Deed No- 2504/14

भारतीय गैर न्यायिक

भारत

दस रुपये

रु.10

TEN RUPEES

Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

3760/1826 dt- 1/4/14

70AA 982424

(a)-143-00

ADSR
1/4/14

3760/1826
1/4/14

Serial No.
Date 1-4-00
Fee (a) 143-00
Fee (b)
Plan
Horse
Stamp 10-00
E. Fees 10-00
Total 167-00

Addl. Dist. Sub-Registrar, Alipur
South 24 Parganas

10374

Sl. No.....Dt.....Purpose.....

M/s.Sri/Smt.....

Address.....

P. S.....

Vendor.....

Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata - 27

27 MAR 2014

C. BANERJEE
Advocate
Alipore Police Court
Kolkata - 700 027

3142/14

?02504/14

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

D-4489/14

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

S 580463

12512

28/3/14

03

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

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

28 MAR 2014

DEED OF CONVEYANCE

1. **Date:** 28th March, 2014.

2. **Place:** Kolkata

3. **Parties:**

3.1 **Kaushik Nirman Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2nd floor, Municipal Premises No. 40, Weston Street, Kolkata-700013, Police Station Bowbazar

Ashok Jain

20 23 17

L. P. AGARWALLA & CO
Solicitors & Advocates
[redacted] Office Street
[redacted]

NAME.....
ADD.....
Rs.....
2 4 MAR 2014
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

24 MAR 2014

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
2 8 MAR 2014
Signature.....

Ajay G Agarwal
Adv
Hl. Calcutta

[PAN AADCK1185E], being represented by its director, Vishnu Choudhary, son of Late Sanwarlal Choudhary of 2nd floor, Municipal Premises No. 40, Weston Street, Kolkata-700013, Police Station Bowbazar, vide Board Resolution dated 22.01.2013
(**Vendor**, includes successors-in-interest)

And

3.2 **Progressive Services Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 53C, Mirza Ghalib Street, Kolkata-700016, Police Station Park Street **[PAN AABCP6437G]**, being represented by its director, Ashok Jain, son of Late Trilok Chand Jain of 53C, Mirza Ghalib Street, Kolkata-700016, Police Station Park Street (**Purchaser**, includes successors-in-interest and assigns).

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land measuring 10 (ten) *cottahs*, more or less, together with partly two storied dilapidated building having ground floor and first floor, collectively measuring about 350 (three hundred and fifty) square feet together with dilapidated and partly demolished multiple structures measuring about 3500 Sq.ft. both measuring in aggregate 3850 Sq.ft. situate, lying at and being Municipal Premises No. 54, Pandit Madan Mohan Malviya Sarani [formerly Municipal Premises No. 54, Chakraberia Road (North)], Kolkata-700020, Police Station Bhowanipur, within Ward No.70 of Kolkata Municipal Corporation, (collectively **Said Property**) being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the above property, more fully described in the **Schedule** below.

5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

5.1.1 **Ownership of Chandi Prasad Choudhury:** By a Sale Certificate dated 20th June, 1936, issued by the Court of 1st Additional Sub-Judge, Alipore and registered on 21st July, 1937, in the Office of the District Registrar, Alipore, in Book No. I, Volume No. 23, Pages 119 to 120, being No. 218 (C) for the year 1937, Chandi Prasad Choudhury purchased the Said Property through an auction sale from court.

Ashok Jain

5.1.2 **Creation of Said Trust:** Upon demise of Chandi Prasad Choudhury on 10th February, 1959, according to the last desire of Late Chandi Prasad Choudhury, his legal heirs and heiress, namely his wife Gohja Devi Choudhury, and his 3 (three) sons, Madanlal Choudhury, Jiaram Choudhury and Radheshyam Choudhury (collectively **Settlors**), created a Trust known as "***Chandi Prasad Choudhury Charity Trust***" (**Said Trust**) with respect to the Said Property, by a Deed of Trust dated 30th November, 1959, registered in the Office of the District Registrar Alipore, in Book No. I, Volume No. 166, at Pages 121 to 129, being Deed No. 9496 for the year 1959 (**Said Trust Deed**). Madanlal Choudhury, Jiaram Choudhury, Radheshyam Choudhury and Thakurdas Harlalka (collectively **Founder Trustees**), were appointed as trustees of the Said Trust by the Settlors.

