

20AB 600888

Sale against agreement
 for sale bif. no. 190100 688/18

Notarized and the document is registered in
 Kolkata. The Registrar's Office and the
 Government of West Bengal are hereby notified
 that the document is the property of the Government.
[Signature]
 Notary Public
 Kolkata

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 10th day of MARCH, 2018.

BETWEEN

140917

Sl. No. Sold to..... PRASHANT SHARMA

Address..... 71/B, Tarak Pramanick Road
Kolkata- 700 005

A. K. Maity

Licensed Stamp Vendor

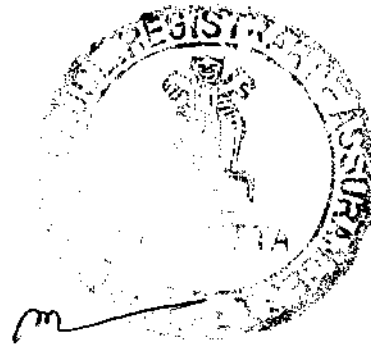
10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Issue Date:....., Sign.....

26 FEB 2018



Identified by me :-

Prashant Sharma, Ash
son of late Subhishant Sharma
CMA's Court, Kolkata

(1) **SAJJAN KUMAR TODI, (PAN - ADHPT9267C)**, Son of Sri Geeg Raj Todi, by faith - Hindu , by Occupation - Business, Nationality - Indian, residing at 3E, Nakuleswar Bhattacharya Lane, P.O. & P.S. - Tollygunge, Kolkata - 700026, (2) **M/S. TIRUPATI DEVELOPER (PAN - AADFT8862E)**, a Partnership Firm registered under the society of Firms, having its registered office at 14/2, Mackenzie Lane, P.S. - Golabari, P.O- Howrah, District - Howrah, Pin - 711101, West Bengal, duly represented by its partners namely 1) **SATYANARAYAN AGARWAL, (PAN - ACZPA6461A)**, Son of Late Bhagirathi Agarwal, by faith - Hindu , by Occupation - Business, Nationality - Indian, residing at 14/2, Mackenzie Lane, P.S. - Golabari, P.O- Howrah, District - Howrah, Pin - 711101, West Bengal, 2) **ANIL KUMAR DUBEY, (PAN - ADNPD6002D)**, Son of Late Narbdeswar Debey, by faith - Hindu , by Occupation - Business, Nationality - Indian, residing at 115, G.T. Road, P.S. - Golabari, P.O- Salkia, District - Howrah, Pin - 711106, West Bengal and 3) **TULSI DAS TODI, (PAN - AEDPT2951A)**, Son of Sri Geeg Raj Todi, by faith - Hindu , by Occupation - Business, Nationality - Indian, residing at 3E, Nakuleswar Bhattacharya Lane, P.O & P.S. - Tollygunge, Kolkata - 700026, hereinafter jointly called and referred to as the **VENDORS** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/its/their legal heirs, successors, executors, administrators, legal representatives and/or assigns) of the **ONE PART**.

AND

M/S. VASAVI INFRASTRUCTURE PROJECTS LIMITED, (PAN - AACCP0731C) a Company incorporated within the meaning of the Companies Act 1956, having its Registered Office at 16A, Brabourne Road, 9th Floor, P.O. - G.P.O, P.S. - Hare Street, Kolkata-700001, duly represented through one of its Director namely **MR. UTKAARSH .K. MODY**, Son of Sri Pawan Kumar Mody, **(PAN - AJNPM7284L)**, by faith - Hindu, by Occupation - Business, residing at 8/A, Middleton Street, 1st Floor, P.O - Middleton Row, P.S. - Shakespeare Sarani, Kolkata - 700071, hereinafter called and referred to as the **PURCHASER** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, successors-in-interest, legal representatives and assigns) of the **OTHER PART**.



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1. Name of the property: _____
2. Address: _____
3. City: _____
4. State: _____
5. Zip: _____

WHEREAS the Vendors herein are the owners and occupier now seized and possessed of and/or otherwise well and (sufficiently entitled to all that the piece and parcel of Bastu Land containing a total area measuring about 12 Cottans 0 Chittacks 20 Sq.ft. be the same a little more or less together with structure standing thereon.

AND WHEREAS One Smt. Bireswari Dasi, widow of Late Puma Chandra Mitra purchased various lands as mentioned in the Deed of Sale dated 05/10/1985 including the properties at 347/1, 347/2, 347/3, 347/1/1, G.T. Road, P.S. Shibpur, District Howrah by a registered Deed of Sale executed and registered at Sub-Registry Office, Howrah and recorded in Volume No, 1, Volume No, 4582-48, Pages 213 to 219 in the year 1895 and enjoyed the aforesaid properties till her death on 27/07/1943.

