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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL  
 SNO. 379727/2020.  
 MV = Rs. 43,92,37,526/-

A. R. A. AC 955953  
 1

Certified that the Document is admitted to Registration. The Signature Sheet and the endowment sheet attached to this document are the part of the Document.

19 MAR 2020

*[Signature]*  
 Additional Registrar  
 of Assurances-I, Kolkata

THIS INDENTURE OF CONVEYANCE is made at Kolkata on this 6<sup>th</sup> day of March Two Thousand Twenty

BETWEEN

Visit Case No. 15/2020  
 J(1)--- 250  
 J(2)--- 200  
 Total 450  
 Realised on

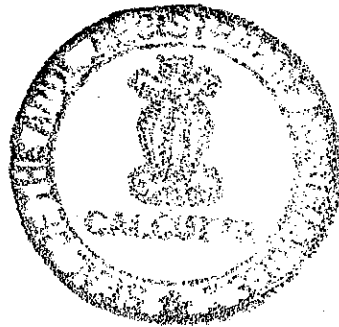
SL. NO. 435 DT. 27/02/20

VALUE OF N. I. STAMP RS. 100.

NAME OF PURCHASER RURI CON BUILDERS LLP

ADDRESS 19A, Sarat Bose Road  
KOL 20

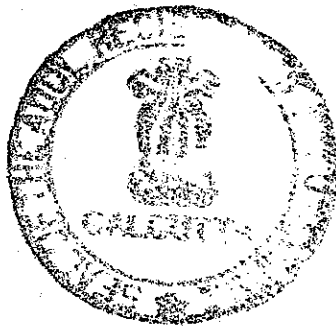
H. MUKHERJEE  
STAMP VENDER S.R.O. BUDGE BUDGE



Identified by  
Ananta Das  
S/o - Pradipta Das  
23, Dr. A. Mitra Lane  
P.O - K. G. Bose Sarani  
P.S - Beligghata,  
Kolkata - 700085  
Law clerk.

RECEIVED  
OFFICE OF THE  
- 6 MAR 2020

**(1) MOTIJUG AGENCIES LIMITED (formerly known as REKNAS LIMITED)** (PAN:AACCM1667J) a company incorporated in accordance with the provisions of the Companies Act 1956 and an existing Company within the meaning of the Companies Act 2013 having its registered office situated at 1, Auckland Place, P.O. Circus Avenue, P.S. Shakespeare Sarani, Kolkata 700 017, represented by its Constituted Attorney Shri Jugal Kishore Khetawat (PAN:AFCPK5718G) (Aadhar No. 743689221089), son of Late Rameswarlal Khetawat, residing at 19A, Sarat Bose Road, P.O. L R Sarani, P.S. Bhowanipore, Kolkata 700 020 by virtue of a registered Power of Attorney dated 31<sup>st</sup> December 2010 registered at the office of the Additional District Sub Registrar, Alipore in Book No. IV CD Volume No. 1 Pages 297 to 304 Being No. 00031 for the year 2011, **(2) MODERN GEARS PRIVATE LIMITED** (PAN: AADCM6128K) also an company incorporated in accordance with the provisions of the Companies Act 1956 and an existing Company within the meaning of the Companies Act 2013 having its registered office situated at 1, Auckland Place, P.O. Circus Avenue, P.S. Shakespeare, Sarani Kolkata 700 017 and represented by its Constituted Attorney Shri Jugal Kishore Khetawat (PAN:AFCPK5718G) (Aadhar No. 743689221089), son of Late Rameswarlal Khetawat, residing at 19A, Sarat Bose Road, P.O. L.R Sarani, P.S. Bhowanipore, Kolkata 700 020 by virtue of a registered Power of Attorney dated 31<sup>st</sup> December 2010 registered at the office of the Additional District Sub Registrar, Alipore in Book No. IV CD Volume No. 1 Pages 194 to 201 Being No. 00019 for the year 2011, **(3) MACHINE WORKS (INTERNATIONAL) LIMITED** (PAN: AABCM7407P) also an existing company within the meaning of the Companies Act 1956 and an existing company in accordance with the provisions of the Companies Act 2013 having its registered office situated at 1, Auckland Place, P.O. Circus Avenue, P.S. Shakespeare Sarani, Kolkata 700 017 and represented by its Constituted Attorney Shri Jugal Kishore Khetawat (PAN:AFCPK5718G) (Aadhar No. 743689221089), son of Late Rameswarlal Khetawat, residing at 19A, Sarat Bose Road, P.O. L R Sarani, P.S. Bhowanipore, Kolkata 700 020 by virtue of a registered Power of Attorney dated 31<sup>st</sup> December 2010 registered at the office of the Additional District Sub Registrar, Alipore in Book No. IV CD Volume No.1 Pages 226 to 233 Being No. 00023 for the year 2011 and **(4) MOTIJUG CHARITABLE TRUST** (PAN: AAATM4887B), a charitable trust having its registered Office situated at No. 1, Auckland Place, P.O. Circus Avenue, P.S. Shakespeare Sarani, Kolkata 700 017 and represented by its Constituted Attorney Shri Jugal Kishore Khetawat (PAN:AFCPK5718G) (Aadhar No. 743689221089), son of Late Rameswarlal Khetawat, residing at 19A, Sarat Bose Road, P.O. L R Sarani, P.S. Bhowanipore, Kolkata 700 020 by virtue of a registered Power of Attorney



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dated 31<sup>st</sup> December 2010 registered at the office of the Additional District Sub Registrar, Alipore in Book No. IV CD Volume No.1 Pages 250 to 257 Being No. 00026 for the year 2011, hereinafter collectively referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context in the case of the Companies be deemed to mean and include their respective successor and/or successors in their respective offices/interests and assigns and in the case of the Trust the Trustee and/or Trustees for the time being and their respective successor and/or successors in office) of the **ONE PART**;

**AND**

**RUBICON BUILDERS LLP** (PAN:AAMFR6535M), a Limited Liability Partnership Firm having been incorporated in accordance with the provisions of the Limited Liability Partnership Act 2008, having its office situated at 19A, Sarat Bose Road, P.O. L R Sarani, P.S. Bhowanipore, Kolkata 700 020 and represented by its designated Partner Shri Vishal Khetawat (PAN: AFCK7934A) (Aadhar No. 965736167665), son of Late Babulal Khetawat, residing at P-15, C.I.T. Road, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata - 700 054, having been duly authorized by the other partners, hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the present partner and/or partners and/or those who may be taken in and/or admitted as partners and/or those who may carry on the business of Rubicon Builders LLP and their respective heirs, legal representatives, executors, administrators and assigns) of the **OTHER PART**.

**WHEREAS:**

- A) In this Deed wherever the context so permits the said Motijug Agencies Limited is referred to as the Vendor No.1, the said Modern Gears Private Limited is referred to as the Vendor No.2, the said Machine Works (International) Limited is referred to as the Vendor No.3 and the said Motijug Charitable Trust is referred to as the Vendor No.4 and are collectively referred to as the Vendors.
- B) By a Deed of Conveyance dated 1<sup>st</sup> April 1991 and made between Mrs. Terezie Krizka therein referred to as the Vendor of the One Part and Motijug Agencies Ltd. (the Vendor No.1 herein) therein referred to as the Purchaser of the Other Part and registered at the office of the Additional District Sub Registrar Sealdah, 24 Parganas (S) recorded in Book No. 1 Pages 332 to 338 Being No. 0449 for the year 1991 the



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Vendor No.1 herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the various pieces and parcels of land containing by admeasurement an area of 3 (three) Bighas 8 (eight) cottahs 21 (twenty one) sq.ft. (more or less) together with structures standing thereon situate lying at and being the then Municipal Premises No. 12, Tangra 2<sup>nd</sup> Lane, P.S. Tangra, Kolkata 700 046, hereinafter referred to as the FIRST PLOT.

- C) By another Deed of Conveyance also dated 28<sup>th</sup> December 1995 and made between Sri Narendra Nath Debnath therein referred to as the Vendor of the One Part and Motijug Agencies Ltd. (the Vendor No.1 herein) therein referred to as the Purchaser of the Other Part and registered at the office of the Additional Registrar of Assurances - I, Kolkata in Book No. 1 Volume No. 123 Pages 318 to 351 Being No. 05361 for the year 1996 the Vendor No.1 herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the various pieces and parcels of land containing by admeasurement an area of 3 (three) Bighas 8 (eight) cottahs and 21 (twenty one) sq. ft. (more or less) together with structures standing thereon situate lying at and being the then Municipal Premises No. 12, Tangra 2<sup>nd</sup> Lane, P.S. Tangra, Kolkata 700 046, hereinafter referred to as the SECOND PLOT.
- D) By a Deed of Conveyance dated 27<sup>th</sup> December 2005 and made between Motijug Agencies Ltd. (the Vendor No.1 herein) therein referred to as the Vendor of the One Part and (1) Modern Gears Pvt. Ltd. (the Vendor No.2 herein), (2) Machine Works (International) Limited (the Vendor No.3 herein) and (2) Motijug Charitable Trust (the Vendor No.4 herein) therein collectively referred to as the Purchasers of the Other Part and registered at the office of the Additional Registrar of Assurances-1 (ARA-1) Kolkata recorded in Book No. 1 Volume No. 1 pages from 1 to 30, Being No. 2106 for the year 2006 the Vendor No.3 for the consideration therein mentioned sold transferred and conveyed undivided 3% share or interest into or upon the said First and Second Plot unto and in favour of the Vendor No.2, the Vendor No. 3 and the Vendor No.4 respectively each one of them acquiring undivided 1% share or interest into or upon the said First and Second Plot.
- E) In the premises by virtue of the aforesaid recited Deeds of Conveyances the Vendors thus became jointly entitled to ALL THAT the piece and parcel of land containing by estimation an area of 6 (six) Bighas 16 (sixteen) cottahs and 42 (forty two) sq. ft. (more or less)



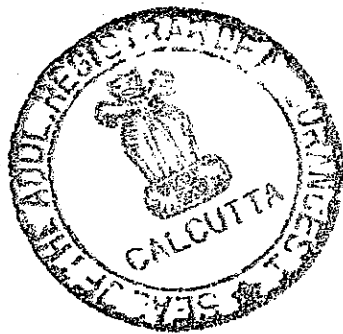
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ADDITIONAL REGISTRAR  
OF ASSURANCE - KOLKATA  
- 6 MAR 2020



TOGETHER WITH all sheds and structures standing thereon situate lying at the then Municipal Premises No. 12, Tangra 2<sup>nd</sup> Lane, P.S. Tangra, Kolkata 700 046 (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the '*Said Property*').

