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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Mc-682/17
X 612989

17/17
श 51195/17

भारत सरकार द्वारा जारी किया गया है
Date: 28.04.2017

[Signature]
Secretary to Government
West Bengal

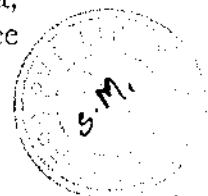
28 APR 2017

THIS INDENTURE made this 25th day of April Two Thousand Seventeen **BETWEEN NAKTALA IRON WORKS**, having PAN **AFFN1485P**, a partnership firm carrying on business at Premises No.4Q, Naktala Road, Post Office Naktala, Police Station Purba Jadavpur, Kolkata-700 047, represented by its Partners (1) Narendra Shah, son of the Late Santilal Manilal having PAN **AKUPS5447D**, residing at Premises No.67A, Ballygunge Circular Road Post Office Ballygunge, Police Station Karya, Kolkata-700 019 (2) Nalin Shah, son of the Late Sambhulal Manilal Shah, having PAN **AMPPS8275C**, residing at Premises No.6, Sarat Bose Road, Lansdown Heights building

S.M.

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Flat No.9C, Post Office Elgin Road, Police Station Ballygunge, Kolkata-700 020, (3) Bepin Chandra Shah, son of the Late Santilal Manilal, having PAN ALFPS5122B, (4) Kartick Shah, son of Bepin Chandra Shah having PAN ALAPS6209E, both residing at Premises No.2/5A, Sarat Bose Road, Sukh Sagar building Flat No.11B, Post Office-Elgin Road, Police Station-Ballygunge, Kolkata-700 020, (5) Smt. Jyotsna Shah, widow of the Late Jaswant Shah, having PAN ASVPS3817H and (6) Ketan Shah, son of the Late Jaswant Shah, having PAN AKLPS2662K, both residing at Premises No.A/23, Pinnacle Apartments Opposite Malhar Banglow, near Shell Petrol Pump, Post Office-Manek Baug, Police Station-Satelite, Ahmedabad-380015, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the present partners of the said partnership business and such other person or persons who may be taken in or admitted for the benefit of the said partnership, their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART AND SMT. SUNITA PRATAP**, wife of Paresh Pratap, having PAN ALIPP8904D, residing at Chaon, 18A, Srinagar Society, Productivity Road, Akota, Vadodara - 390007, Post Office-Alkapuri, Police Station-Gotri, represented by her Constituted Attorney Smt. Jyotsna Shah, widow of the Late Jaswant Shah, having PAN ASVPS3817H, residing at Premises No.A/23, Pinnacle Apartments Opposite Malhar Banglow, near Shell Petrol Pump, Post Office-Manek Baug, Police Station-Satelite, Ahmedabad-380015, hereinafter referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART AND (1) JAGRITI TOWERS PRIVATE LIMITED**, having PAN **AABCJ5699L**, a company incorporated under the Companies Act, 1956 having its registered office at Premises No.2C, Mahendra Road, Post Office-Bhowanipore, Police Station-Bhowanipore, Kolkata-700 025, represented by **Mr. Chandan Chatterjee**, son of the Late S.K. Chatterjee, having PAN ACRPC0270H, and **Mr. Amit Bajoria**, son of Srikrishna Bajoria, having PAN AHCPB2460Q, both of 2C, Mahendra Road, Police Station-Bhowanipore, Kolkata-700 025, the Authorized Signatories duly authorized by the Resolutions of the respective Board of Directors of the companies dated 24.04.2017, (2) **PASTEL VANIJYA PVT. LTD.** having PAN **AAECP0892J**, a company incorporated under the Companies Act, 1956 having its registered office at Premises No.2C, Mahendra Road, Post Office-Bhowanipore, Police Station-Bhowanipore, Kolkata-700 025, represented by **Mr. Chandan Chatterjee**, son of the Late S.K. Chatterjee, having PAN ACRPC0270H, and **Mr. Amit Bajoria**, son of Srikrishna Bajoria, having PAN AHCPB2460Q, both of 2C, Mahendra Road, Police



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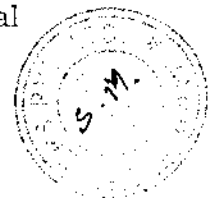
Station-Bhowanipore, Kolkata-700 025, the Authorized Signatories duly authorized by the Resolutions of the respective Board of Directors of the companies dated 24.04.2017, hereinafter jointly referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors or successors-in-interest and assigns) of the **THIRD PART**:

W H E R E A S:

- A) One Robert Dalglish was seized and possessed of and or otherwise well and sufficiently entitled to All that the piece and parcel of land containing an area of 18 cottahs and 7 chittacks be the same a little more or less situate lying at Mouza Naktala, Police Station Tollygunge, Touzi No.66, C.S. Khatian Nos.79 and 80, C.S. Dag Nos.122/508 and 178, in the District of the then 24-Parganas (hereinafter referred to as the said Land).
- B) By a Deed of Conveyance dated the 28th day of April 1934 made between the said Robert Dalglish therein referred to as the vendor of the one part and one Shantilal Manilal, therein referred to as the Purchaser of other part and registered at the office of the Sub-Registrar Alipore in Book No. I, Volume No.62, pages 24 to 31 Being No.1641 for the year 1934 the said vendor therein for the consideration mentioned therein granted transferred, conveyed, assigned and assured unto and in favour of the said Shantilal Manilal All That the said Land.
- C) The said Shantilal Manilal had purchased the said Land as the Karta of his Hindu Undivided Family known as "Shantilal Manilal HUF". "Santilal Manilal HUF" comprised of Santilal Manilal and his four sons, namely, (i) Narendra Shantilal; (ii) Rajendra Shantilal; (iii) Yashwant Shantilal; and (iv) Bepin Shantilal and Pradip Narendra, a minor son of the said Narendra Shantilal.
- D) "Shantilal Manilal HUF" decided to sell the said Land to the family partnership business namely Naktala Iron Works.
- E) In order to sell the said Land the said Narendra Santilal as the father and natural guardian of his minor son Pradip Narendra applied for and obtained an order dated the 6th day of April 1961 from the Court of the Learned District Judge at Alipore in Case No.23 of 1961 under Act XXXII of 1956, whereby the said Narendra Santilal was permitted to sell the proportionate share of his minor son Pradip Narendra in the said Land.