AND WHEREAS after the demise of Smt. Bireswari Dasi her only son Kedarnath Mitra became the owner of the aforesaid properties.

AND WHEREAS at the time of enjoyment the said Kedarnath Mitra died intestate leaving behind his sons Adinath Mitra and Baidyanath Mitra and Smt. Parimal Mitra, wife of the pre-deceased son Jagannath Mitra who died in the year 1938 without any issue and since then the said properties were possessed and enjoyed by the said heirs of Kedarmath Mitra.

AND WHEREAS the said Adinath Mitra died intestate on 09/02/1988 leaving behind his wife Smt, Amiya Mitra and only son Partha Sarathi Mitra.

AND WHEREAS the said Smt. Parimal Mitra, wife of Late Jagannath Mitra, wife of predeceased son of Kedarnath Mitra, died in May 1990 died intestate without any issue and her share on the said properties were succeeded under Section 15, Entry (6) of the Hindu Succession Act and her share devolved upon the brother of her husband and thus Baidyanath Mitra, Smt. Amiya Mitra, Partha Sarathi Mitra became the joint owners and occupiers of all that the aforesaid properties.

AND WHEREAS by virtue of a registered deed of Conveyance dated 27/03/1996, which was registered in the office of the Additional District Sub-Registrar, Howrah and the same was recorded in Book No. I, being no. 2569 for the year of 1996, the said Sri Baidyanath Mitra, Smt. Amiya Mitra, Partha Sarathi Mitra being the joint



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owners and occupiers of all that the aforesaid properties sold, conveyed, transferred and assigned as Vendors therein unto and in favour of Sri Sajjan Kumar Todi, as purchaser therein and Vendor No.1 herein, **ALL THAT** the premises No.347/3 and undivided portion of Premises No.347/1/1 G.T Road, Howrah as more fully described in the schedule mentioned therein absolutely and forever and thus the Vendor No. 1, herein became the absolute owner and occupier now seized and possessed of and/or otherwise well and sufficiently entitled to all that the scheduled property mentioned therein free from all encumbrances whatsoever in the demised premises.

AND WHEREAS on and about 1997, due to difference opinion by and between the present Vendor No. 1 herein and his father namely Sri Geeg Raj Todi preferred a Title Suit vide T.S. No. 108/97 before the Ld. 2nd Civil Judge, Senior Division at, Howrah which after several proceedings has been ended in a sweet end and by a joint compromise petition by and between the parties thereto, the Ld. 2nd Civil Judge, Senior Division at Howrah have been [Pleased to pass an order that the said suit is decreed in terms of the compromise petition dated 07/08/1997 and the Plaintiff of the compromise petition itself speaks that the parties of the said suit shall get their proportionate share out of the actual proceeds arisen out either by way of developing the property or by sale proceeds whatsoever in nature.

AND WHEREAS in terms of the said compromise petition, it has been settled that the Vendor No. 1 herein Sajjan Kumar Todi shall transfer undivided 35% share of the property purchased by him by the said document no. 2569 of 1996 in favour of the Vendor No. 2 herein.

AND WHEREAS in the above manner the Vendor No. 2 herein has become the Owner and Occupier of the Bastu Land measuring about 4 Cottah 3 Chittaks 16 Square Feet be the same a little more or less and the Vendor No. 1 has become the Owner and occupier of the rest portion of the property measuring about 7 Cottah 13 Chittaks 04 Square Feet.

AND WHEREAS the above mentioned two properties have been amalgamated into single plot of land measuring about 12 Cottah 00 Chittaks 20 Square Feet by virtue of a registered Deed of Amalgamation dated 14.11.2008, which was



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registered in the Office of A.D.S.R. at Howrah and recorded in Book No. I, being No. 6301 for the year 2008.

AND WHEREAS the purchaser before entered into agreement dated 02.02.2018 search in all concern authority and fully satisfied with the title of the vendors and purchaser has no objection whatsoever in respect of the title of the vendors.

AND WHEREAS by virtue of the recital recited above the Vendors herein are the joint owners in respect of **ALL THAT** piece or parcel of Bastu Land, measuring an area about 12 Cottahs 0 Chittacks 20 Sq. ft., be the same a little more or less **TOGETHERWITH** Tile Shed structure, lying and situated at Premises No. 347/1/1, G.T. Road, P.O.– Botanical Garden, Police Station-Shibpur, Howrah-711103, Ward No-38, Borough No. VI, District – Howrah, West Bengal, Assesse No. 62176, comprised in R.S. Dag No. 62, 63, 64, 314, 315, 316 & 319, R.S. Khatian No. 239,273, 244 & 52, L.R. Dag No. 62, 63, 64/348, 343, 344, 345, 346 & 348, L.R. Khatian No. 628, 261, 520 & 259, within the limits of the Howrah Municipal corporation, together with all right, title and interest appertaining thereto free from all encumbrances more fully described in the schedule hereunder written and for the sake of brevity hereinafter called and referred to as the said property.