- F) By an Agreement dated 31<sup>st</sup> December 2010 and entered into between the Vendors and the Purchaser and registered at the office of the Additional Registrar of Assurances-1, Kolkata (ARA-1) in Book No.1 CD Volume No.1 Pages 2697 to 2721 Being No. 00129 for the year 2011 and on full payment of adveloram stamp duty applicable, the Vendors herein for the consideration therein mentioned sold and agreed to transfer and convey the '*Said Property*' and/or entirety of the right title and interest of each of the vendors into or upon the '*Said Property*' unto and in favour of the Purchaser herein SUBJECT HOWEVER to the rights of the existing tenants but otherwise free from all encumbrances and charges for the consideration and subject to the terms and conditions contained and recorded in the said Agreement (hereinafter referred to as the said Sale Agreement).
- G) In pursuance of the said Sale Agreement the Purchaser made full payment of the entirety of the consideration amount payable in terms of the said Sale Agreement and had been put in possession and continues to remain in possession of the '*Said Property*'.
- H) At or before the execution of the said Sale Agreement the Vendors and each one of them had assured and represented to the Purchaser as follows:
- i) THAT the Vendors alone are the sole absolute owners of the '*Said Property*';
  - ii) THAT excepting for the said Occupants the '*Said Property*' is otherwise free from all encumbrances charges liens lispensdens attachments trusts whatsoever or howsoever;
  - iii) THAT the Vendors have a marketable title in respect of the '*Said Property*';
  - iv) THAT excepting the Vendors nobody else has any right of ownership over and in respect of the '*Said Property*' or any part or portion thereof;
  - v) THAT all the sheds, buildings and/or structures situated on the '*Said Property*' have been lawfully constructed and existing;
  - vi) THAT there is no thikka tenant at the '*Said Property*';

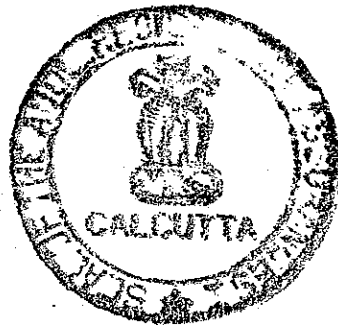


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- vii) THAT all the municipal rates taxes and other outgoings including electricity charges payable in respect of the '*Said Property*' has been paid;
  - viii) THAT there is no excess land within the meaning of the Urban Land (Ceiling & Regulation) Act 1976 comprised in the said Entire Property;
  - ix) THAT the '*Said Property*' is not subject to any notice of acquisition and/or requisition;
  - x) THAT the sale and transfer of the undivided share or interest held by the Vendor No.4 into or upon the '*Said Property*' is for legal necessity and for the benefit of the said Trust and the Trustees have full power and authority to sell and transfer the same.
- I) Pursuant to sale Agreement in the name of Vendors with support of Purchaser caused the '*Said Property*' amalgamated with other contiguous and/or adjacent Properties being Municipal Premises Nos. 10/4A and 10/4C, Gobinda Chandra Khatick Road, P.S. Tiljala, Kolkata 700 046 also owned by the Vendors herein including a strip of land measuring 721 sq. ft. equivalent to 1 cottah being a part of defunct/unused municipal drain running through the aforesaid three premises also acquired by the Vendors herein under long term lease and the said Entire Property now forms part of Municipal Premises No10/4A, Gobinda Chandra Khatick Road, P.S. Tiljala, Kolkata 700 046 and a building plan for the '*Said Property*' also sanctioned by the authorities.
- J) The Purchaser now approached the Vendors for execution and Registration of Deed of Conveyance in respect of the '*Said Property*' and the Vendors in compliance of their contractual obligation under the said Sale Agreement is now exacting this Deed for effectual transfer of the '*Said Property*' unto and in favour of the Purchaser.

**NOW THIS INDENTURE WITNESSETH AND IT IS AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO** as follows:

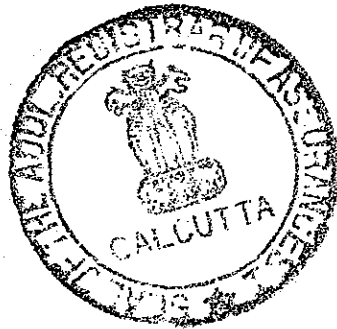
- I. THAT in pursuance of the said Registered Sale Agreement dated 31<sup>st</sup> December 2010 and in further consideration of a sum of Rs.7,82,35,000/- (Rupees Seven Crore Eighty Two Lakh Thirty Five Thousand only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before execution and registration of the said Sale Agreement dated 31.12.2010 which has been apportioned amongst the Vendors interse in terms of the said Sale Agreement (the receipt whereof the Vendors and each one of



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them doth hereby and by the receipt hereunder written doth admit and acknowledge to have been received and of and from the payment of the same and every part thereof the Vendors and each one of them do hereby acquit release and discharge the Purchaser as well as the 'Said Property' hereby intended to be sold transferred and conveyed) the Vendors doth hereby sell transfer convey assign and assure unto and to the Purchaser ALL THAT the various pieces and parcels of land containing by admeasurement an area of 6 (six) Bighas 16 (sixteen) cottahs and 42 (forty two) sq. ft. (more or less) together with structures standing thereon situate lying at and being Municipal Premises No. 12, Tandra 2<sup>nd</sup> Lane, P.S. Tangra, Kolkata 700 046, now being part of Amalgamated Municipal Premises No. 10/4A, Gobinda Chandra Khatick Road, P.S. Tiljala, Kolkata 700 046, further together with entirety of the right and interest of each of the vendors into or upon the 'Said Property' which include but not limited to benefit of the plan sanctioned by the Kolkata Municipal Corporation and all permissions and NOC's in respect of the Amalgamated Premises No. 10/4A Gobinda Chandra Khatick Road, P.S. Tiljala, Kolkata 700 046 and **TO HOLD** the same unto and to the Purchaser absolutely and forever **TOGETHER WITH** the right for the Purchaser to pass and/or re-pass over and through the 'Said Property' **and/or** the entirety of the right title interest of each of the Vendors into or upon the 'Said Property', free from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispendens whatsoever **OR HOWSOEVER OTHERWISE** the 'Said Property' or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the 'Said Property' or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendors into or upon and in respect of the 'Said



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*Property*' or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the '*Said Property*' or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit both at law or in equity **TO HAVE AND TO HOLD** the '*Said Property*' hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lispensens whatsoever.

- II.** **AND** the Vendors and each one of them doth hereby covenant with the Purchaser that the Vendors are well and sufficiently seized and possessed of and entitled to the '*Said Property*' and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature **AND** the Vendors doth hereby covenant with the Purchaser that they have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the '*Said Property*' hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the '*Said Property*' or any part thereof in the manner as aforesaid.
- III.** **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents is the absolute and lawful owners of and/or otherwise well and sufficiently seized and possessed of and entitled to the '*Said Property*' hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same;
- IV.** **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors now have in themselves good right full and absolute power to grant sell convey transfer assure and assign



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the 'Said Property' hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid **AND THAT** the Vendors have put the Purchaser in khas possession of the 'Said Property' and the Purchaser has received and accepted the same without any dispute, demand or claim whatsoever against the Vendors in respect of the nature and/or occupancy of the constructions on the land comprised in the 'Said Property' or otherwise.

V. **AND THAT** the Purchaser shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the 'Said Property' and receive and take the rents issues and profits thereof without any lawful 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 or from under or in trust for any of their predecessors in title **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispendens whatsoever suffered or made or liabilities created in respect of the 'Said Property' by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or their predecessors in title as aforesaid or otherwise **AND THAT** all rates taxes and other impositions and/or outgoings payable in respect of the 'Said Property' upto the date of execution of this Deed has been paid by the Vendors.

VI. **AND THAT** the Vendors doth hereby further covenant with the Purchaser that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser to produce or cause to be produced to the Purchaser or to its attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the 'Said Property' and shall at the like request and costs of the Purchaser deliver to the Purchaser such attested or other true copies or extracts therefrom as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled.



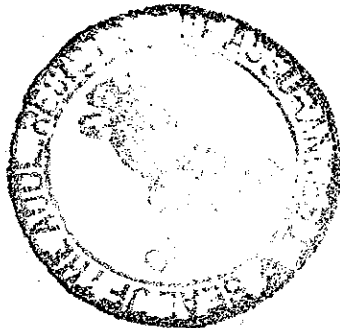
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ADDITIONAL REGISTRAR  
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**VII. AND THAT** the Vendors never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the said Lands comprised in the said property or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting, has been served on the Vendors for the acquisition of the 'Said Property' or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under and the Vendors have no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting 'Said Property' or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the 'Said Property' and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority.

**THE SCHEDULE ABOVE REFERRED TO  
(Said Property)**

ALL THAT the piece and parcel of land containing by admeasurement an area of 6 (six) Bighas 16 (sixteen) Cottahs and 42 (forty two) sq. ft. (more or less) together with 34 years old and dilapidated 21 residential units (cement flooring) of various sizes containing total area of 48981 sq. ft. all buildings and structures standing thereon situate lying at Municipal Premises No. 12, Tangra 2<sup>nd</sup> Lane, P.S. Tangra, Kolkata 700 046, now known as Municipal Premises No. 10/4A, Gobinda Chandra Khatick Road, P.S. Tiljala, Kolkata 700 046, within the limits of Kolkata Municipal Corporation under Ward No. 58 and butted and bounded in the manner following:

- ON THE NORTH : By Premises Nos. 7/2, 7B and KMC Drain, 7C, 13, Tangra 2<sup>nd</sup> Lane and 10/3, Gobinda Chandra Khatick Road;
- ON THE SOUTH : By Premises No. 11 Tangra 2<sup>nd</sup> Lane and KMC Drain, 10/4B and 10/5A, Gobinda Chandra Khatick Road;
- ON THE EAST : By Municipal Road Tangra 2<sup>nd</sup> Lane;
- ON THE WEST : By Municipal Road Gobinda Chandra Khatick Road.



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

**SIGNED, SEALED AND DELIVERED**  
by the **VENDORS** at Kolkata in the presence of:

1. Iqbal Ahmed Khan  
22, P.A. Shah Road, Kat-33

2. Ganjam Roy  
22, P.A. Shah Road  
Kolkata - 700 033

**SIGNED, SEALED AND DELIVERED**  
by the **PURCHASER** at Kolkata in the presence of:

1. Iqbal Ahmed Khan  
22, P.A. Shah Road, Kat-33

2. Ganjam Roy  
22, P.A. Shah Road  
Kolkata - 700 033

Motijug Agencies Limited  
Modern Gears Private Limited  
Machine Works (International) Limited  
Motijug Charitable Trust

  
Constituted Attorney

For RUBICON BUILDERS LLP

  
Partner



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ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
- 6 MAR 2020

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

GRN: 192019200206357361

Payment Mode Online Payment

GRN Date: 05/03/2020 16:58:41

Bank : IDBI Bank

BRN : 682370091

BRN Date: 05/03/2020 17:02:56

DEPOSITOR'S DETAILS

Id No. : 19011000379727/4/2020

[Query No./Query Year]

Name : RUBICON BUILDERS LLP

Contact No. : Mobile No. : +91 9831898863

E-mail :

Address : 19A SARAT BOSE ROAD KOLKATA 700020

Applicant Name : Mr BIVASH MUKHERJEE

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

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	19011000379727/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	30
2	19011000379727/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	4392473

Total

4392503

In Words : Rupees Forty Three Lakh Ninety Two Thousand Five Hundred Three only



*Handwritten signature*

ADDITIONAL REGISTRAR  
OF ASSURANCE, MUMBAI  
- 6 MAR 2020











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 19011000379727/2020



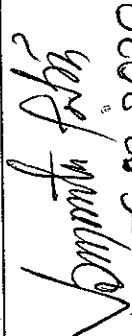
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri VISHAL KHETAWAT , P 15, C I T ROAD, P.O:- KANKURGACHI, P.S:- Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN - 700054	Representative of Buyer [Rubicon Builders L P ]		488 	 6/3/20
2	Shri JUGAL KISHORE KHETAWAT , 19A, SARAT BOSE ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Seller [Motijug Agencies LIMITED ] , [Motijug Charitable Trust ] , [Modern Gears Pvt Ltd ] , [Machine Works International Ltd ]		489 	 6/3/2020



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OF ASSURANCES, KOLKATA  
- 6 MAR 2020

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUSANTA PATRA Son of Mr PRAFULLA PATRA 23, DR. P MITRA LANE, P.O:- K G BOSE SARANI, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700085	Shri VISHAL KHETAWAT, Shri JUGAL KISHORE KHETAWAT		 690	 06.03.2020

(Debasis Patra)

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



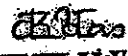
ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
- 6 MAR 2020