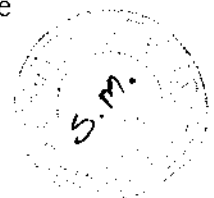


- F) By an Indenture of Conveyance dated the 6th day of July 1961 made between the said Shantilal Manilal, Narendra Shantilal, Rajendra Shantilal, Jaswant Shantilal, Bipin Shantilal and Pradip Shantilal (minor) represented by his father and natural gurdian Narendra Shantilal therein jointly referred to as the Vendors of the one part and one Naktala Iron Works a partnership firm represented by it's the then partners namely Smt. Sardaben Shah and Narendra Shantilal therein referred to as the Purchaser of the other part and registered at the office of the Sub-Registrar Alipore Sadar, in Book No.1, Volume No.100 Pages 198 to 204 Being No.5701 for the year 1961 the said vendors jointly therein for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the said purchaser therein all that the said Land.
- G) The partners of the said Naktala Iron Works had constructed and erected three temporary asbestos shed and structure and one storied brick built permanent structure on the said Land.
- H) The said Sardaben Shah retired from the partnership business on 30th October 1970.
- I) By an Indenture of Partnership dated the 16th Day of December 1970 made between the said Narendra Shah therein referred to as the party of the First Part, Jaswant Shah therein referred to as the Party of the Second Part, Bipin Chandra Shah therein referred to as the party of the Third Part and Nalin Shah therein referred to as the party of the Fourth Part, the said Jaswant Shah, Bipin Shah and Nalin Shah were admitted as partners to the said partnership business upon the retirement of the said Smt. Sardaben Shah.
- J) The said Land was assessed and numbered as Premises No.4 Naktala Road by the then Calcutta Municipal Corporation more fully and particularly described in the Schedule hereunder written (hereinafter referred to as the said Premises).
- K) By another Indenture of Partnership dated the 24th day of February 1981, made between the said Narendra Shah therein referred to as the party of the First Part, Jaswant Shah therein referred to as the Party of the Second Part, Bipin Chandra Shah therein referred to as the party of the Third Part, Nalin Shah therein referred to as the party of the Fourth Part, Shambhulal Manilal therein referred to as the Party of the Fifth Part and Smt. Varsha Shah therein referred to as the Party of the Sixth Part, the said partnership was reconstituted and Shambhulal



Manilal and Smt. Varsha Shah were admitted as partners to the said partnership business.

- L) On 28th day of October 1981 the said Shambhulal Manilal and Bipin Chandra Shah retired from the said partnership business and in consequent to that the said Narendra Shah, Jaswant Shah, Nalin Shah and Smt. Varsha Shah had jointly executed another Indenture of Partnership dated the 23rd day of January 1982 whereby and where under they had mutually agreed and reconstituted the said partnership business on the revised terms and conditions.
- M) By another Indenture of Partnership dated the 1st day of April 1989, made between the said Narendra Shah therein referred to as the party of the First Part, Jaswant Shah therein referred to as the Party of the Second Part, Nalin Shah therein referred to as the party of the Third Part, Smt. Varsha Shah therein referred to as the party of the Fourth Part, Shambhulal Manilal therein referred to as the Party of the Fifth Part and Bepin Chandra Shah therein referred to as the Party of the Sixth Part, the said partnership was reconstituted and Shambhulal Manilal and Bepin Chandra Shah were again admitted as partners to the said partnership business.
- N) The said Premises was reassessed and renumbered by the Kolkata Municipal Corporation and known as Premises No.4Q, Naktala Road, Kolkata.
- O) By an Indenture of Retirement dated the 27th day of July 1990 made between the said Narendra Shah therein referred to as the party of the First Part, Jaswant Shah therein referred to as the Party of the Second Part, Bepin Chandra Shah therein referred to as the party of the Third Part, Nalin Shah therein referred to as the party of the Fourth Part, Shambhulal Manilal therein referred to as the Party of the Fifth Part and Smt. Varsha Shah therein referred to as the Party of the Sixth Part, the said Smt. Varsha Shah retired from the said partnership business.
- P) By another Indenture of Partnership dated the 31st day of August 1991 made between the said Narendra Shah therein referred to as the party of the First Part, Jaswant Shah therein referred to as the Party of the Second Part, Nalin Shah therein referred to as the party of the Third Part, Shambhulal Manilal therein referred to as the Party of the Fourth Part, Bipin Chandra Shah therein referred to as the Party of the Fifth Part and one Kartick Shah therein referred to as the Party of the



Sixth Part, the said partnership was reconstituted and Kartick Shah was admitted as Partner to the said partnership business.