5.1.3 **Ownership of Chandi Prasad Choudhury Charity Trust:** Thus, Chandi Prasad Choudhury Charitable Trust became the absolute owner of the Said Property. During the life time of the Founder Trustees, Ram Kishore Choudhury, being the son of Madanlal Choudhury, being one of the Founder Trustees and grand son of Late Chandi Prasad Choudhury, was appointed as continuing Trustee of the Said Trust. After the demise of all the Founder Trustees, Ram Kishore Choudhury, as a Continuing Trustee, in exercise of powers confirmed on him appointed Deepak Choudhury and Ashok Choudhury as new trustees of the Said Trust, by virtue of a Deed of Appointment of Trustees dated 21st May, 2003, registered in the Office of Additional Registrar of Assurances-II, Kolkata, in Book No. I, Volume No 33, at Pages 169 to 176, being Deed No. 1827 for the year 2003.

5.1.4 **Legal Necessity and Unanimous Decision:** Due to extreme stringency of fund it was becoming impossible for the trustees to meet the main object of the Said Trust. Moreover the Said Property had also become a liability of the Said Trust, due to lack of maintenance. Hence, it became absolutely necessary to sell the Said Property, being the sole asset of the Said Trust, to any third parties on "as is where is basis" in order to invest the sale proceeds to carry on the object of the Said Trust. So, the present trustees, namely, Ram Kishore Choudhury, Deepak Choudhury and Ashok Choudhury unanimously resolved at a meeting dated 5th September, 2007, to sell the Said Property to any third parties and to invest the sale proceeds to carry on the object of the Said Trust.

5.1.5 **Application And Grant of Court Permission:** Keeping in view the aforesaid object, all present trustees filed an application before the Hon'ble High Court at Calcutta, Original Side, under Section 7 of the Religious and Charitable Endowment Act, 1959. And after considering the matter, the Hon'ble Mr. Justice Maharaj Sinha was pleased to grant permission to the trustees to sell the Said Property, vide Order dated 18th December, 2007.

5.1.6 **Sale to Vendor:** By a Deed of Conveyance dated 7th February, 2008, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, in Book No. I, CD Volume No. 22, at Pages 6429 to 6462, being Deed No. 10863 for the year 2012 (**Said Sale Deed**), the Said Trust, being Chandi

Ashok Jain

Prasad Choudhury Charity Trust, as Vendor therein sold the Said Property to the Vendor herein.

5.1.7 **Mutation:** The Vendor has duly mutated its name in the records of the Kolkata Municipal Corporation with regard to the Said Property, vide Assessee No.110701100554.

5.1.8 **Tenancy Rights of Tenant:** The dilapidated partly two storied building standing thereon on the Said Property is being occupied by Janaki Nath Ghosh (**Tenant**).

5.1.9 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the absolute and undisputed owner of the Said Property and is fully entitled to sell transfer and convey the same free from all encumbrances, save and except the existing tenancy right of the Tenant.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor declares that the Said Property has not been acquired, required or included in any scheme of acquisition or requisition and the Vendor has neither received nor is aware of any notice or order from any Authority or Statutory Body or Government Department for any such acquisition, requisition or scheme.

5.2.2 **No Excess Land:** The Said Property does not contain any excess land and the Vendor also does not hold any excess land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

5.2.3 **No Encumbrance by Act of Vendor:** Save and except the existing tenancy of the Tenant, the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing (including creation of statutory or customary right of easement) whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

5.2.5 **No Dues:** No revenue, cess, municipal taxes, other taxes, surcharges, impositions, dues of CESC Ltd., outgoings or levies of any nature

Ashok Jani

whatsoever in respect of the Said Property is due to the Government or any other authority or authorities and no demands, recovery proceedings or Certificate Cases are pending for realization of any dues from the Vendor.