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AAGCM1667J



नाम / NAME  
MOTIJUG AGENCIES LIMITED

निगमन/भवने की तिथि / DATE OF INCORPORATION/FORMATION  
29-06-1945



आयकर आयुक्त, पं.सं. XI

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

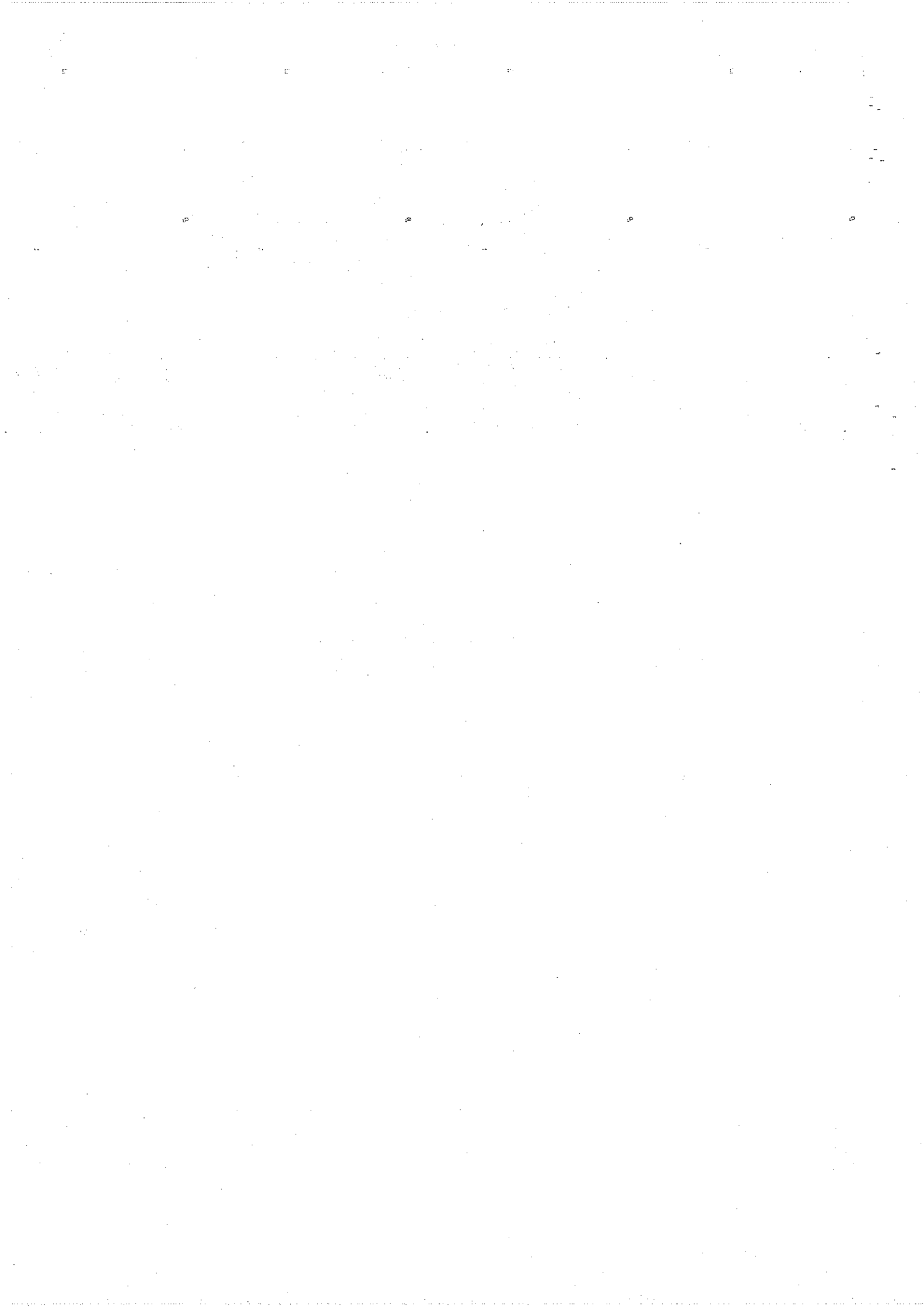
इस कार्ड के खो / भिल जाने पर कृपया जारी करने  
वाले अधिकारी को सूचित / पास-करें  
संयुक्त आयकर आयुक्त (प्रणति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069. /

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.



311267421151 1177 1177  
INCOME TAX DEPARTMENT GOVT OF UTAH  
MODERN GEAR PRIVATE  
LIMITED  
2507 107  
PARTIAL ACCOUNT NUMBER  
AADC6128K  
SP

In case the card is lost, please notify the  
Income Tax Service Unit, UTAH  
Department of Finance, Salt Lake City,  
Utah 84143-0001.  
If you have any questions, please  
contact the Service Unit at (801) 538-1100.  
Thank you for your cooperation.