- Q) The said Shambhulal Manilal died on 13th day of August 2005 leaving him surviving his only son Nalin Shah.
- R) The said Jaswant Shah died on 1st day of March 2006 leaving him surviving his widow Smt. Jyotsna Shah and only son Ketan Shah and only daughter Smt. Sunita Pratap as his legal heiresses heir and legal representatives.
- S) By another Indenture of Partnership dated that 1st day of April 2013 made between the said Narendra Shah therein referred to as the party of the First Part, Nalin Shah therein referred to as the party of the Second Part, Bepin Chandra Shah therein referred to as the party of the Third Part, Kartic Shah therein referred to as the party of the Fourth Part, Ketan Shah therein referred to as the party of the Fifth Part and Smt. Jyotsna Shah therein referred to as the party of the Sixth Part, the said partnership was reconstituted and Ketan Shah and Smt. Jyotsna Shah were admitted as partners to the said partnership business.
- T) The Confirming Party herein has divested herself of her right title and interest in respect of her undivided part or portion of the said Premises and has agreed to confirm the sale of the said Premises unto and in favour of the Purchasers.
- U) The Vendor Naktala Iron Works represented by its present partners has agreed to sell and the Purchasers have agreed to purchase and the Confirming Party has agreed to confirm the sale of the said Premises free from all encumbrances, charges, liens, lispensense, attachments, acquisitions, requisitions and trusts of whatsoever nature at and for the consideration of Rs.3,23,00,000/- (Rupees Three Crores and Twenty Three Lacs only).
- V) By an Agreement dated the 13th day of October 2015 executed by and between the parties herein the purchasers paid a sum of Rs.2,50,00,000/- (Rupees Two Crores Fifty Lacs only) to the vendor as and by way of earnest money and or in part payment of the said consideration in accordance with terms and conditions mentioned and recorded in the said Agreement.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of



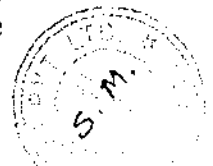
Rs.2,50,00,000/- (Rupees Two Crores Fifty Lacs only) and in further consideration of a sum of Rs.73,00,000/- (Rupees Seventy Three Lacs only) making together the total consideration of Rs.3,23,00,000/- (Rupees Three Crores and Twenty Three Lacs only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers and the **Said Premises**) the Vendor doth hereby grant transfer convey assign and assure and the Confirming Party confirms and assures unto and in favour of the Purchasers **All That** the piece and parcel of land containing an area of 18 cottahs 7 chittacks be the same a little more or less together with three asbestos shed temporary structures containing an area of 350 Sq.ft, 947 Sq.ft and 4285 Sq.ft. respectively be the same a little more or less and one storied brick built structure containing an area of 342 Sq.ft. be the same a little more or less standing thereon situate lying at and being Premises No.4Q, Naktala Road (formerly part of premises No.4 Naktala Road) Police Station-Purba Jadavpur, Ward No.100, Kolkata-700 047 in the District of South 24-Parganas more fully and particularly described in the **Schedule** hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour **RED** thereon (hereinafter referred to as the **Said Premises**) **OR HOWSOEVER OTHERWISE** the **Said Premises** or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all boundary walls, areas, sewers, drains, ditches, ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the **Said Premises** or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the **Said Premises** or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom it may procure the same without any action or suit **TO HAVE AND TO HOLD** the **Said Premises** hereby sold granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever and the Vendor doth hereby covenant with the Purchasers **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or its predecessors-in-title done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise



well and sufficiently entitled to the **Said Premises** hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor has now in itself good right, full power and absolute authority to grant, transfer and convey the **Said Premises** hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid **AND** the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the **Said Premises** and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for it **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the **Said Premises** or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the **Said Premises** and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece or parcel of land containing an area of 18 Cottahs 7 Chittacks be the same a more or less together with three asbestos shed temporary structures containing an area of 350 Sq.ft, 947 Sq.ft and 4285 Sq.ft. respectively be the same a little more or less and one storied brick built structure containing an area of 342 Sq.ft. be the same a little more or less standing thereon situate lying at Premises No.4Q Naktala Road, Post Office Naktala, Police Station-Furba Jadavpur (formerly Tollygunge) Kolkata-700047, Ward No.100, Sub-Registry office Alipore, in the District of South 24-Parganas comprised in Mouza Naktala, Touzi No.66, Pargana Khaspur, Police Station-Sadar Tollygunge, Cadastral Survey Khatian Nos.79 and 80 and Dag Nos.122/508 and 178 and being portion of premises No.4, Naktala Road of the Corporation of Calcutta within the District of the then 24-Parganas.



ON THE NORTH	By Naktala Road;
ON THE EAST	By premises No.4/1A, Naktala Road and by Naktala Road;
ON THE SOUTH	By premises No.4/1A, Naktala Road and KMC Road and
ON THE WEST	By Naktala Road.