AND WHEREAS the Vendors herein have submitted a building sanction plan for sanction of multi-storied building and further are desirous to sell the said property more fully described in the schedule hereunder written to the intending purchaser against valuable consideration on “as it is basis” together with the benefit of the building sanctioned plan applied with Howrah Municipal Corporation.

AND WHEREAS a registered declaration of Boundary dated. 12/02/2016 being deed No.1346/16 registered with DSR, Howrah of 12 Cotah 0 Chatak 20 Sq.ft. for sanction of building plan has been made by the Vendors herein.

AND WHEREAS the Purchaser, approached the Vendors for purchasing the said property more fully describe in the schedule hereunder written, at or for **Rs.3,22,92,000/- (Rupees Three Crores Twenty Two Lacs Ninety Two Thousand) only.**



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AND WHEREAS the Vendors accepted the proposal of the purchaser and accordingly a registered agreement for sale dated 02.02.2018, which was registered in the office of the A.R.A. – I, Kolkata and the same was recorded in Book No. I, Volume No. 1901-2018, Pages 33190 to 33223, being No. 190100688, for the year 2018 the vendors and purchaser agreed upon the terms and conditions as mentioned therein

NOW THIS INDENTURE WITNESSES as follows: -

That in pursuance to the aforesaid registered agreement for sale dated 02.02.2018 and in full consideration of the sum of **Rs.3,22,92,000.00/- (Rupees Three Crores Twenty Two Lacs Ninety Two Thousand) only** paid by the purchaser to the vendors at or before the execution of these presents the receipt whereof the vendors admit and acknowledge. The Vendors doth hereby as beneficial owners grant, convey, transfer, assign and unto the purchaser **ALL THAT** piece or parcel of Bastu Land, measuring an area about 12 Cottahs 0 Chittacks 20 Sq. ft., be the same a little more or less **TOGETHER WITH** Three Tile Sheds Structures standing thereon, total measuring about 1000 Sq. ft., more or less with cemented flooring, used for residential purpose, lying and situated at Premises No. 347/1/1, G.T.Road, P.O. – Botanical Garden, Police Station-Shibpur, Howrah - 711103, Ward No-38, Borough No. VI, District – Howrah, West Bengal, Assesse No. 62176, comprised in R.S. Dag No. 62, 63, 64, 314, 315, 316 & 319, R.S. Khatian No. 239,273, 244 & 52, L.R. Dag No. 343, 344, 345, & 348, L.R. Khatian No. 628, 261, 520 & 259, within the limits of the Howrah Municipal corporation **TOGETHER WITH** all rights and easements appertaining thereto, (morefully and particularly described in the schedule given hereunder written and herein after referred to as the said premises) **OR HOWSOEVER OTHERWISE** the same is now situated butted bounded called known, numbered described or distinguish together with all ways, pattahs, common passages, drains, water tube-well, ditches, side spaces, outside walls, sewers, ground and soils, advantage of light, right, liberties, privileges, easements, appendages and appurtenances whatsoever thereunto belonging or the anywhere appertaining thereto or any part thereof with all right, title and interest appertaining thereto free from all encumbrances whatsoever.



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AND ALL estate, right, title, interest use possession claim or demand whatsoever of the vendors in laws or in equity upon the said property or any part thereof and the reversion or reversions, remainder or remainders and all the rents, issues, profits, according thereof and which may hereafter therein the custody power or possession of the vendors or any person or persons from the vendors may procure the same without any action either at law or in equity **TO HAVE AND TO HOLD** own possess and enjoy the said land and every part thereof hereby granted conveyed, transferred sold assigned and assured or otherwise expressed or intended so to be unto and to the use of the purchase, his legal heirs and successors, absolutely and forever free from all encumbrances, charges and claims objecting to payment and other outgoings payable or reserve in respect thereof.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

Notwithstanding any act, deed or things by the vendors done executed or knowingly suffered to the contrary the vendors now have good right, full power and absolute authority to grant, transfer, convey, assign and assure the said land hereby granted, assigned and assured and/or otherwise expressed or intended and to be unto and to the use of the purchaser in the manner aforesaid.

The purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the said land every part thereof without any eviction, interruption, claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated discharges and released by the vendors who shall keep the purchaser saved, harmless and indemnified from and against all assurances, charges, Mortgages, debts of and by vendors, including all documents and title of the vendor.