स्थायी सेवा संख्या / PERMANENT ACCOUNT NUMBER  
AAATM4887B



नाम / NAME  
MOTIJUG CHARITABLE TRUST

निर्माण/बनने की तिथि / DATE OF INCORPORATION/FORMATION  
01-02-1994

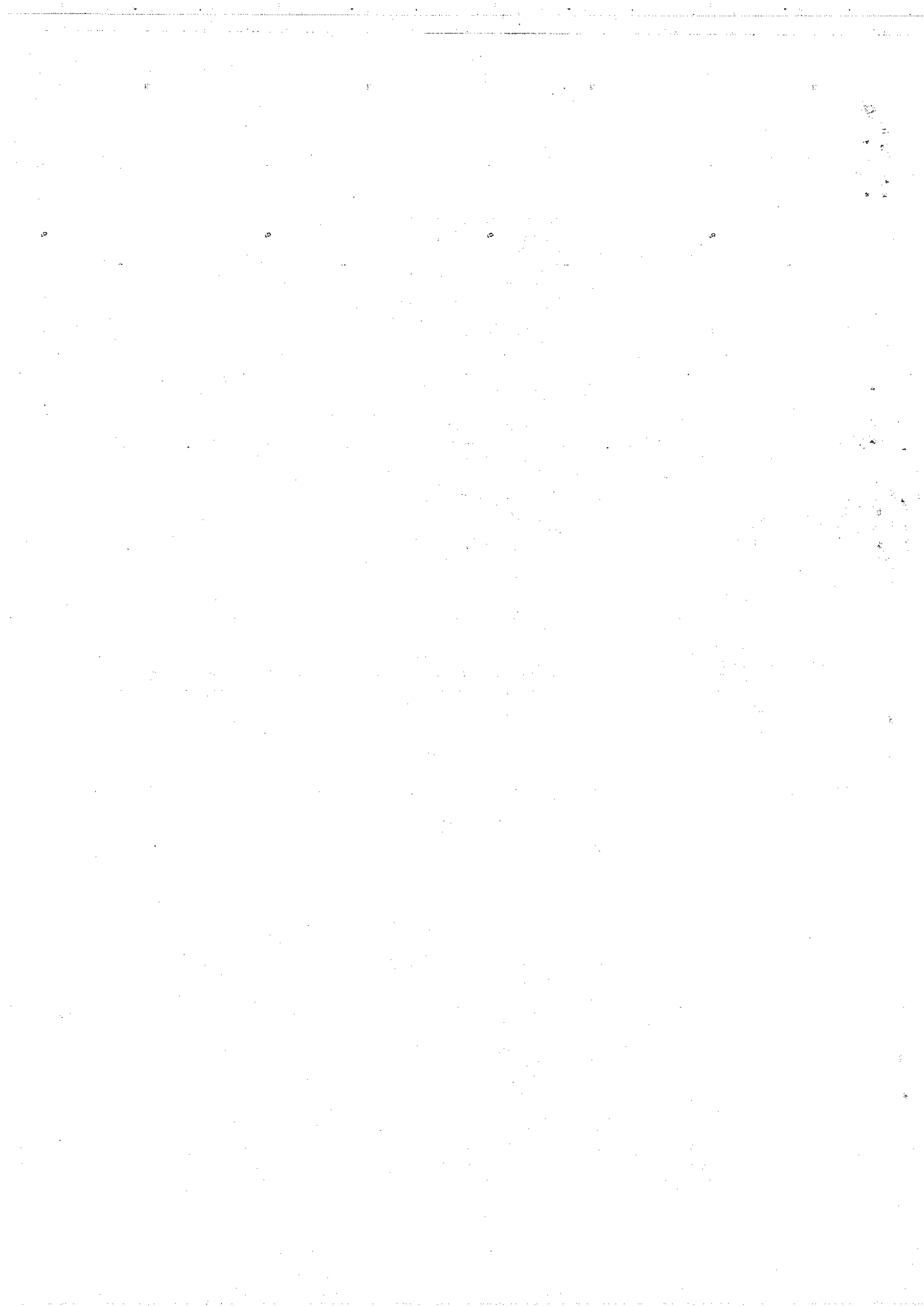


आयकर समूह, एन.-XI

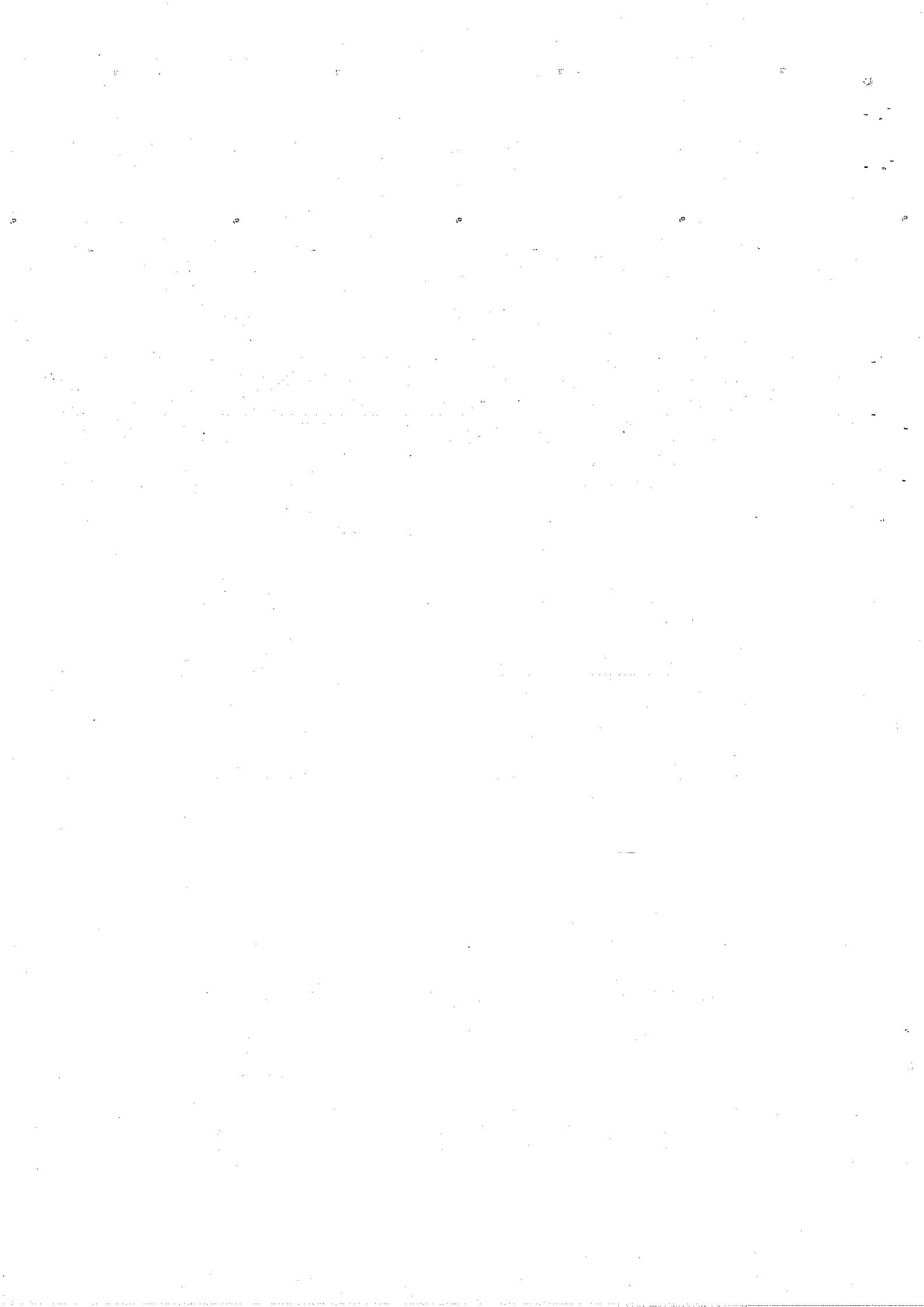
COMMISSIONER OF INCOME-TAX, W.B.- XI

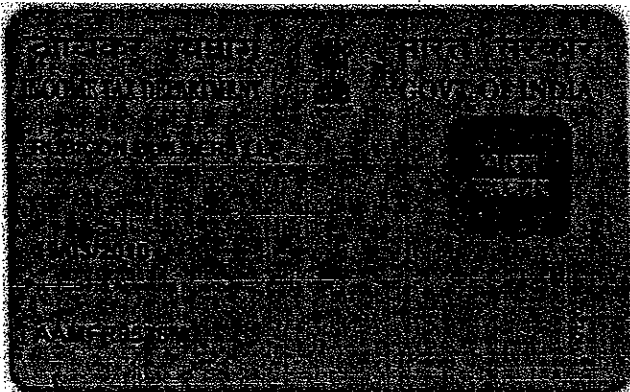
यदि कार्ड खोया / गिरा या नष्ट होना पर कृपया ज्ञाता करने -  
याज्ञे माधिकारी को सूचित / यापसं. कर दें  
संयुक्त आयकर समूह(बंदति एवं तकनीकी),  
पी-7,  
चौरिंग्ही स्क्वायर,  
कलकत्ता - 700 069.

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.



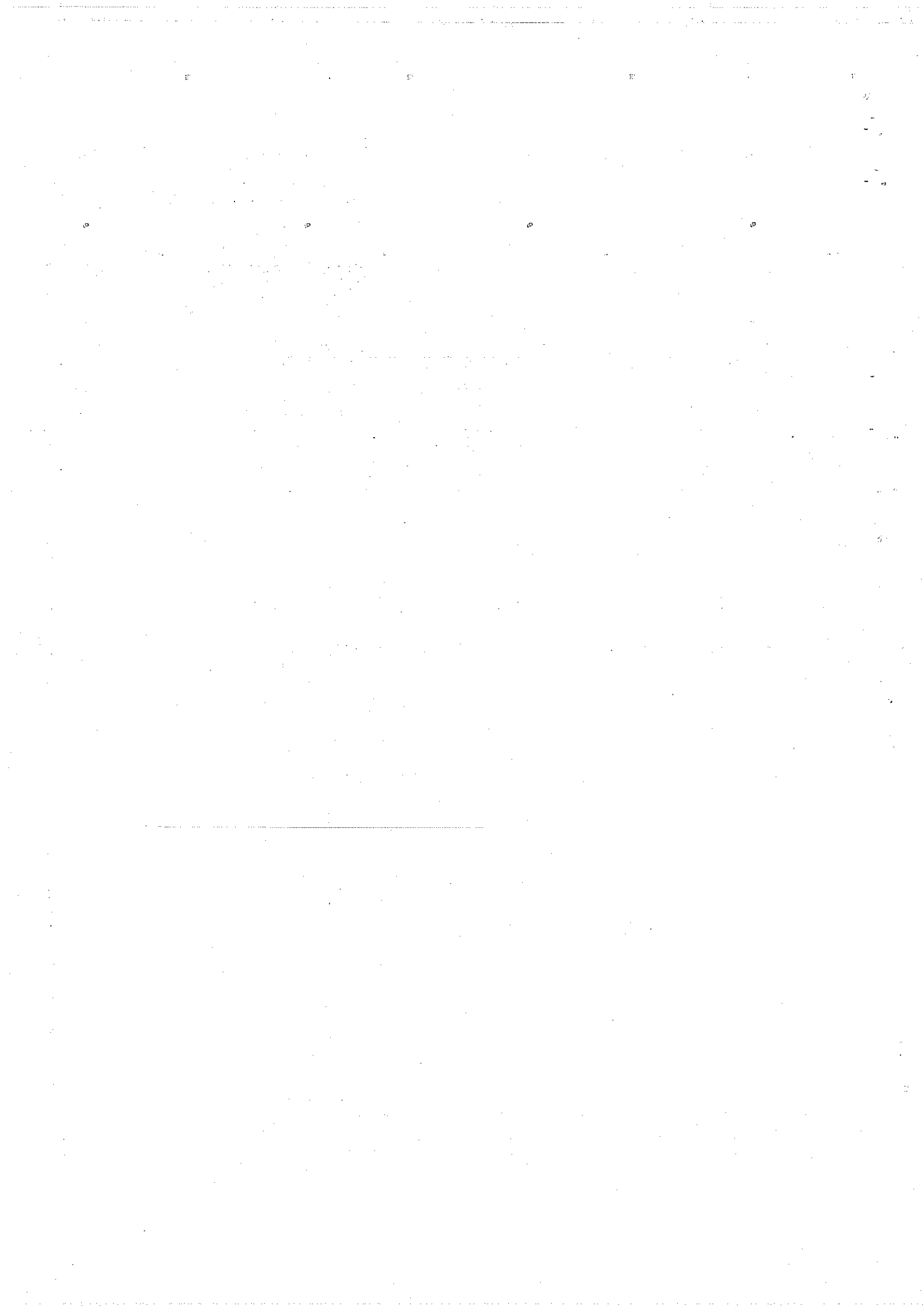
आयुक्त सचिव  
INDUSTRIAL DEPARTMENT  
MACHINEWORKS INTERNATIONAL  
LIMITED  
05/05/1984  
AABCM7407P





For RUBICON BUILDERS LLP

*Paul Whitener*  
Partner





তথ্য

আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।  
পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ  
করুন।

**INFORMATION**

Aadhaar is proof of identity, not of citizenship.  
To establish identity, authenticate online.

আধার সারা দেশে মান্য।

আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা  
প্রাপ্তির সহায়ক হবে।

Aadhaar is valid throughout the country.

Aadhaar will be helpful in availing Government  
and Non-Government services in future.



ভারতীয় অনন্য পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
P-15, সি.আই.টি.রোড,  
কলকাতা, কোলকাতা,  
পশ্চিমবঙ্গ, 700054

Address:  
P-15, C.I.T.ROAD, Kankurgachi,  
Kolkata, Kankurgachi, West  
Bengal, 700054

9657 3616 7665

1947  
1800-500-1947

help@uidai.gov.in

www.uidai.gov.in



ভারত সরকার

Unique Identification Authority of India  
Government of India

ভারতীয় অনন্য আই ডি / Enrollment No.: 1640/21178/02008

To  
বিশাল খেতাবত  
Vishal Khetawat  
P-15 C.I.T.ROAD  
Kankurgachi  
Kankurgachi  
Kankurgachi Kolkata  
West Bengal 700054



MN619194596FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9657 3616 7665

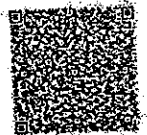
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



বিশাল খেতাবত  
Vishal Khetawat  
পিতা : বাবুল খেতাবত  
Father : Babulal Khetawat  
জন্মতারিখ / DOB : 04/09/1970  
পুরুষ / Male



9657 3616 7665

আধার - সাধারণ মানুষের অধিকার

Vishal Khetawat





**GOVERNMENT OF WEST BENGAL**  
**INDIAN UNION DRIVING LICENCE**

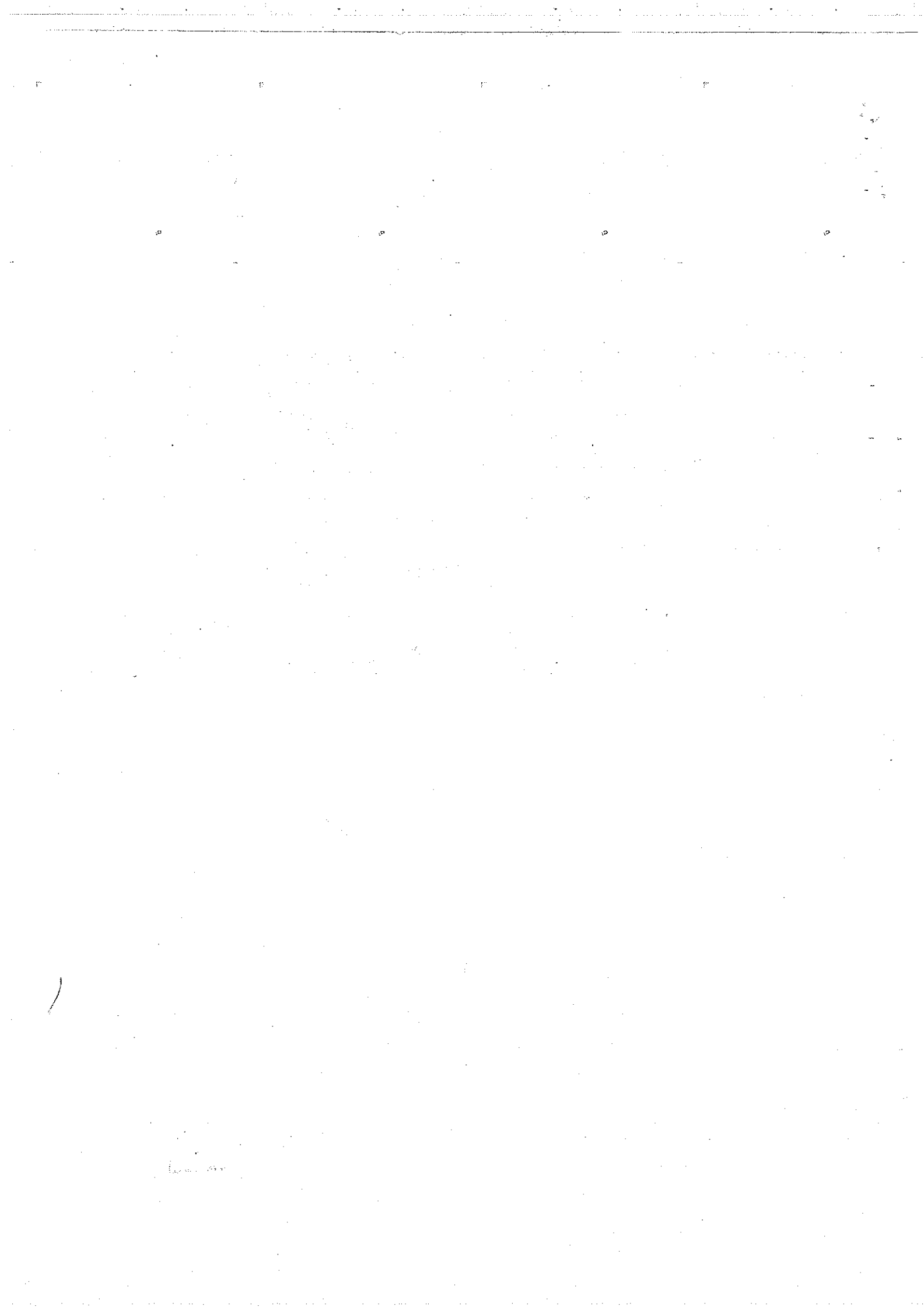
Driving License No. **WB-0720140002839**  
Name: **VERONICA**  
Address:  
**12 BOCHERON ROAD, KOLKATA**  
**LANE KOLKATA**

**NETWORK AP-PAHA**

Date of Issue:	01/03/2014	Class Group: A1
Valid Till (M):	03/11/2032	Date of Expn:
Valid Till (Y):	32	03/11/2032

Secretary, Transport, Government of West Bengal

Veronica f. b. s.