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

SIGNED AND DELIVERED by the **VENDOR** at Kolkata in the presence of:

- 1) Suresh Kumar Ray
b. alof Pan office &
Kallikata - 70001
- 2) Dapam Sanjay
203 M. Rd.
KOL - 700025

For NAKTALA IRON WORKS
Narendra Shah
(NARENDRA SHAH) Partner

For NAKTALA IRON WORKS
Nalin S. Shah
(NALIN S. SHAH) Partner

For NAKTALA IRON WORKS
B. S. Shah
(BEPINCHANDRA SANDIPAN SHAH)
FOR NAKTALA IRON WORKS
Kartick Shah
(KARTICK SHAH) Partner

For NAKTALA IRON WORKS
Jyotsna Shah
(~~FOR SELF AND AS CONSTITUTED~~)
ATTORNEY AT LAW
Partner

For NAKTALA IRON WORKS
Ketan Shah
(KETAN SHAH) Partner



SIGNED AND DELIVERED by the CONFIRMING PARTY at Kolkata in the presence of:

Suresh Kumar Ray
Japan Sarkar

Jyotsna Shah
(AS CONSTITUTED ATTORNEY
OF SUNITA PRATAP)

SIGNED AND DELIVERED by the PURCHASERS at Kolkata in the presence of:

Suresh Kumar Ray
Japan Sarkar

Jagriti Towers Pvt. Ltd.
Shankar Singh
Director / Authorised Signatory

Pastel Vanijya Pvt. Ltd.
Shankar Singh
Director / Authorised Signatory

Jagriti Towers Pvt. Ltd.
Prithvi Raj
Director / Authorised Signatory

Pastel Vanijya Pvt. Ltd.
Prithvi Raj
Director / Authorised Signatory

Drafted by:

Somali Bhattacharya
Somali Bhattacharya
Advocate, High Court, Calcutta
Enrollment No. WB/1473/2004



R E C E I V E D of and from the within-named Purchasers the within-mentioned sum of Rs.3,23,00,000/- (Rupees Three Crores Twenty Three Lacs only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

FROM	DATE	CHEQUE NO.	BANK/ BRANCH	GROSS AMOUNT	LESS TDS	NET AMOUNT
Jagriti Towers Pvt. Ltd.	13.10.2015	000092	Bank of Baroda, Lansdowne Market Br.	Rs. 20,00,000/-	--	Rs. 20,00,000/-
Jagriti Towers Pvt. Ltd.	12.7.2016	000120	Bank of Baroda, Lansdowne Market Br.	Rs. 50,00,000/-	70,000/-	Rs. 49,30,000/-
Jagriti Towers Pvt. Ltd.	21.02.2017	000148	Bank of Baroda, Lansdowne Market Br.	Rs. 55,00,000/-	55,000/-	Rs. 54,45,000/-
Jagriti Towers Pvt. Ltd.	25.04.2017	000170	Bank of Baroda, Lansdowne Market Br.	Rs. 36,50,500/-	36,500/-	Rs. 36,13,500/-
			TOTAL:	Rs.1,61,50,000/-	1,61,500/-	Rs.1,59,88,500/-

FROM	DATE	CHEQUE NO.	BANK/ BRANCH	AMOUNT	LESS TDS	NET AMOUNT
Pastel Vanijya Pvt. Ltd.	13.10.2015	000045	Bank of Baroda, Lansdowne Market Br.	Rs. 20,00,000/-	--	Rs. 20,00,000/-
Pastel Vanijya Pvt. Ltd.	12.7.2016	000054	Bank of Baroda, Lansdowne Market Br.	Rs. 50,00,000/-	70,000/-	Rs. 49,30,000/-
Pastel Vanijya Pvt. Ltd.	21.02.2017	000071	Bank of Baroda, Lansdowne Market Br.	Rs. 55,00,000/-	55,000/-	Rs. 54,45,000/-
Pastel Vanijya Pvt. Ltd.	25.04.2017	000081	Bank of Baroda, Lansdowne Market Br.	Rs. 36,50,500/-	36,500/-	Rs. 36,13,500/-
			TOTAL:	Rs.1,61,50,000/-	1,61,500/-	Rs.1,59,88,500/-

(Rupees Three Crores Twenty Three Lacs only).

WITNESSES:























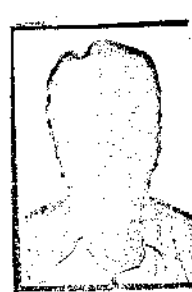










- 1) *Suresh Kumar Ray*
Jyotsna Shah
b. n. s. *Shah*
Kallu - 700001
- 2) *Jagan Sarkar*

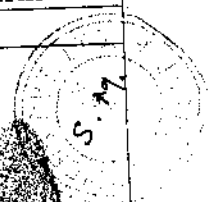
For NAKTALA IRON WORKS

Jagan Sarkar
For NAKTALA IRON WORKS Partner
Pabishah
For NAKTALA IRON WORKS
Kestick Shah Partner
Jyotsna Shah Partner

































SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Kanba mh</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
Thumb	Fore	Middle	Ring	Little				
(Right Hand)								
	<i>naev. cut.</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
Thumb	Fore	Middle	Ring	Little				
(Right Hand)								
	<i>Pissal</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
Thumb	Fore	Middle	Ring	Little				
(Right Hand)								



SPECIMEN FORM FOR TEN FINGER PRINTS

						
		Little	Ring	Middle	Fore	Thumb
(Left Hand)						
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
(Left Hand)						
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
(Left Hand)						
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						

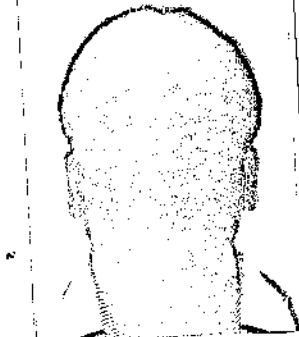
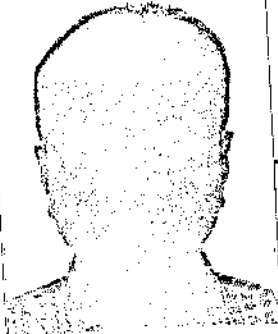
Kantick Shah