The vendors and all other person or persons having or claiming any estate right, title and interest into or upon the said property including any part thereof under or in trust for the vendors shall and will from time to time and at all times hereafter upon every reasonable request and at cost of the purchaser, and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly and effectually assuring the said land unto and to the use of



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ADDITIONAL REGISTRAR
OF ASSISTANT SURGEONS, KOLKATA
40 MAR 2013

the purchaser in the manner hereinbefore according to the true interest and meaning of these presents as shall or any reasonably to required.

SCHEDULE AS REFERRED TO ABOVE:

(SAID PREMISES)

ALL THAT piece or parcel of Bastu Land, measuring an area about 12 Cottahs 0 Chittacks 20 Sq. ft., be the same a little more or less **TOGETHER WITH** Three Tile Sheds Structures standing thereon, total measuring about 1000 Sq. ft., more or less with cemented flooring, used for residential purpose, lying and situated at Premises No. 347/1/1, G.T.Road, P.O. – Botanical Garden, Police Station-Shibpur, Howrah - 711103, Ward No-38, Borough No. VI, District – Howrah, West Bengal, Assesse No. 62176, comprised in R.S. Dag No. 62, 63, 64, 314, 315, 316 & 319, R.S. Khatian No. 239,273, 244 & 52, L.R. Dag No. 343, 344, 345, & 348, L.R. Khatian No. 628, 261, 520 & 259, within the limits of the Howrah Municipal corporation and the same is butted and bounded as follows:-

ON THE NORTH: By R.S Dag No. 313, 364.

ON THE SOUTH: By Premises No. 347/2, G.T. Road and G.T. Road.

ON THE EAST: By Premises No. 347/1/1, G.T. Road and 347/2, G.T.Road.

ON THE WEST: By Premises No. 348, G.T. Road thereafter 352, G.T. Road.

That the proposed use d of the said property is Bastu.

The said property is specifically shown in the sketch plan lineated with red Colour boundary line thereon and same shall be treated as the part of this deed of conveyance.

ALL THAT the vendor herein has been in possession of the said premises and that possession thereof has already been delivered by the vendors to the purchaser.



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

SIGNED SEALED AND DELIVERED

by the Parties in the presence of :

1. Prashant Sharma, Adv.
comr's court, Calcutta

Sajjan Kumar Todi

TIRUPATI DEVELOPER

Satyamarya Agarwal
Partner

TIRUPATI DEVELOPER TIRUPATI DEVELOPER

Tulsi Das Todi
Partner

Anil Kumar Das
Partner

2. Prashant Sharma
S/o Prashant K. Sharma
493/B/57 A, G.T. Road (S)
Howrah - 71102

SIGNATURE OF THE VENDORS

VASAVI INFRASTRUCTURE PROJECTS LTD.

Omkar Ch. Upadhyay
Director/Authorised Signatory

SIGNATURE OF THE PURCHASER

Drafted by:

Anil Sharma

ANIL SHARMA, Advocate

HIGH COURT, CALCUTTA,

ENROLMENT NO. WB/56/2001



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RECEIVED
OFFICE OF THE
4041P 2019

MEMO OF CONSIDERATION

Received a sum **Rs.3,22,92,000/-**-(Rupees Three Crore Twenty Two Lacs Ninety Two Thousand) only as full and final consideration from the within named Purchaser/Second party.

MEMO

Sl. No.	Cheque/ Draft No./Cash	Dated	Drawn On	Amount (Rs.)
1.	063314	01.02.2018	IDBI BANK, Brabourne Road, Branch	81,25,000/- ✓
2.	063315	01.02.2018	-DO-	43,75,000/- ✓
3.	026149 RTGS	07.02.2018	-DO-	13,65,000/- ✓
4.	026148 RTGS	07.02.2018	-DO-	7,35,000/- ✓
5.	064193	09.03.2018	-DO-	61,92,200/- ✓
6.	064194	09.03.2018	-DO-	1,14,99,800/-
Total				<u>Rs.3,22,92,000/-</u>

(Rupees Three Crore Twenty Two Lacs Ninety Two Thousand)only.