प्रा. अ. सं. (PERMANENT ACCOUNT NUMBER)  
AFGPK5718C

ना. (NAME)  
JUGAL KISHORE KHETAWAT

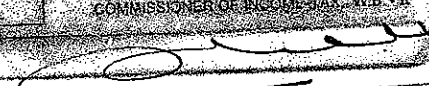
प्रा. अ. सं. (FATHER'S NAME)  
RAMESWARLAL KHETAWAT

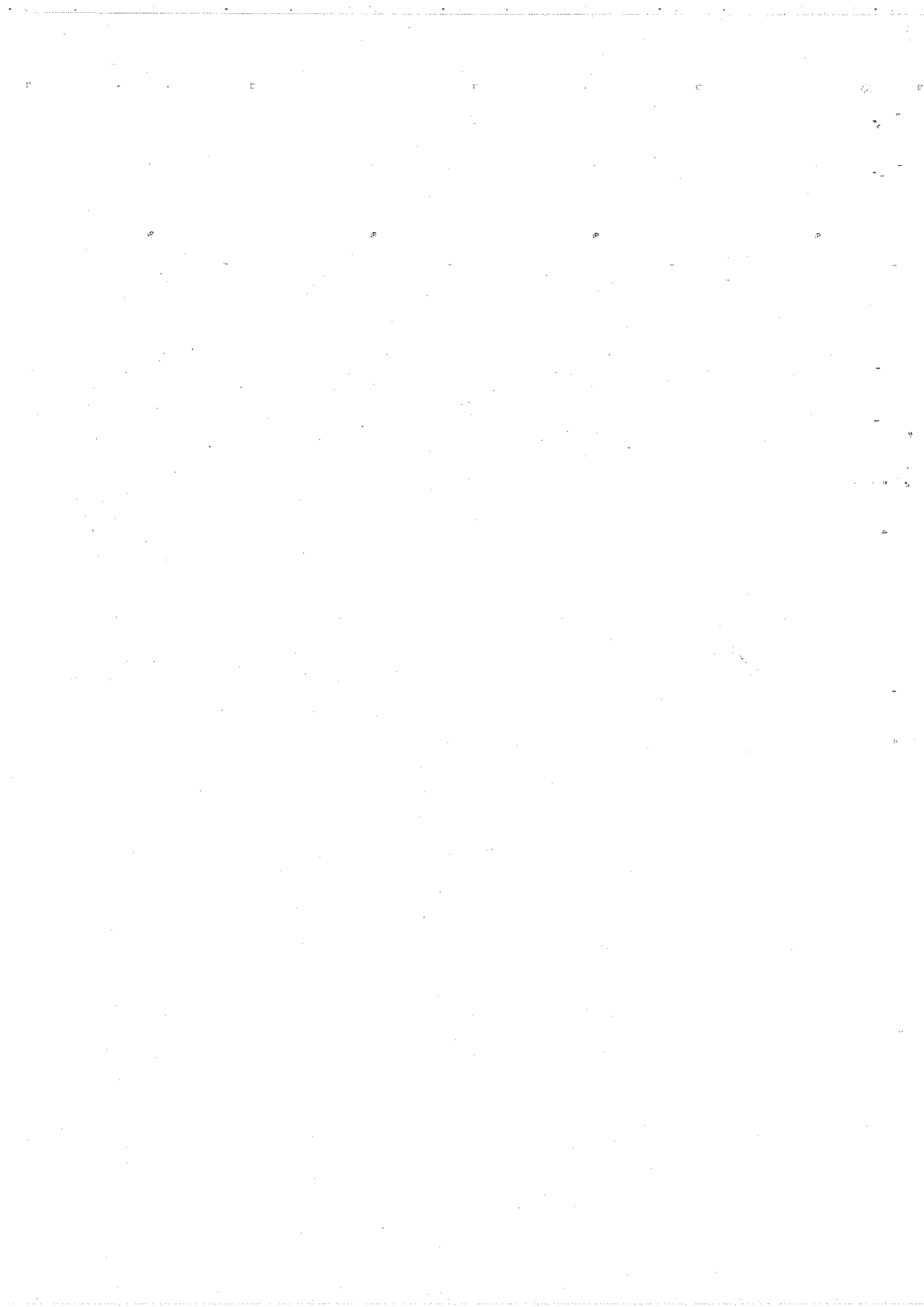
प्रा. अ. सं. (DATE OF BIRTH)  
24-09-1940

हस्ताक्षर / SIGNATURE


2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025

COMMISSIONER OF INCOME TAX, W.B. II






ভারত সরকার  
GOVERNMENT OF INDIA



জুবাল কিশোর খেতাবসার  
Jugal Kishore Khetawat  
পিতা : বামেশ্বরলাল খেতাবসার  
Father : BAMESWARLAL KHETAWAT  
জন্ম সাল / Year of Birth : 1940  
পুলক / Male



**7436 8922 1089**

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**আধার - সাধারণ মানুষের অধিকার**





ভারতীয় পরিচয় পরিচয়-পাঠিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


**ঠিকানা:**  
১৯এ, সারত বোস রোড,  
এল.আর.সরানী, কোলকাতা,  
পশ্চিমবঙ্গ, ৭০০০২০


**Address:**  
19A, SARAT BOSE ROAD,  
L.R.Sarani S.O, L.r.sarani,  
Kolkata, West Bengal,  
700020

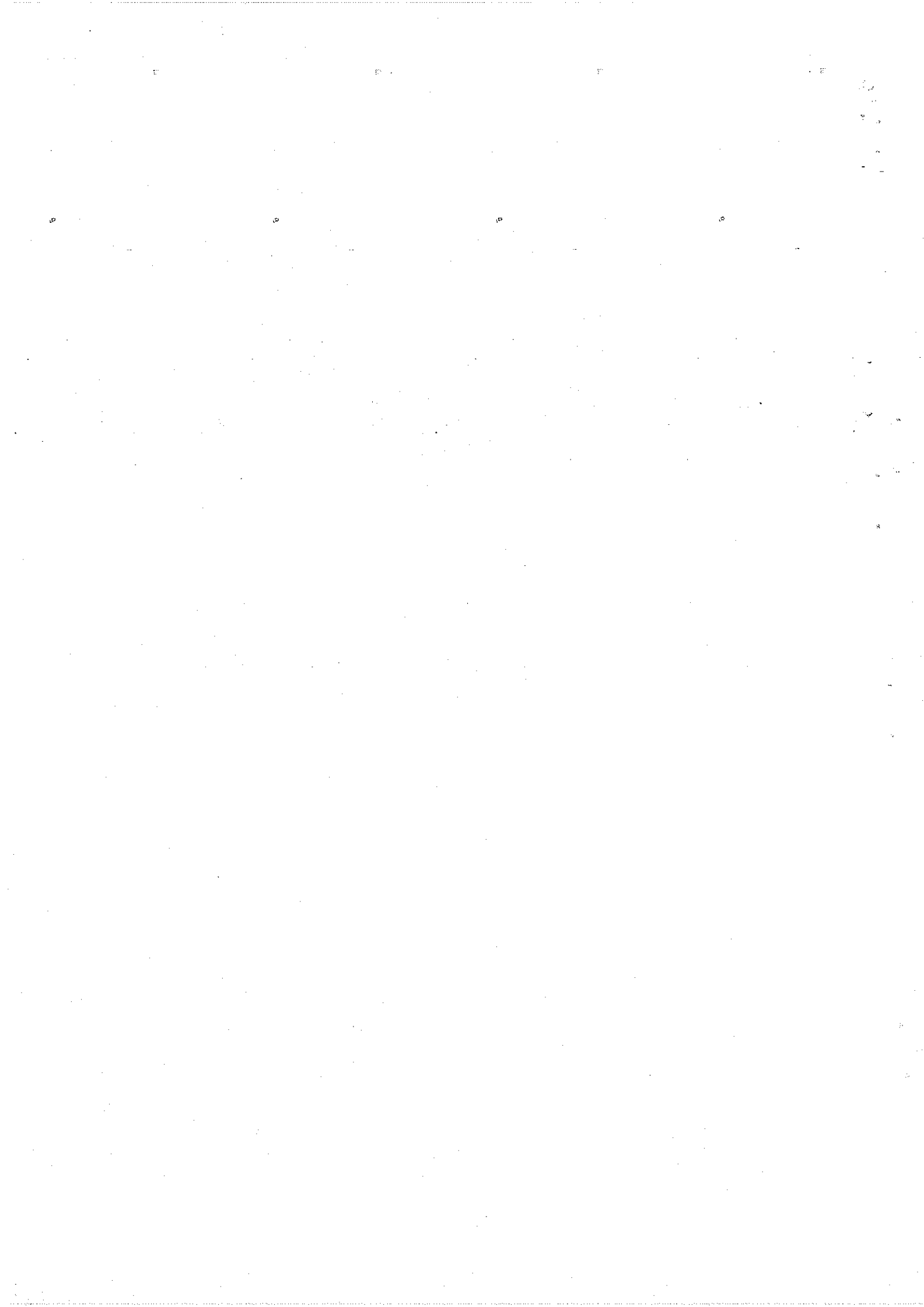
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1947  
1600 180 1947

  
help@uidai.gov.in

  
www.uidai.gov.in

  
EO: EOI No.1947,  
Bangalore-560 001



PERMANENT ACCOUNT NUMBER	AFCHK7934A
MR NAME	VISHAL KHETAWAT
MR MR FATHER'S NAME	BASU LAL KHETAWAT
MR MR DATE OF BIRTH	04-09-1970
MR MR SIGNATURE	<i>Vishal Khetawat</i>
	COMMISSIONER OF INCOME TAX, W-1