5.2.6 **No Right of Pre-emption:** No person, entity or authority whosoever have/had/has or ever claimed any right of pre-emption over and in respect of the Said Property or any part thereof.

5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor in respect of the Said Property or any part thereof, whether by deposit of title deeds or otherwise.

5.2.8 **Free From All Encumbrances:** Save and except the existing tenancy of the Tenant, the Said Property is free from all claims, demands, encumbrances, mortgages, equitable mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, restrictions and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is good, free, clear, bankable and marketable.

5.2.9 **No Guarantee:** The Said Property is not affected by or subject to any corporate or other guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

5.2.11 **Compromise** : There were certain disputes between the parties hereto which resulted in filing T.S. No. 98 of 2013 and reference to arbitration.

6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses above (collectively **Representations**). Be it specifically mentioned herein, that the Vendor hereby sells, conveys and transfers absolutely and forever its entire right, title and interest in the Said Property acquired by virtue of the Said Sale Deed and/or otherwise in favour of the Purchaser and hereby releases, relinquishes, surrenders its entire right of whatsoever nature with respect to the Said Property, i.e. Municipal

Ashok Jain

Premises No. 54, Pandit Madan Mohan Malviya Sarani [formerly Municipal Premises No. 54, Chakraberia Road (North)], Kolkata-700020.

6.2 **Completion of Sale:** In furtherance of the above basic understanding, the Vendor is now executing and registering this Conveyance in favour of the Purchaser.

7. **Transfer**

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of its right, title and interest of any and every nature whatsoever in the entirety of the Said Property described in the **Schedule** below, presently being Land measuring 10 (ten) *cottahs*, more or less, together with partly two storied dilapidated building having ground floor and first floor, collectively measuring about 350 (three hundred and fifty) square feet together with dilapidated and partly demolished multiple structures measuring about 3500 Sq.ft. both measuring in aggregate 3850 Sq.ft. situate, lying at and being Municipal Premises No. 54, Pandit Madan Mohan Malviya Sarani [formerly Municipal Premises No. 54, Chakraberia Road (North)], Kolkata-700020, Police Station Bhowanipur, within Ward No.70 of Kolkata Municipal Corporation, being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the said property.

7.2 **Consideration:** The aforesaid sale/transfer is being made by the Vendor in consideration of a total sum of Rs.1,00,00,000/- (Rupees one crore) (**Consideration**) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration written below, admits and acknowledges and of and from the payment of the same, forever acquits and discharges the Purchaser.

8. **Terms of Transfer/Sale :**

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** Save and except the existing tenancy of the Tenant, the Said Property is free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, equitable mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, restrictions and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein

Ashok Jain

through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights, title and interest whatsoever the Vendor has in the entirety of the Said Premises No. 54, Madan Mohan Malviya Sarani, Kolkata – 700020 and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Transfer of Property Act:** all obligations and duties of vendor as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** Save and except the symbolic possession of the existing tenancy portion of the Tenant, *khas*, vacant, peaceful and physical possession of the balance portion of the Said Property has been handed over by the Vendor to the Purchaser.

8.4 **Outgoings:** All revenue, cess, municipal taxes (whether for current period or arrears or accruing on account of pending general revaluations), surcharges, other property taxes, impositions, dues of CESC Ltd., outgoings and levies of any nature whatsoever of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid/reimbursed and discharged by the Vendor on demand by the concerned authority/agency, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor hereby covenants that from the date of this Conveyance the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendor.

8.6 **No Objection to Mutation:** The Vendor declares that the Purchaser is fully entitled to mutate the Purchaser's name in all records of the concerned authorities and to pay municipal tax or taxes and all other impositions (accruing for the period after the date of this Conveyance) in the Purchaser's own name. In this regard, the Vendor hereby authorizes and empowers the Purchaser to take all steps and to do all acts, deeds and things as may be necessary for and on behalf of the Vendor. Notwithstanding such empowerment and authority, the Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said

Ashok Jain

Property in the name of the Purchaser and in this regard shall sign all documents and papers as be required by the Purchaser.