WITNESSES:

1. *Prasanth Sharma, Adv.*

2. *Preelata Sharma
S/o Prasad kumar Sharma.*

TIRUPATI DEVELOPER

Tulsi Das Todi

Partner

Saijjan Kumar Todi

TIRUPATI DEVELOPER

Satyansh Kumar Arora

Partner

TIRUPATI DEVELOPER

Anil Kumar Datta

Partner

SIGNATURE OF THE VENDORS



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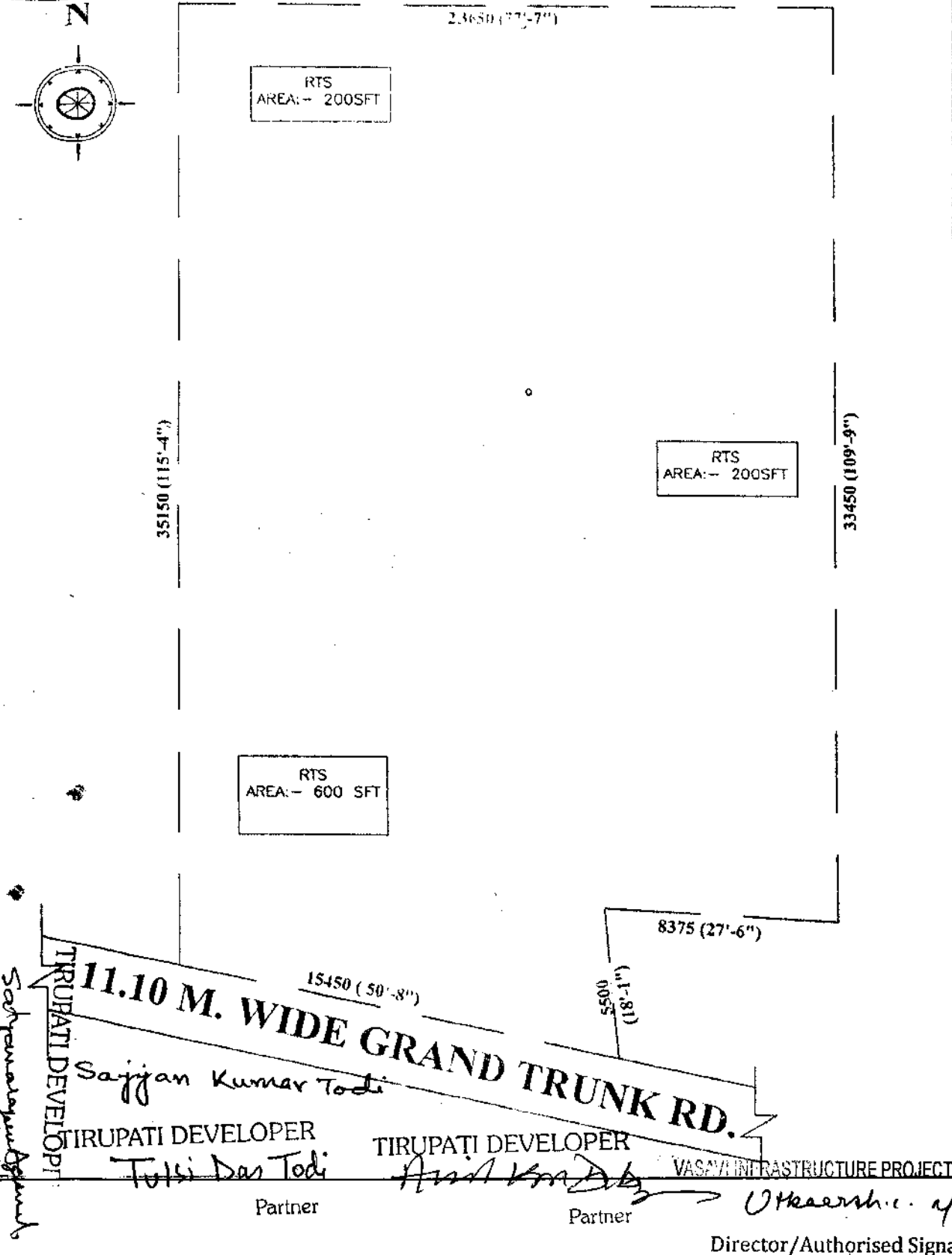
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
10 MAR 2018

SITE PLAN OF HOLDING NO:-357, G.T.ROAD SHIBPUR

HOWRAH :-711102, H.M.C. WARD NO:- 40.