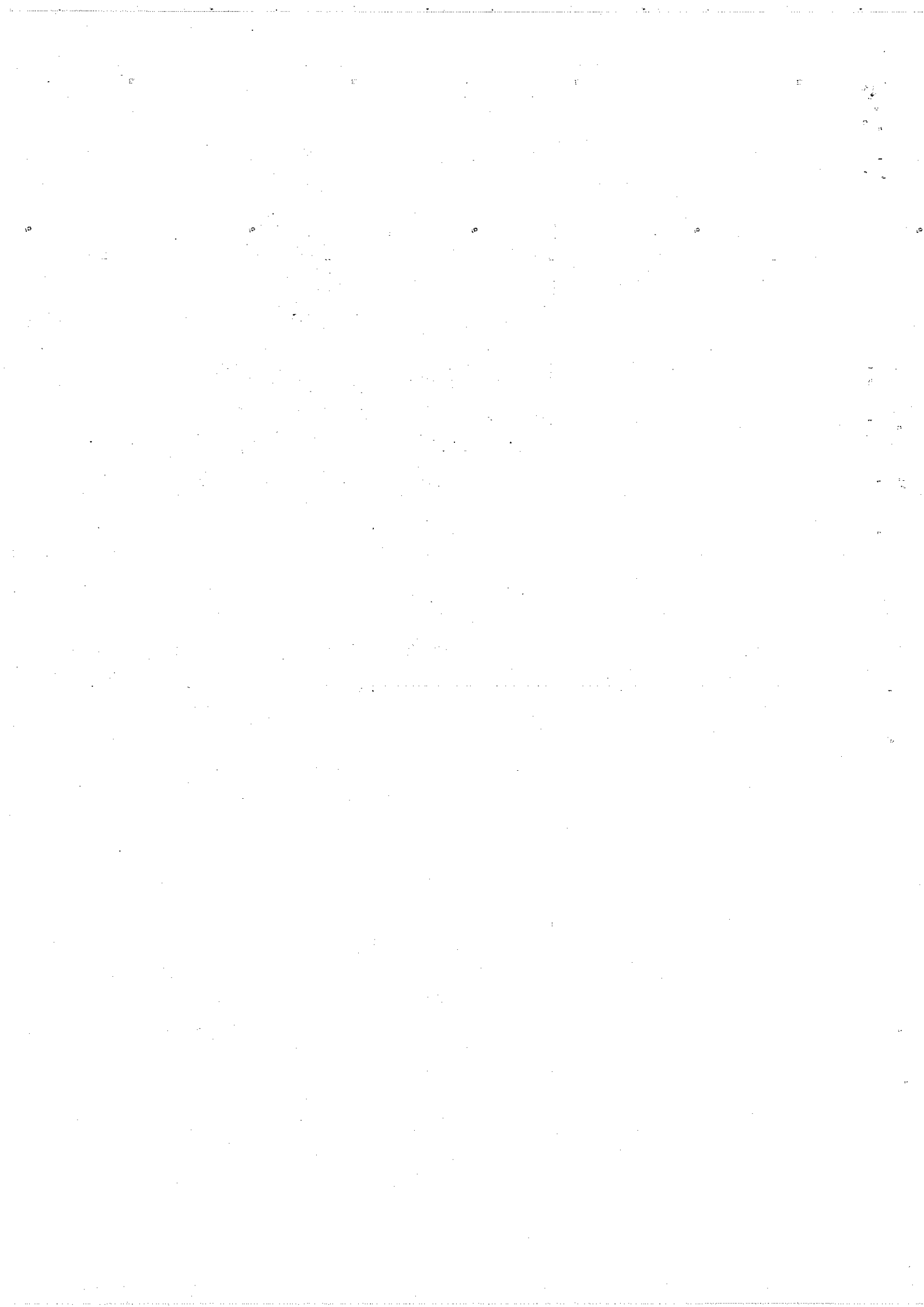
*Vishal Khetawat*

*Vishal Khetawat*












इस कार्ड के साथ / साथ ही इसे वापस करना चाहिए  
 यदि प्रतिक्रिया की आवश्यकता है / वापस कर दें  
 सहायक आयुक्त, आयुक्त,  
 सी. टी.  
 चौकरी सड़क,  
 कोलकाता - 700 089.

In case this card is transferred (Daily Inform) return to  
 the Income authorities :  
 Assistant Commissioner of Income-tax,  
 C.T.,  
 Chowringhee Square,  
 Calcutta-700 089.


*Vishal Khetawat*
















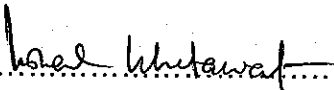
		Thumb	1st finger	mid finger	ring finger	small finger
	left hand					
	right hand					

Name :JUGAL KISHORE KHETAWAT

Signature: 

		Thumb	1st finger	mid finger	ring finger	small finger
	left hand					
	right hand					

Name : VISHAL KHETAWAT

Signature: 

		thumb	1st finger	mid finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:

Signature: .....



*g*  
ADDITIONAL REGISTRAR  
OF ASSURANCE, CALCUTTA  
- 6 MAR 2020

## Major Information of the Deed

Deed No :	I-1901-01267/2020	Date of Registration	19/03/2020
Query No / Year	1901-1000379727/2020	Office where deed is registered	
Query Date	27/02/2020 1:08:25 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BIVASH MUKHERJEE 2/119, VIDYASAGAR COLONY, Thana : Regent Park, District : South 24-Parganas, WEST BENGAL, PIN - 700047, Mobile No. : 7980676647, 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. 7,36,00,000/-	Rs. 43,92,37,526/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 130/- (Article:23)	Rs. 43,92,473/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Sale after Registered, Sale agreement of [Deed No/Year]:- 190100129/2011 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tangra 1st & 2nd Lane, , Premises No: 12, , Ward No: 060 Pin Code : 700039

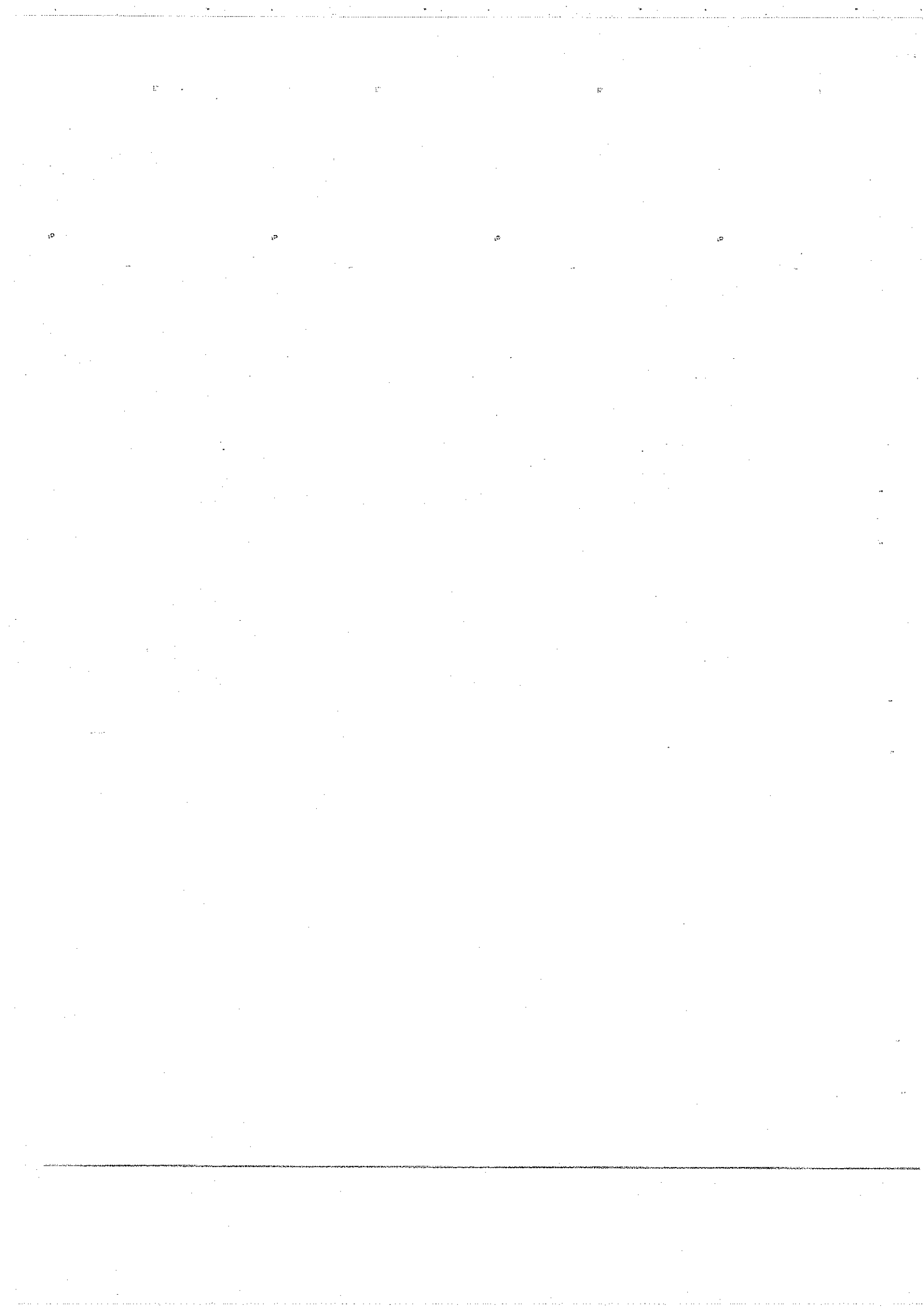
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Semi-Commercial	6 Bigha 16 Katha 42 Sq Ft	7,00,00,000/-	42,45,01,935/-	Property is on Road
<b>Grand Total :</b>				<b>224.4963Dec</b>	<b>700,00,000 /-</b>	<b>4245,01,935 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	46981 Sq Ft.	36,00,000/-	1,47,35,591/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 46981 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 34 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>46981 sq ft</b>	<b>36,00,000 /-</b>	<b>147,35,591 /-</b>	

### Seller Details :

Sl No.	Name, Address, Photo, Finger print and Signature
1	<b>MOTIJUG AGENCIES LIMITED</b> , 1, AUCKLAND PLACE, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AACCM1667J, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative
2	<b>MOTIJUG CHARITABLE TRUST</b> , 1, AUCKLAND PLACE, P.O:- CURCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AAATM4887B, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative



3	<b>MODERN GEARS PVT LTD</b> , 1, AUCKLAND PLACE, P.O:- CURCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AACDCM6128K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>MACHINE WORKS INTERNATIONAL LTD</b> , 1, AUCKLAND PLACE, P.O:- CURCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.:: AABCM7407P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Buyer Details :**

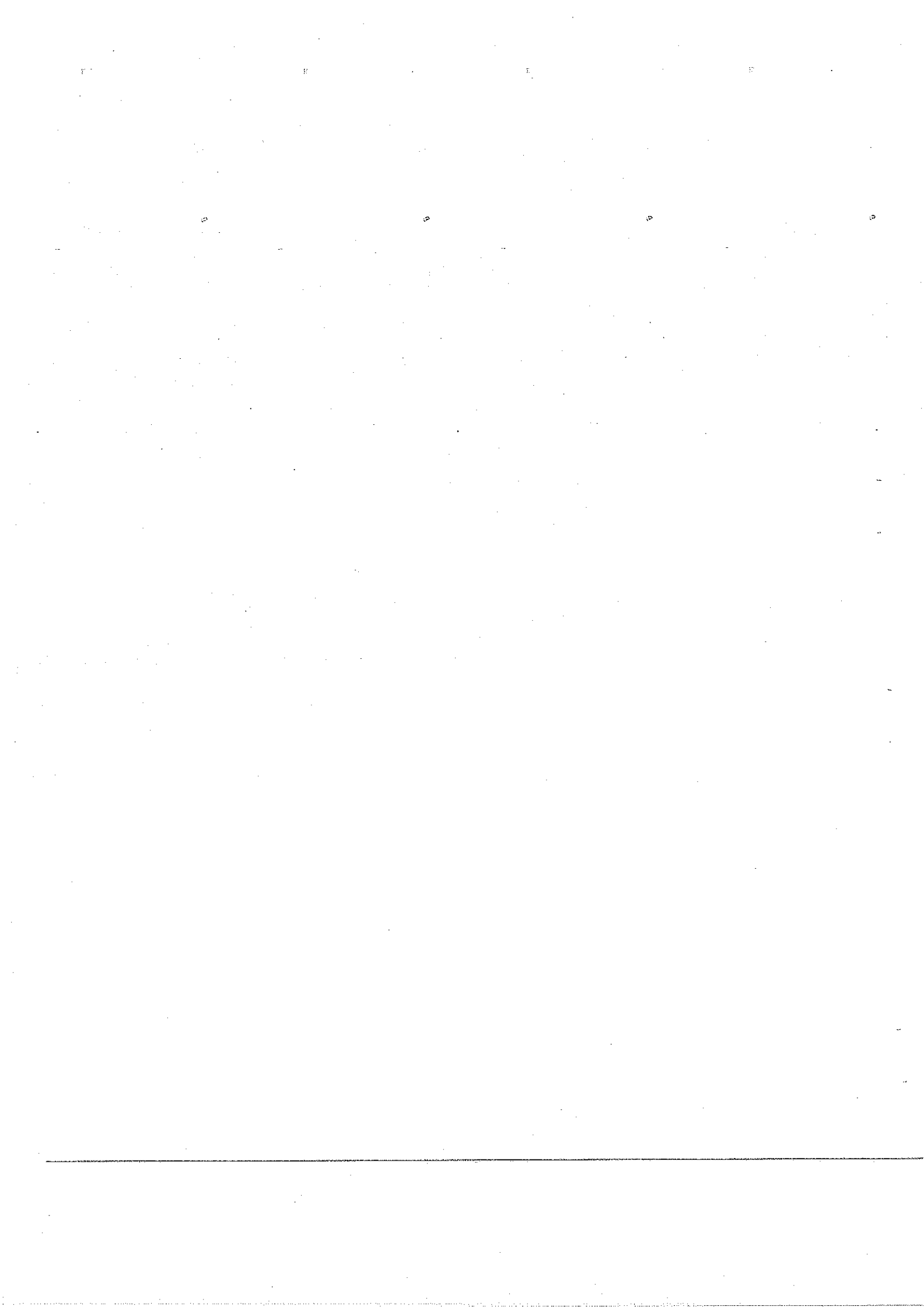
SI No	Name,Address,Photo,Finger print and Signature
1	<b>RUBICON BUILDERS LLP</b> , 19A, SARAT BOSE ROAD, P.O:- SARAT BOSE ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 ; PAN No.:: AAMFR6535M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