Ketan Shah

Jyotsna Singh



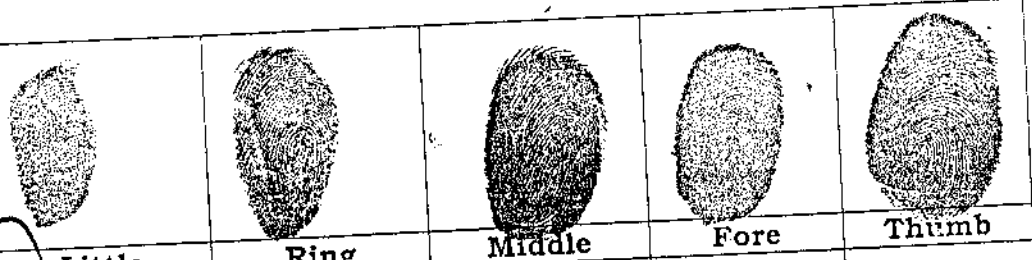
SPECIMEN FORM FOR TEN FINGER PRINTS



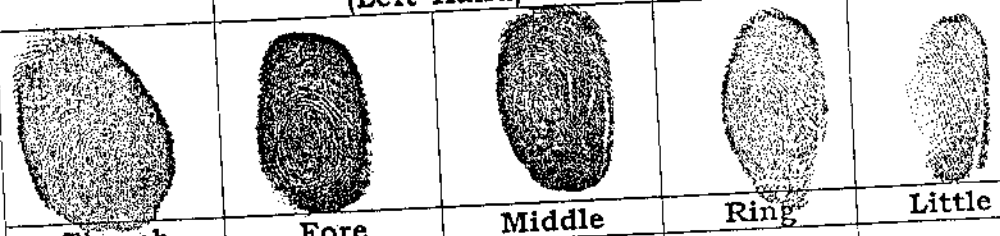
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Shundan - w/c

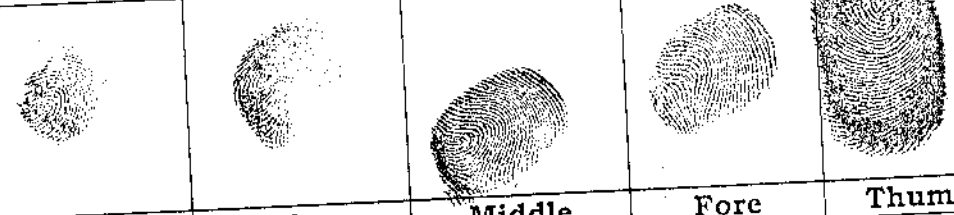
Smithsonian



Little Ring Middle Fore Thumb
(Left Hand)



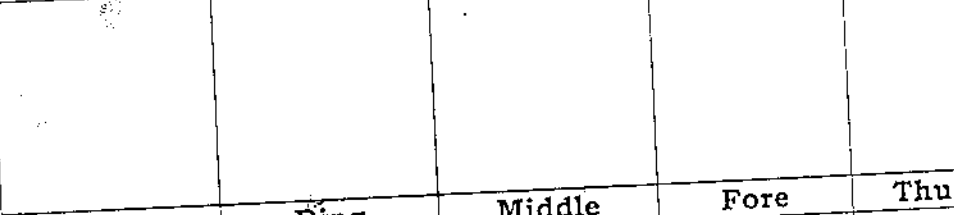
Thumb Fore Middle Ring Little
(Right Hand)



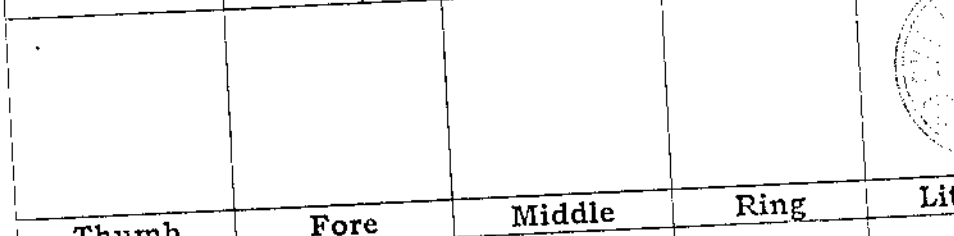
Little Ring Middle Fore Thumb
(Left Hand)



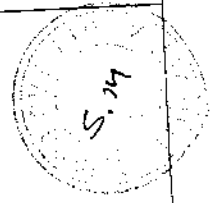
Thumb Fore Middle Ring Little
(Right Hand)



Little Ring Middle Fore Thumb
(Left Hand)



Thumb Fore Middle Ring Little
(Right Hand)





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 19010000541952/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr NARENDRA SHAH 37A BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Represent ative of Seller [NAKTAL A IRON WORKS]		 1540	<i>Narendra Shah</i> 25-04-2017 <i>Narendra Shah</i>
2	Mr NALIN SHAH 6 SARAT BOSE ROAD, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Represent ative of Seller [NAKTAL A IRON WORKS]		 1541	<i>Nalin Shah</i> 25/04/2017
3	Mr BEPIN CHANDRA SHAH 2/5A SARAT BOSE ROAD, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Represent ative of Seller [NAKTAL A IRON WORKS]		 1542	<i>Bepin Shah</i> 25.04.2017



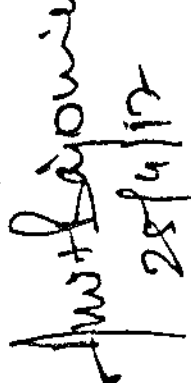
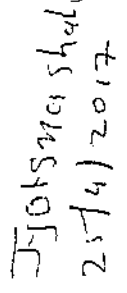