AREA:- 12KATTA, 0 CHATTAK, 20 SFT (MORE OR LESS)

TOGETHER WITH THREE TILES SHEDS STRUCTURES TOTAL MEASURING ABOUT 1000 SFT (MORE OR LESS)



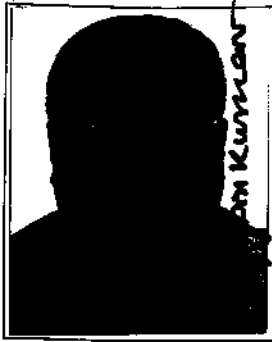
SIGNATURE OF VENDORS

SIGNATURE OF PURCHASER



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SPECIMEN FORM FOR TEN FINGERPRINTS



Sajjan Kumar Todi

Sajjan Kumar Todi	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Seityanayagan Arumal

Seityanayagan Arumal	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Anil Kumar Doley

Anil Kumar Doley	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Tulsidhar Todi

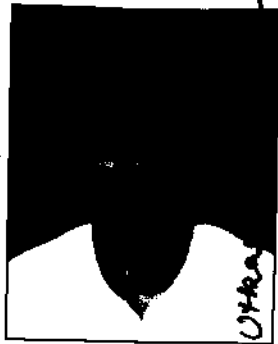
Tulsidhar Todi	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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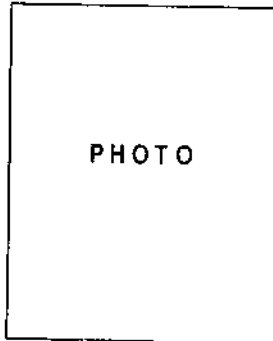
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17 40 1953

SPECIMEN FORM FOR TEN FINGERPRINTS

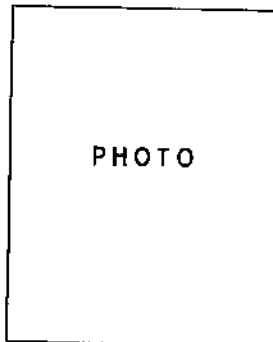


Utharshah. Jody

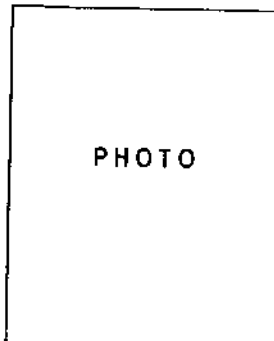
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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NATIONAL REGISTRAR
OF COMPANIES, KOLKATA
20 MAR 2018

आयकर विभाग
INCOME TAX DEPARTMENT
SAJJAN KUMAR TODI



भारत सरकार
GOVT OF INDIA

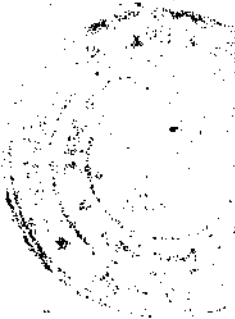
GEEG-RAJ TODI

30/07/1988
Permanent Account Number
ADHP19287C

Signature

Saijjan Kumar Todi

Saijjan Kumar Todi



आयकर विभाग
INCOME TAX DEPARTMENT
TIRUPATI DEVELOPER

भारत सरकार
GOVT. OF INDIA



11/02/2004

AADFT8862E

TIRUPATI DEVELOPER

Anil Kumar Dora
Partner

TIRUPATI DEVELOPER

Anil Kumar Dora
Partner

TIRUPATI DEVELOPER

Anil Kumar Dora
Partner

Satyam Narayan Agarwal

PERMANENT ACCOUNT NUMBER
ACZPA6461A

NAME
SATYA NARAYAN AGARWAL

FATHER'S NAME
BHAGIRATH LAL AGARWAL

DATE OF BIRTH / DATE OF BIRTH
02-06-1942

SIGNATURE
Satyam Narayan Agarwal

Satyam
COMMISSIONER OF INCOME-TAX, W.B. - XI

Satyam Narayan Agarwal

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADNPD6002D

नाम / NAME
ANIL KUMAR DUBEY

पिता का नाम / FATHER'S NAME
NARDESHWAR DUBEY

जन्म तिथि / DATE OF BIRTH
04-07-1961

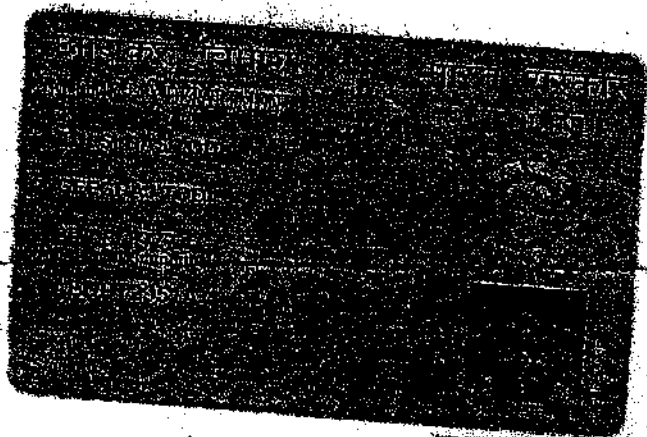


Anil Kumar Dubey

Anil Kumar Dubey

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें।
संयुक्त आयकर आयुक्त (पट्टा ति एवं तकनीकी) - 7,
श्री 7,
श्री 7,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.