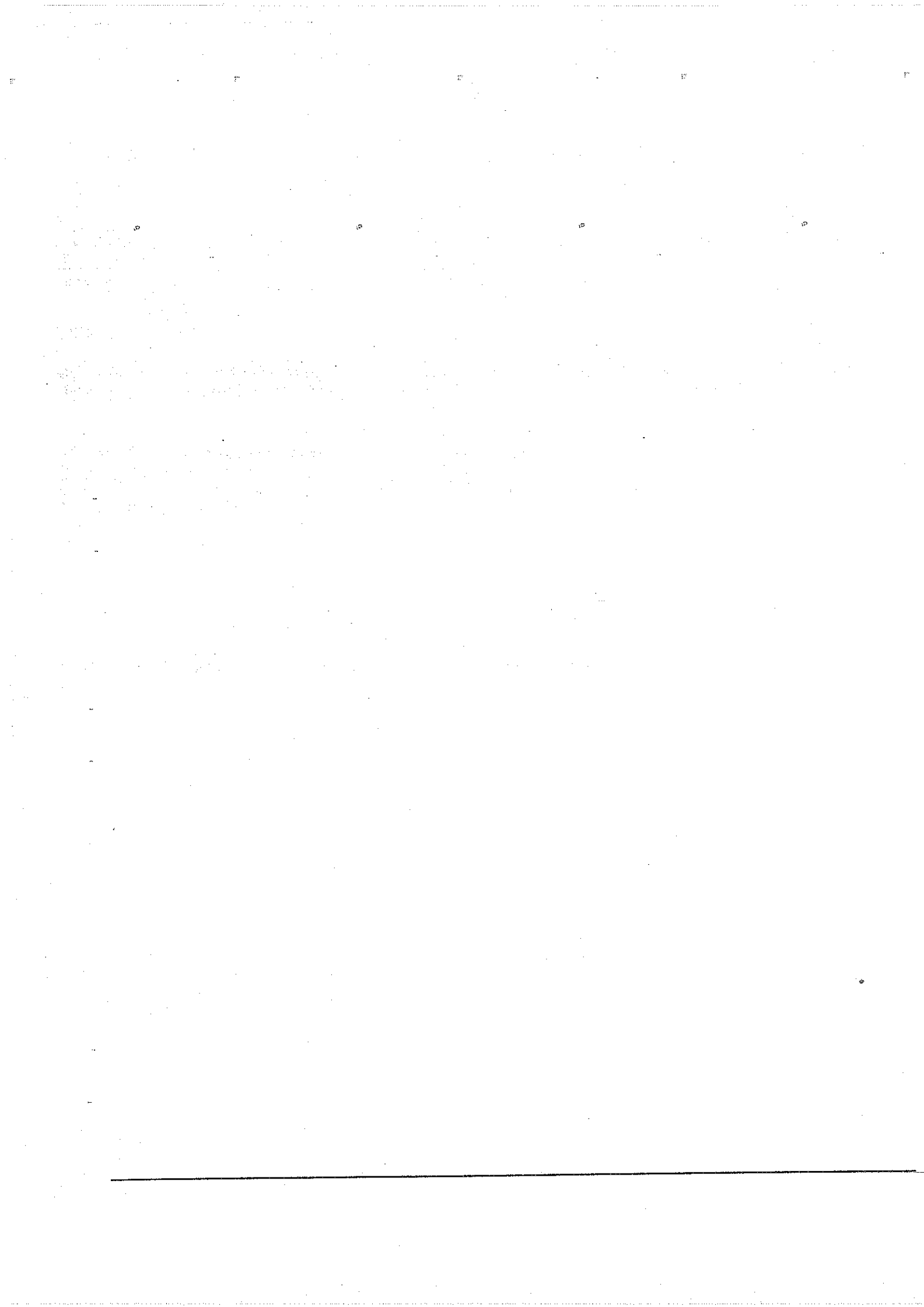
**Representative Details :**

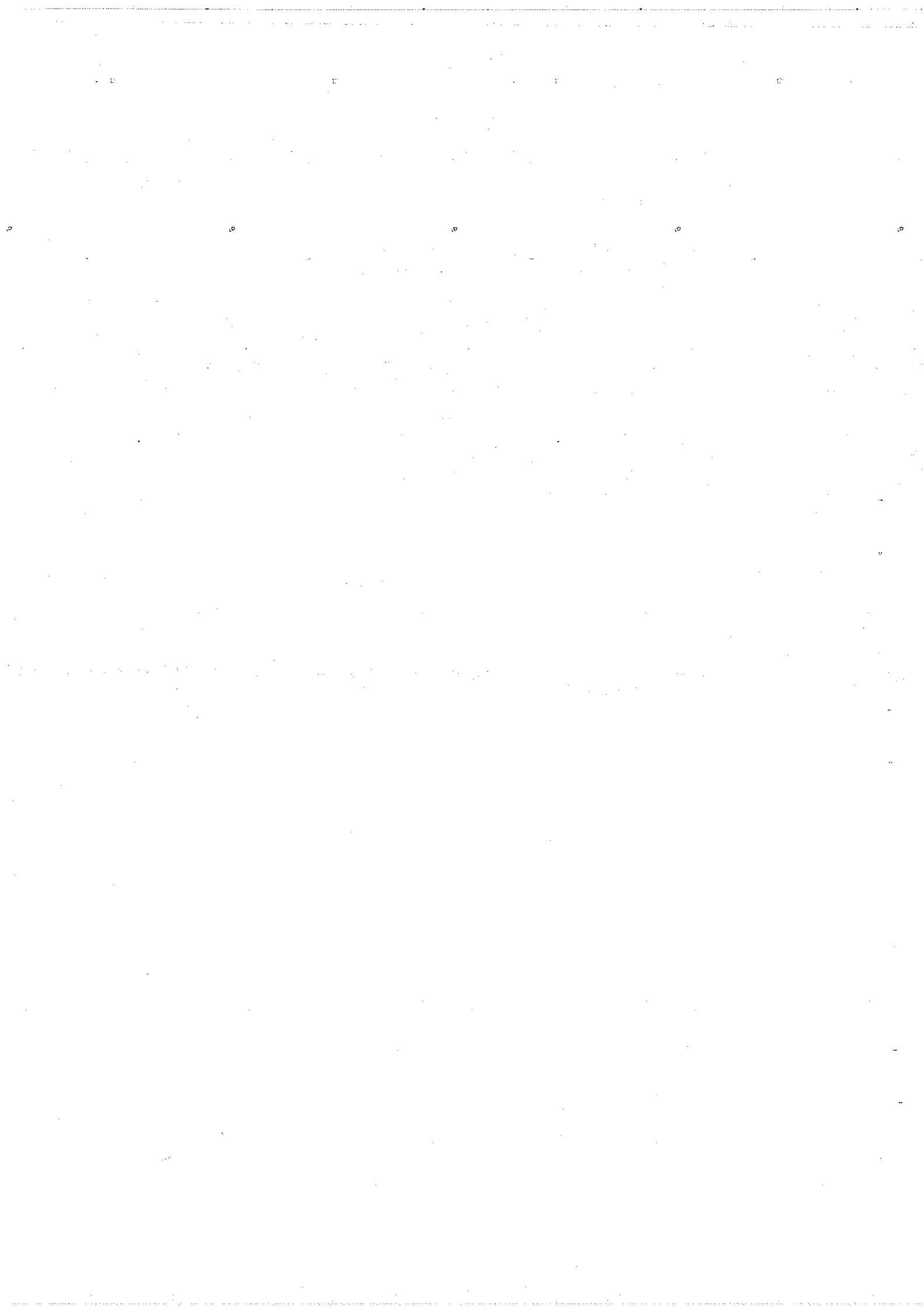
SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri VISHAL KHETAWAT (Presentant )</b> Son of Late BABULAL KHETAWAT , P 15, C I T ROAD, P.O:- KANKURGACHI, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFCPK7934A, Aadhaar No: 96xxxxxxx7665 Status : Representative, Representative of : RUBICON BUILDERS LLP (as PARTNER)
2	<b>Shri JUGAL KISHORE KHETAWAT</b> Son of Late RAMESWAR LAL KHETAWAT , 19A, SARAT BOSE ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AFCPK5718G, Aadhaar No: 74xxxxxxx1089 Status : Representative, Representative of : MOTIJUG AGENCIES LIMITED (as ATTORNEY), MOTIJUG CHARITABLE TRUST (as ATTORNEY), MODERN GEARS PVT LTD (as ATTORNEY), MACHINE WORKS INTERNATIONAL LTD (as ATTORNEY)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUSANTA PATRA</b> Son of Mr PRAFULLA PATRA 23, DR. P MITRA LANE, P.O:- K G BOSE SARANI, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700085			
Identifier Of Shri VISHAL KHETAWAT, Shri JUGAL KISHORE KHETAWAT			









On 27-02-2020

**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 43,92,37,526/-



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

On 06-03-2020

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

Presented for registration at 18:20 hrs on 06-03-2020, at the Private residence by Shri VISHAL KHETAWAT .

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

Execution is admitted on 06-03-2020 by Shri VISHAL KHETAWAT, PARTNER, RUBICON BUILDERS LLP, , 19A, SARAT BOSE ROAD, P.O:- SARAT BOSE ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr SUSANTA PATRA, , , Son of Mr PRAFULLA PATRA, 23, DR. P MITRA LANE, P.O: K G BOSE SARANI, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-03-2020 by Shri JUGAL KISHORE KHETAWAT, ATTORNEY, MOTIJUG AGENCIES LIMITED, , 1, AUCKLAND PLACE, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017; ATTORNEY, MOTIJUG CHARITABLE TRUST, , 1, AUCKLAND PLACE, P.O:- CURCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017; ATTORNEY, MODERN GEARS PVT LTD, , 1, AUCKLAND PLACE, P.O:- CURCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017; ATTORNEY, MACHINE WORKS INTERNATIONAL LTD, , 1, AUCKLAND PLACE, P.O:- CURCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr SUSANTA PATRA, , , Son of Mr PRAFULLA PATRA, 23, DR. P MITRA LANE, P.O: K G BOSE SARANI, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by profession Law Clerk