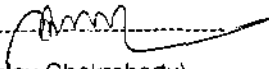
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr KARTICK SHAH 2/5A SARAT BOSE ROAD, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24- Parganas, West Bengal, India. PIN - 700020	Represent ative of Seller [NAKTAL A IRON WORKS]		1543 	Kartick Shah 25/4/2017
5	Mrs JYOTSNA SHAH A/23 PINNACEL APARTMENT, P.O:- MANEK BAUG, P.S:- SETELITE, District:- Ahmadabad, Gujarat, India, PIN - 380015	Represent ative of Seller [NAKTAL A IRON WORKS]		1544 	Jyotsna Shah 25/4/2017
6	Mr KETAN SHAH A/23 PINNACLE APARTMENT, P.O:- MANEK BAUG, P.S:- SETELITE, District:- Ahmadabad, Gujarat, India, PIN - 380015	Represent ative of Seller [NAKTAL A IRON WORKS]		1545 	Ketan Shah 25/04/2017
7	Mr CHANDAN CHATTERJEE 7C PRIYANATH MULLICK ROAD, P.O:- BHOWANIPUR, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700025	Represent ative of Buyer [JAGRITI TOWERS PVT.LTD.] [PASTEL VANIJYA PVT.LTD.]		1539 	Chandan Chatterjee 25.04.2017



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
8	AMIT BAJORIA 2C, MAHENDRA ROAD, P.O:- BHOWANIPUR, P.S:- Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN - 700025	Represent ative of Buyer [JAGRITI TOWERS PVT.LTD.] [PASTEL VANIJYA PVT.LTD.]		1546 	 25/4/17
9	Smt JYOTSNA SHAH 18A, SRINAGAR SOCIETY, PRODUCTIVITY ROAD, P.O:- ALKAPURI, P.S:- GORWA, District:- Vadodara, Gujarat, India, PIN - 390007	Attorney of Seller (Mr SUNITA PRATAP)			 25/4/2017
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr SUJIT KUMAR ROY Son of Mr M M ROY 8 OLD POST OFFICE STREET, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Mr NARENDRA SHAH, Mr NALIN SHAH, Mr BEPIN CHANDRA SHAH, Mr KARTICK SHAH, Mrs JYOTSNA SHAH, Mr KETAN SHAH, Mr CHANDAN CHATTERJEE, AMIT BAJORIA, Smt JYOTSNA SHAH		 25/4/17	


(Malay Chakrabarty)

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



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

BRN: 19-201718-000602582-2

Payment Mode Counter Payment

SRN Date: 25/04/2017 13:35:35

Bank : State Bank of India

BRN : 90032456

BRN Date: 25/04/2017 00:00:00

DEPOSITOR'S DETAILS

Id No. : 19010000541952/1/2017
[Query No./Query Year]

Name : VICTOR MOSES AND CO
Contact No. : 03322102381 Mobile No. : +91 9830602627
E-mail :
Address : 6, OLD POST OFFICE STREET, KOLKATA-700001
Applicant Name : Mr VICTOR MOSES AND CO
Office Name :
Office Address :
Status of Depositor : Solicitor firm
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

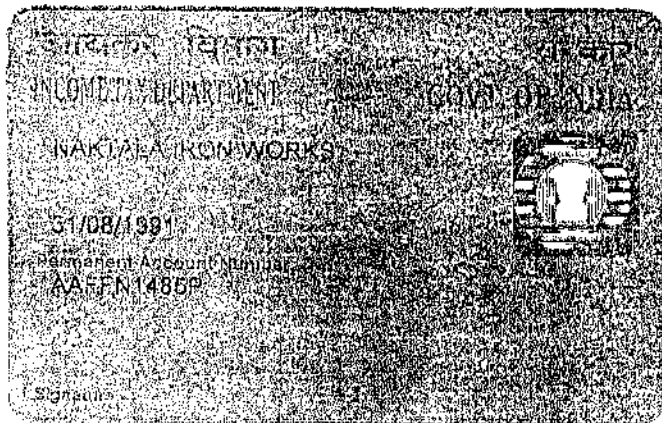
Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19010000541952/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	323093
2	19010000541952/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	2261020

Total

2584118

In Words : Rupees Twenty Five Lakh Eighty Four Thousand One Hundred Eighteen only

S.M.



S.M.I.

PERMANENT ACCOUNT NUMBER
AKUP5447D

NAME
NARENDRA SHAH

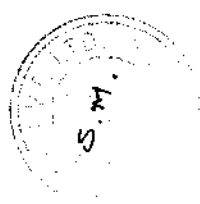
FATHER'S NAME
SANTILAL SHAH

DATE OF BIRTH
10-04-1927

SIGNATURE
Narendra Shah

COMMISSIONER OF INCOME TAX, MUMBAI

Narendra Shah



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/23/146/162525

পরিচয় পত্র

Duplicate

প্রতিলিপ



Elector's Name Narendra Shah

নির্বাচকের নাম নরেন্দ্র শা

Father's Name Santilal Shah

পিতার নাম শান্তিলাল শা

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2002 75

১.১.২০০২-এ বয়স ৭৫

Address:

7A, Vrindavan, 67A, PRAMATHESH BARUA SARANI
KOLKATA KARAYA Kolkata 700019

ঠিকানা:

৭এ, ব্রিন্দাবন ৬৭এ, প্রমথেশ বরুয়া সারানী কলকাতা কারায়া কলকাতা ৭০০০১৯

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অধিকারিক

Assembly Constituency: 146-Chowringhee

সভাসভা নির্বাচন কেন্দ্র : ১৪৬-চৌরঙ্গী

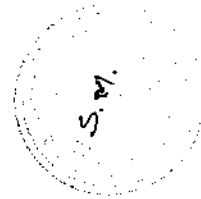
District:Kolkata

জেলা: কলকাতা

Date: 18.09.2002

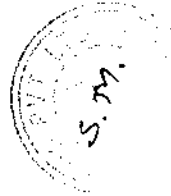
তারিখ: ১৮.০৯.২০০২


058/0527







manilal




 ভারতের নির্বাচন কমিশন
 পবিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/23/146/234085

নির্বাচকের নাম : নলিন শাহ
 Elector's Name : Nalin Shah
 পিতার নাম : শম্ভুলাল শাহ
 Father's Name : Sambhulal Shah
 লিঙ্গ/Sex : পুং/M
 জন্ম তারিখ : 01/01/1946
 Date of Birth : 01/01/1946

WB/23/146/234085

ঠিকানা

6,FL-9C, সারত বোস রোড, বালীগঞ্জ, কলকাতা- 700020

Address:

6,FL-9C, SARAT BOSE ROAD,
BALLYGUNGE, KOLKATA- 700020

(Handwritten signature)

Date: 01/08/2015

161-বালীগঞ্জ নির্বাচন কেন্দ্রের নির্বাচন বিষয়ক

অ-বিভাগীয় কর্মকর্তার স্বাক্ষর

Facsimile Signature of the Electoral

Registration Officer for

161-Ballygunge Constituency

নিম্নলিখিত বিবরণীতে উল্লিখিত ঠিকানা পরিবর্তন হলে এই কার্ডটি
 সংশ্লিষ্ট নির্বাচন কেন্দ্রের নির্বাচন বিষয়ক অ-বিভাগীয় কর্মকর্তার
 কাছ থেকে নতুন কার্ডটি গ্রহণ করা হবে।

In case of change in address mention this Card No.
 in the relevant Form for including your name in
 the roll at the changed address and to obtain the
 card with same number.

249796



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ALFPS5122B



नाम /NAME

BEPINCHANDRA SANTILAL SHAH

पिता का नाम /FATHER'S NAME

SANTILAL MANTILAL SHAH

जन्म तिथि /DATE OF BIRTH

12-05-1937

हस्ताक्षर /SIGNATURE

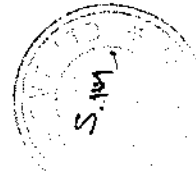
B.S. Shah


B.S. Shah

आयकर आयुक्त, प.ब. - XI

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



B.S. Shah




ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD
 পরিচয় পত্র

BDKH100228

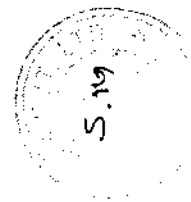
Elector's Name **Bepinchandra Shah**
 নির্বাচকের নাম **বিপিনচন্দ্র শাহ**
 Father's Name **Santilal Shah**
 পিতার নাম **সন্তিলাল শাহ**
 Sex **M**
 লিঙ্গ **পুরুষ**
 Age as on 1-1-2002 **68**
 ১-১-২০০২-এ বয়স **৬৮**

Address:
146, SUKHSAGAR, 2/6A, SARAT BOSE ROAD KOLKATA
DAILYGUNJE Kolkata-700020

ঠিকানা:
১৪৬, সুখসাগর, ২/৬এ, সারথ-বোস রোড কলকাতা
৭০০০২০

Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিবন্ধন কর্মসূচি কর্মসূচি

Assembly Constituency: **146-Chowringhee**
 বিধানসভা নির্বাচন কেন্দ্র : **১৪৬-চৌরঙ্গী**
 District: **Kolkata**
 Date: **12.09.2002**



आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT OF INDIA

KARTICK SHAH

BEPINCHANDRA SANTILAL SHAH

06/11/1971

Permanent Account Number

ALAPS6209E

Kartick Shah

Signature



यदि कार्ड खोया है / यदि किसी को कार्ड मिल गया है / कौटुंबिक
 आयकर विभाग को सूचित करें, एनएसडी, मुंबई।
 इ-मेल: info@nsdl.co.in, सॉफ्ट नं. 341, सर्वे नं. 997/8,
 मॉडल कॉलोनी, नजदीक डीप बिग्नोव चौक,
 पुणे - 411 016

If this card is lost / someone's lost card is found,
 please inform / return to:
 Income Tax PAN Services Unit, NSDL,
 Flat/Block: Mansri Sterling,
 Plt. No. 341, Survey No. 997/8,
 Model Colony, Near Deep Bignow Chowk,
 Pune - 411 016

Tel: 91-20-2721 8080, Fax: 91-20-2721 4081
 e-mail: info@nsdl.co.in

Kartick Shah



ELECTION COMMISSION OF INDIA
 निर्वाचन आयोग
 IDENTIFY CARD
 पहचान कार्ड

Elector's Name
 निर्वाचक का नाम

Father/Mother/
 Husband's name
 पिता/माता/
 पति का नाम

Sex
 लिंग

Age as on 1.1.1995
 1.1.1995 का उम्र

Facsimile Signature
 Electoral Registration Officer
 निर्वाचक विभाग अधिकारी

For [Name] Assembly Constituency
 [नाम] विधानसभा निर्वाचन क्षेत्र

Place
 स्थान

Date
 तिथि

S.M.