Tulsi Dan Todi

Tulsi Dan Todi

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VASAVI INFRASTRUCTURE PROJECTS
LIMITED

15/01/1992

Permanent Account Number

AACV...

PROJECTS LIMITED

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10/1

10/10/1992

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

GRN: 19-201718-019142576-1

GRN Date: 08/03/2018 18:00:59

BRN: 080318012469050

Payment Mode Online Payment

Bank: Allahabad Bank

BRN Date: 08/03/2018 18:03:44

DEPOSITOR'S DETAILS

Id No. : 19011000072400/4/2018
(Query No./Query Year)

Name : PRASHANT SHARMA

Contact No. :

E-mail :

Mobile No. : +91 9831409921

Address : CMMS COURT Thana Hare Street Kolkata

Applicant Name : Mr PRASHANT SHARMA

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale after registered sale agreement without possession Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19011000072400/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	30
2	19011000072400/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	380121
In Words : Rupees Three Lakh Eighty Thousand One Hundred Fifty One only			Total	380151





भारतीय आरक्षक बैंक
OF ASSURANCE & INVESTMENT
10 MAR 2013

Major Information of the Deed

Deed No :	I-1901-01640/2018	Date of Registration	10/03/2018
Query No / Year	1901-1000072400/2018	Office where deed is registered	
Query Date	08/03/2018 4:17:12 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PRASHANT SHARMA C M M S COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831409921, Status : Advocate		
Transaction	Additional Transaction		
[0105] Sale, Sale after registered sale agreement without possession	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,22,92,000/-	Rs. 3,80,02,270/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40/- (Article:23)	Rs. 3,80,121/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 190100688/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



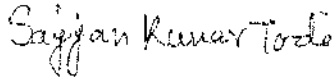
District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: G.T. Road, Road Zone : (Rajnarayan Roychoudhury Ghat Road(HMC-Ward No.37-40) -- B Garden) , , Premises No. 347/1/1, Ward No: 38

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		12 Katha 20 Sq Ft	3,20,00,000/-	3,77,02,270/-	Property is on Road Adjacent to Metal Road,
Grand Total :					19.8458Dec	320,00,000 /-	377,02,270 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	2,92,000/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1000 sq ft	2,92,000 /-	3,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerpint	Signature
	Mr SAJJAN KUMAR TODI Son of Mr GEEG RAJ TODI Executed by: Self, Date of Execution: 10/03/2018 , Admitted by: Self, Date of Admission: 10/03/2018 ,Place : Office			
		10/03/2018	LTI 10/03/2018	10/03/2018

Major Information of the Deed :- I-1901-01640/2018-10/03/2018



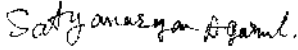


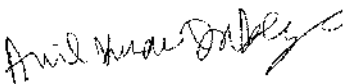
3E, NAKULESWAR BHATTACHARYA LANE,, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADHPT9267C, Status :Individual, Executed by: Self, Date of Execution: 10/03/2018
 , Admitted by: Self, Date of Admission: 10/03/2018 ,Place : Office

2 **TIRUPATI DEVELOPER**
 14/2, MACKENZIE LANE, P.O:- SALKIA, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 , PAN No.:: AADFT8862E, Status :Organization, Executed by: Representative, Executed by: Representative





Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	VASAVI INFRASTRUCTURE PROJECTS LIMITED 16A, BRABOURNE ROAD, 9TH FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AACCP0731C, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SATYANARAYAN AGARWAL Son of Late BHAGIRATHI AGARWAL Date of Execution - 10/03/2018, , Admitted by: Self, Date of Admission: 10/03/2018, Place of Admission of Execution: Office	 <small>Mar 10 2018 11:59AM</small>	 <small>LTI 10/03/2018</small>	 <small>10/03/2018</small>
	14/2, MACKENZIE LANE,, P.O:- SALKIA, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACZPA6461A Status : Representative, Representative of : TIRUPATI DEVELOPER (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mr ANIL KUMAR DUBEY (Presentant) Son of Late NARBDESWAR DUBEY Date of Execution - 10/03/2018, , Admitted by: Self, Date of Admission: 10/03/2018, Place of Admission of Execution: Office	 <small>Mar 10 2018 11:57AM</small>	 <small>LTI 10/03/2018</small>	 <small>10/03/2018</small>
	115, G.T. ROAD,, P.O:- HOWRAH, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADNPD6002D Status : Representative, Representative of : TIRUPATI DEVELOPER (as PARTNER)			