8.7 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of the aforesaid.

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or the Purchaser's successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Purchaser and/or the Purchaser's successors-in-interest to the Said Property.

Schedule
(Said Property)

Land measuring 10 (ten) *cottahs*, more or less, together with partly two storied dilapidated building having ground floor and first floor, collectively measuring about 350 (three hundred and fifty) square feet together with dilapidated and partly demolished multiple structures measuring about 3500 Sq.ft. both measuring in aggregate 3850 Sq.ft. situate, lying at and being Municipal Premises No. 54, Pandit Madan Mohan Malviya Sarani [formerly Municipal Premises No. 54, Chakraberia Road (North)], Kolkata-700020, Police Station Bhowanipur, within Ward No.70 of Kolkata Municipal Corporation, being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By Sriram Ghosal Lane
On the East	:	By Premises No. 55, Chakraberia Road (North)
On the South	:	By Chakraberia Road (North)
On the West	:	By Premises No. 52/B, Chakraberia Road (North)

Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Property.

Ashok Jain

9. **Execution and Delivery**

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

For **KAUSHIK NIRMAN PVT. LTD.** Vishnu Choudhary **Director** **(Kaushik Nirman Private Limited)** **(Vishnu Choudhary)** **(Director)**
[Vendor]
for PROGRESSIVE SERVICES LIMITED Ashok Jain **Director** **(Progressive Services Limited)** **(Ashok Jain)** **Director**
[Purchaser]

Witnesses:

Signature	Signature
Name Manas Das Gupta	Name J. P. CHACHAN ADVOCATE
Father's Name Late Biswanath Dasgupta	Father's Name
Address 9 Bhupen Roy Road	Address High Court, Calcutta
Kolkata- 34.	

Ashok Jain

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.1,00,00,000/- (Rupees one crore) towards full and final payment of the Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cash	11.02.2013	-	1,00,000.00
Pay Order No. 254185	07.03.2013	Vijaya Bank	1,00,000.00
Cash	**13.02.2014**	-	2,00,000.00
Cheque No.095649	**21.03.2014**	Vijaya Bank	5,00,000.00
Demand Draft No.221212	**24.03.2014**	Vijaya Bank	20,00,000.00
Demand Draft No.221213	**24.03.2014**	Vijaya Bank	20,00,000.00
Demand Draft No.221214	**24.03.2014**	Vijaya Bank	26,00,000.00
Demand Draft No.221215	**24.03.2014**	Vijaya Bank	25,00,000.00
			1,00,00,000.00

For KAUSHIK NIRMAN PVT. LTD.

Vishnu Choudhary

Director

(Kaushik Nirman Private Limited)
(Vishnu Choudhary)
(Director)
[Vendor]

Witnesses:

Signature _____ Signature _____

Name Manan Dasgupta. Name Advocate High Court, Calcutta

Drafted by:-
J. P. CHACHAN
Adv.
High Court,
Kolkata.