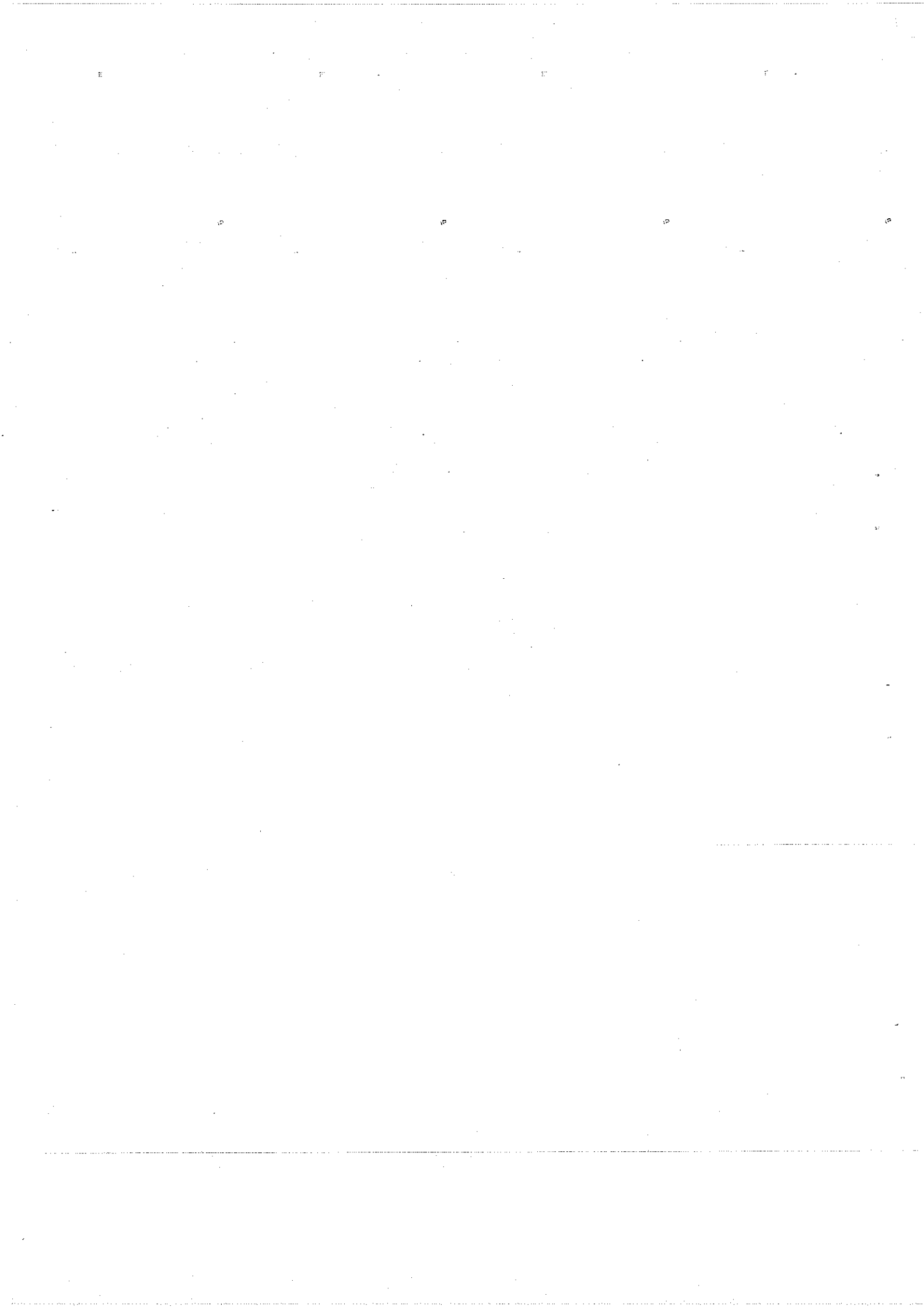
Debasis Patra  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
Kolkata, West Bengal

On 14-03-2020

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 43,92,473/- ( A(1) = Rs 43,92,375/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 43,92,473/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/03/2020 5:02PM with Govt. Ref. No: 192019200206357361 on 05-03-2020, Amount Rs: 43,92,473/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 682370091 on 05-03-2020, 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 online = Rs 30/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/03/2020 5:02PM with Govt. Ref. No: 192019200206357361 on 05-03-2020, Amount Rs: 30/-, Bank:  
IDBI Bank ( IBKL0000012), Ref. No. 682370091 on 05-03-2020, Head of Account 0030-02-103-003-02



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

**On 19-03-2020**

**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.

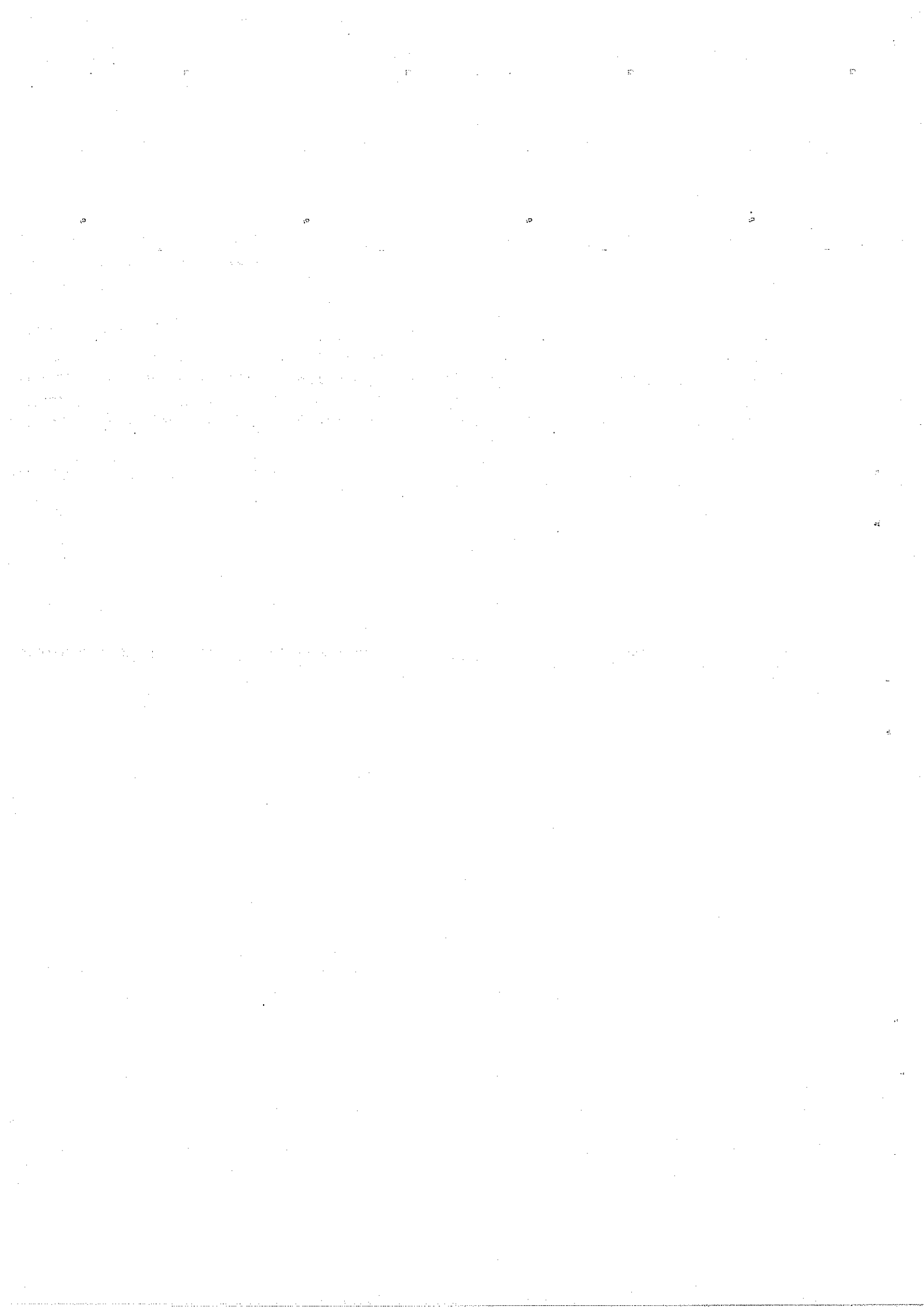
**Payment of Stamp Duty**

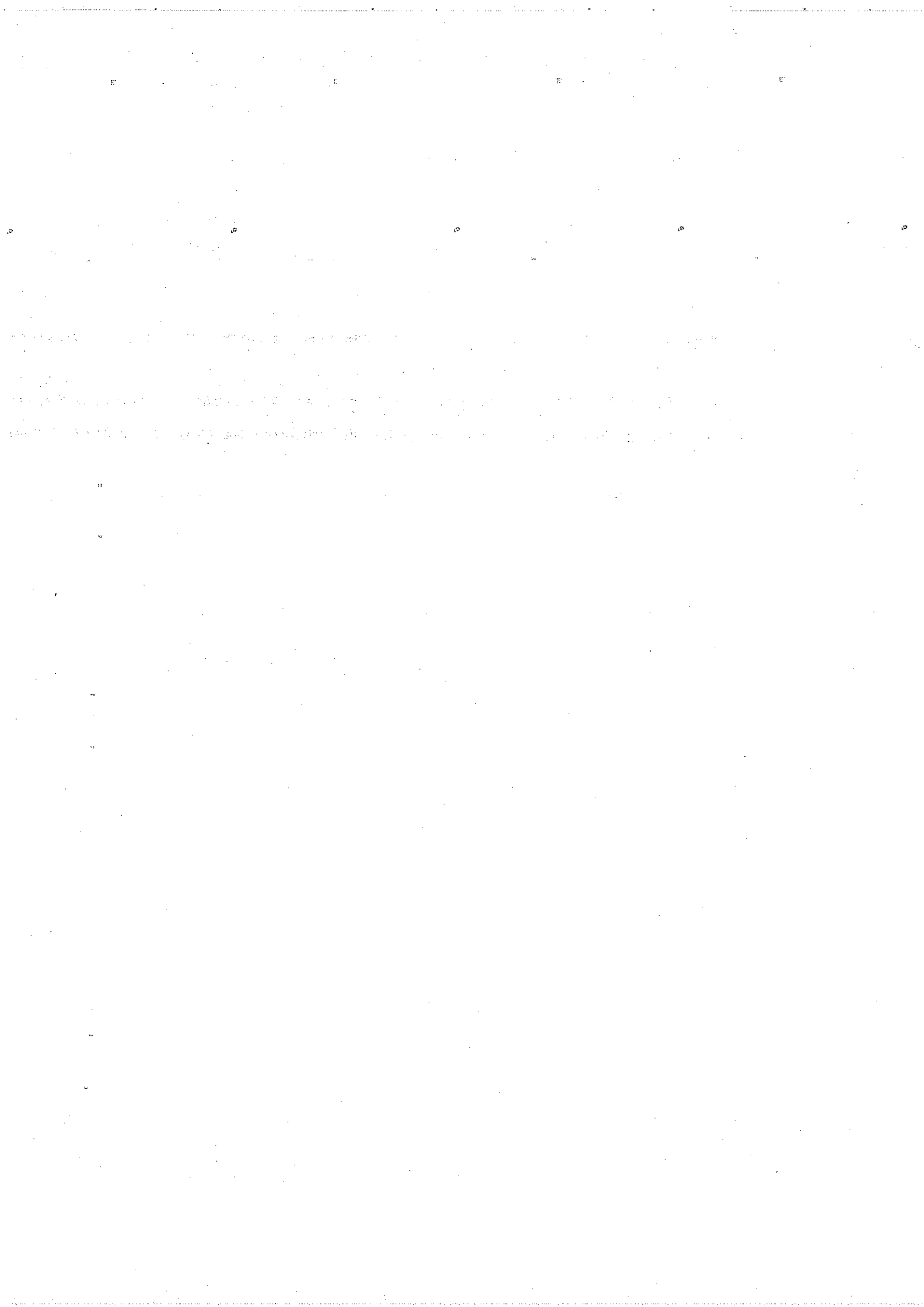
Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 435, Amount: Rs.100/-, Date of Purchase: 27/02/2020, Vendor name: H  
Mukherjee



**Debasis Patra**  
**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 1901-2020, Page from 58839 to 58872

being No 190101267 for the year 2020.



Digitally signed by DEBASIS PATRA  
Date: 2020.05.30 12:07:55 +05:30  
Reason: Digital Signing of Deed.

*Debasis Patra*

(Debasis Patra) 2020/05/30 12:07:55 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)

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