Major Information of the Deed :- I-1901-01640/2018-10/03/2018

3	Name	Photo	Finger Print	Signature
	Mr TULSI DAS TODI Son of Mr GEEG RAJ TODI Date of Execution - 10/03/2018, , Admitted by: Self, Date of Admission: 10/03/2018, Place of Admission of Execution: Office			<i>Tulsi Das Todi</i>
		Mar 10 2018 11:59AM	LTI 10/03/2018	10/03/2018
3E, NAKULESWAR BHATTACHARYA LANE, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEDPT2951A Status : Representative, Representative of : TIRUPATI DEVELOPER (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	Mr UTKAARSH K MODY Son of Shri PAWAN KUMAR MODY Date of Execution - 10/03/2018, , Admitted by: Self, Date of Admission: 10/03/2018, Place of Admission of Execution: Office			<i>Utkaarsh K Mody</i>
		Mar 10 2018 12:00PM	LTI 10/03/2018	10/03/2018
8/A, MIDDLETON STREET, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJNPM7284L Status : Representative, Representative of : VASAVI INFRASTRUCTURE PROJECTS LIMITED (as DIRECTOR)				

Identifier Details :

Name & address	
Mr PRASHANT SHARMA Son of Late SASHI KANT SHARMA C M M S COURT, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SAJJAN KUMAR TODI, Mr SATYANARAYAN AGARWAL, Mr ANIL KUMAR DUBEY, Mr TULSI DAS TODI, Mr UTKAARSH K MODY	10/03/2018
<i>Prashant Sharma</i>	

Endorsement For Deed Number : I - 190101640 / 2018

Major Information of the Deed :- I-1901-01640/2018-10/03/2018

On 08-03-2018

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 3,80,02,270/-



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

On 10-03-2018

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.

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

Presented for registration at 11:50 hrs on 10-03-2018, at the Office of the A.R.A. - I KOLKATA by Mr ANIL KUMAR DUBEY ,

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

Execution is admitted on 10/03/2018 by Mr SAJJAN KUMAR TODI, Son of Mr GEEG RAJ TODI, 3E, NAKULESWAR BHATTACHARYA LANE,, P.O: TOLLYGUNGE, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Indetified by Mr PRASHANT SHARMA, , Son of Late SASHI KANT SHARMA, C M M S COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-03-2018 by Mr SATYANARAYAN AGARWAL, PARTNER, TIRUPATI DEVELOPER, 14/2, MACKENZIE LANE, P.O:- SALKIA, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711101

Indetified by Mr PRASHANT SHARMA, , Son of Late SASHI KANT SHARMA, C M M S COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 10-03-2018 by Mr ANIL KUMAR DUBEY, PARTNER, TIRUPATI DEVELOPER, 14/2, MACKENZIE LANE, P.O:- SALKIA, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711101

Indetified by Mr PRASHANT SHARMA, , Son of Late SASHI KANT SHARMA, C M M S COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 10-03-2018 by Mr TULSI DAS TODI, PARTNER, TIRUPATI DEVELOPER, 14/2, MACKENZIE LANE, P.O:- SALKIA, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711101

Indetified by Mr PRASHANT SHARMA, , Son of Late SASHI KANT SHARMA, C M M S COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 10-03-2018 by Mr UTKAARSH K MODY, DIRECTOR, VASAVI INFRASTRUCTURE PROJECTS LIMITED, 16A, BRABOURNE ROAD, 9TH FLOOR, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr PRASHANT SHARMA, , Son of Late SASHI KANT SHARMA, C M M S COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Major Information of the Deed :- I-1901-01640/2018-10/03/2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,80,121/- (A(1) = Rs 3,80,023/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,80,121/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/03/2018 6:03PM with Govt. Ref. No: 192017180191425761 on 08-03-2018, Amount Rs: 3,80,121/-,
Bank: Allahabad Bank (ALLA0210031), Ref. No. 080318012469050 on 08-03-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 30/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 140917, Amount: Rs.10/-, Date of Purchase: 26/02/2018, Vendor name: A K Maity

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/03/2018 6:03PM with Govt. Ref. No: 192017180191425761 on 08-03-2018, Amount Rs: 30/-, Bank:
Allahabad Bank (ALLA0210031), Ref. No. 080318012469050 on 08-03-2018, Head of Account 0030-02-103-003-02



Malay Chakrabarty
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 1901-2018, Page from 68238 to 68267

being No 190101640 for the year 2018.



Digitally signed by MALAY
CHAKRABORTY
Date: 2018.03.14 12:11:12 +05:30
Reason: Digital Signing of Deed.

(Malay Chakrabarty) 3/14/2018 12:11:05 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