SPECIMEN FORM FOR TEN FINGERPRINTS

Vishnu Choudhary

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Vishnu Choudhary

Ashok Jain

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Ashok Jain

PHOTO

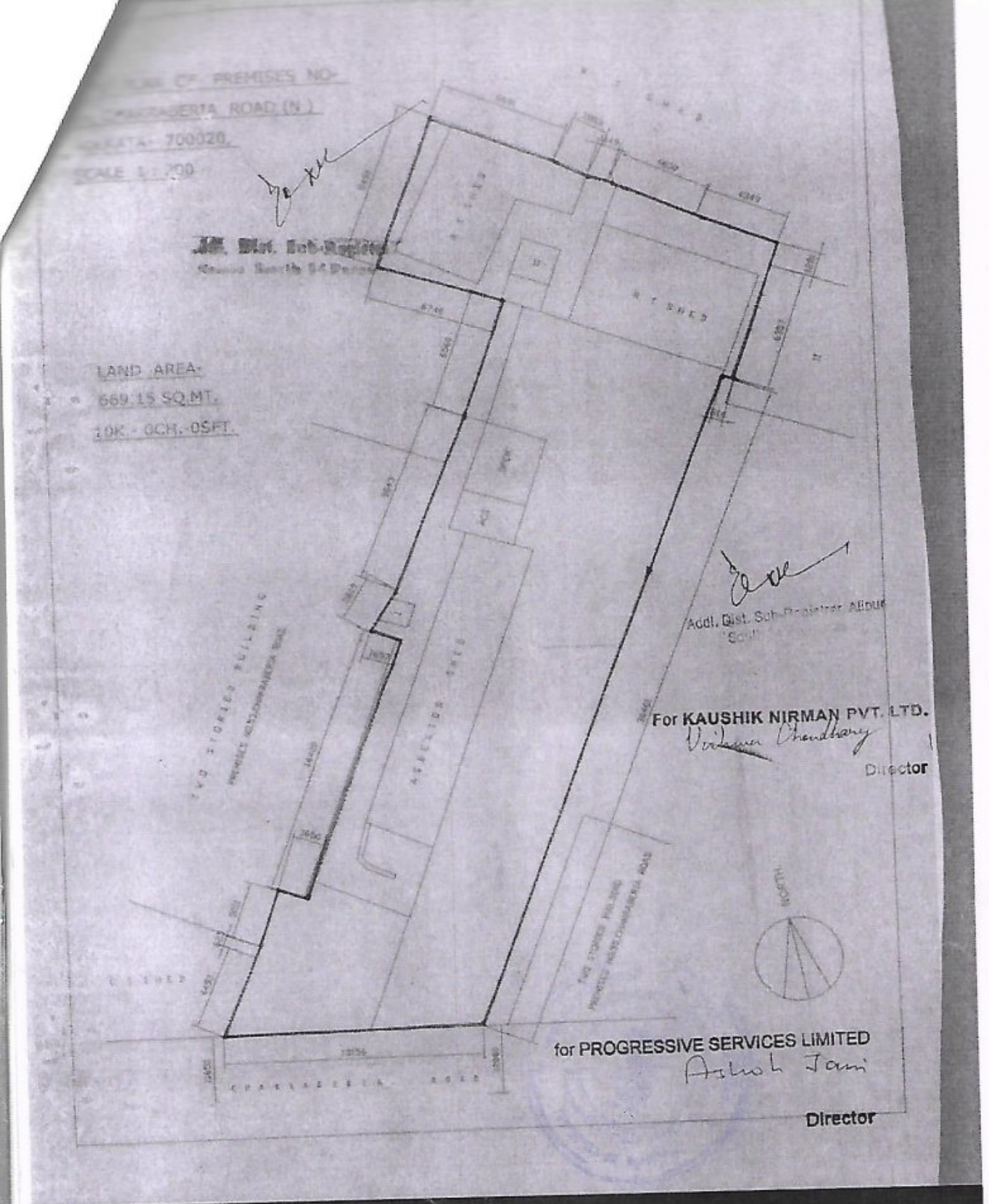
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					


PREMISES NO-
BARASERTA ROAD (N)
KOLKATA- 700020.
SCALE 1:200
LAND AREA:
669.15 SQ.MT.
10K.- 0CH.-0SFT.
R.T. SHED
R.T. SHED
NORTH
Addl. Dist. Sub-Registrar Alipur
South
For KAUSHIK NIRMAN PVT. LTD.
Director
for PROGRESSIVE SERVICES LIMITED
Director

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. ALIPORE, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 03142 / 2014, Deed No. (Book - I , 02504/2014)

Name of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ashok Jain 53 C, Mirza Galib Street(Free School Street), Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016	 28/03/2014	 LTI 28/03/2014	Ashok Jain 28.03.2014

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Vishnu Choudhary Address :-40, Weston Street, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700013	Self	 28/03/2014	 LTI 28/03/2014	Vishnu Choudhary
2	Ashok Jain Address :-53 C, Mirza Galib Street(Free School Street), Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016	Self	 28/03/2014	 LTI 28/03/2014	Ashok Jain

Name of Identifier of above Person(s)
Ajay Kumar Agarwal
High Court, Kolkata, Thana :-Hare Street, District:-Kolkata, WEST BENGAL, India,

Signature of Identifier with Date
Ajay Kr Agarwal 28/3/14

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE

Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 02504 of 2014
(Serial No. 03142 of 2014 and Query No. 1605L000004489 of 2014)

On 28/03/2014

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, 5 of Indian Stamp Act 1899.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 4,35,174/- paid online on 26/03/2014 2:29PM with Govt. Ref. No. 192013140008855151 on 26/03/2014 2:07PM, Bank: State Bank of India, Bank Ref. No. CK42351599 on 26/03/2014 2:29PM, Head of Account: 0030-03-104-001-16, Query No:1605L000004489/2014

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.-3,95,60,848/-

Certified that the required stamp duty of this document is Rs.- 2769279 /- and the Stamp duty paid as: Impresive Rs - 100/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 27,69,279/- paid online on 26/03/2014 2:29PM with Govt. Ref. No. 192013140008855151 on 26/03/2014 2:07PM, Bank: State Bank of India, Bank Ref. No. CK42351599 on 26/03/2014 2:29PM, Head of Account: 0030-02-103-003-02, Query No:1605L000004489/2014

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

Presented for registration at 12.12 hrs on :28/03/2014, at the Office of the A.D.S.R. ALIPORE by Ashok Jain ,Claimant.

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

Execution is admitted on 28/03/2014 by

1. Vishnu Choudhary
   Director, Kaushik Nirman Pvt. Ltd, 40, Weston Street, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, Pin :-700013.
   , By Profession : Business
2. Ashok Jain
   Director, Progressive Services Ltd, 53 C, Mirza Galib Street(Free School Street), Kolkata, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
   , By Profession : Business

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

28/03/2014 13:01:00

Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 02504 of 2014

(Serial No. 03142 of 2014 and Query No. 1605L000004489 of 2014)

Identified By Ajay Kumar Agarwal, son of . ., High Court, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
eChallan

GRN:	19-201314-000885515-1	Payment Mode	Online Payment
GRN Date:	26/03/2014 14:07:12	Bank :	State Bank of India
BRN :	CR42351599	BRN Date:	26/03/2014 14:29:50

DEPOSITOR'S DETAILS

Id No. : 1605L000004489/7/2014
[Query No./*/Query Year]

Name :	L P AGARWALLA AND CO
Contact No. :	22313369 Mobile No. : +91 9830089510
E-mail :	anirudha.lpa@gmail.com
Address :	1B, OLD POST OFFICE STREET, KOLKATA - 700001
Applicant Name :	Pregressive Service Limited
Office Name :	A.D.S.R. ALIPORE, South 24-Parganas
Office Address :	
Status of Depositor :	Advocate
Purpose of payment / Remarks :	Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1605L000004489/7/2014	Property Registration- Stamp duty	0030-02-103-003-02	2769279
2	1605L000004489/7/2014	Property Registration- Registration Fees	0030-03-104-001-16	435174
		Total		3204453

In Words : Rupees Thirty Two Lakh Four Thousand Four Hundred Fifty Three only

भारतीय स्टेट बैंक
State Bank of India
The Banker to Every Indian

E-Receipt	
Government of WESTBENGAL Finance Department	
Name of the Depositor	Pregressive Service Limited
Challan Amount	3204453.00
Government Reference Number	192013140008855151
Bank Reference Number	CK42351599
Transaction Date and Time	26-Mar-2014 02:29:51 PM
Status	Success

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 3316 to 3334
being No 02504 for the year 2014.

Seal of the Additional District Sub-Registrar, Alipore, South 24 Parganas

(Arnab Basu) 01-April-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal

Checked by
2/4/14

Addl. Dist. Sub-Registrar, Alipur
South 24 Parganas
2/4/14