Handwritten signature

COMMISSIONER OF INCOME-TAX, BARODA	
FORM NO. 10, 1959	
14-07-1969	
DATE OF SIGNATURE	
SIGNATURE	
JASRUBHAI SHANTILAL SHAH	
FATHER'S NAME	
KETAN JASRUBHAI SHAH	
NAME	
AKT P52662H	
PERMANENT ACCOUNT NUMBER	

GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving licence No. **WB-07-1978-0290**

Name: **VEER**

Address: **27 CASAR ROAD**

SHAH

Date of issue	13/09/1988	Batch Group	U	Licence holder's sex
Valid till	13/09/1993	Date of Birth		

Licensing Agency: P. O. Kolkata

Not to be used to drive the following vehicle classes throughout the year


Vehicle Class	Date of issue

Gauge Details

Number	Date of issue	Valid till

S.M.

नाम / नाम / PERMANENT ACCOUNT NUMBER
AFVPS3817H



नाम / NAME
JYOTSANABEN JASHUBHAI SHAH

पिता का नाम / FATHER'S NAME
NANUBHAI HARILAL SHAH

जन्म तिथि / DATE OF BIRTH
23-08-1942


हस्ताक्षर / SIGNATURE
Jyotsna Shah

आयकर आयुक्त, बड़ोदा
COMMISSIONER OF INCOME-TAX, BARODA

Jyotsna Shah


S.M.

ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
 IDENTITY CARD WB/21/146/100000
 পরিচয় পত্র



Elector's Name : S. S. BHATT
 নির্বাচকের নাম : সী.সি. ভট্ট
 Father/Mother/Husband's name : S. S. BHATT
 পিতা/মাতা/স্বামীর নাম : সী.সি. ভট্ট
 Sex : FEMALE
 লিঙ্গ : মহিলা
 Age as on 1.1.1995 : ৫২
 ১.১.১৯৯৫ অবসর : ৫২

Address : 2/5A SARAT DOSE ROAD
 FLAT NO.11C
 ঠিকানা : ২/৫এ শর বোস রোড
 ফ্লট-১১সি



Fascimile Signature
Electoral Registration Officer
 নির্বাচক নিবন্ধন অধিকারিক

For CHOWRINGHEE Assembly Constituency
 চৌরঙ্গী বিধানসভা নির্বাচন ক্ষেত্র

Place : CALCUTTA
 স্থান : কলিকতা
 Date : 1.1.1995
 তারিখ : ১.১.১৯৯৫

S.S.

NON-EMPLOYED LAW SOCIETY OF CALCUTTA
HIGH COURT CALCUTTA

MEMBER'S EMPLOYEES IDENTITY CARD



Name: **SUJIT Kumar Roy**

Employed by: **Shri Asok Kumar**

Advocate's Sign: **Shosh, Advocate**

HON'Y SECRETARY

REGISTRAR

Signature of the Card Holder

CARD NO. **ME 274** Date: **2 | MAR 2016**

Address **6, Old Post Office Street,**
Office P.O.: **G.P.O.: P.S.: Here St.**

Kolkata - **700001**

Residence: **South Kamranganu, Chohat,**

P.S.: **Sankrail, PIN-711302, Andul**
HOWRAH, West Bengal, INDIA

(Office) **(033) 2248-4296(n) 9836171455**

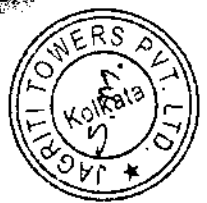
Blood Group



संस्कृत विभाग
SANSKRIT DEPARTMENT

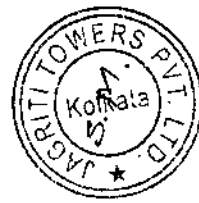
भारत सरकार
GOVT OF INDIA

PASTEL VANIYA PRIVATE LIMITED



इस कार्ड के खोने / पाने पर कृपया सूचित करें / सीटारै :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाईम्स टॉवर, कमला निलस कॉम्पाउंड,
एस बी. मार्ग, लोअर परेत, मुंबई - 400 013.

*If this card is lost / someone's lost card is found,
please do not return to :*
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91 22 2495 0664,
e-mail:



सूचना विभाग
INFORMATION DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAGRITI TOWERS PRIVATE LIMITED



2006
Merchant Account Number

13082006



इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर
कृपया सूचित करें / लौटायें :
आयकर विभाग बंगाल, एन एस डी एस
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कमला मिल्स कंपाउंड
एस. बी. मार्ग, लोअर पार्ल, मुम्बई - 400 013.

*If this card is lost / someone's lost card is found.
Please inform / return to :*
Income Tax PAN Services Unit, NSDL
3rd Floor, Trade World, A Wing,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 44
email: tininfo@nsdl





भारत सरकार

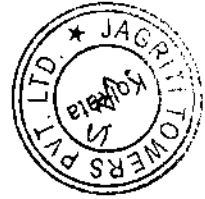


चन्दन चटर्जी
Chandan Chatterjee
जन्म तिथि / DOB: 15/08/1967
पुरुष / MALE



7247 4468 8525

आधार - साधारण भालुयेर अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMIT BAJORIA
SRIKRISHNA BAJORIA

11/11/1980
Permanent Account Number
AHCPB2460Q

Signature





ভারত সরকার
Government of India



অমিত বাজোরিয়া
Amit Bajoria
পিতা : শ্রী কৃষ্ণ বাজোরিয়া
Father : Shri Krishna Bajoria
জন্মতারিখ / DOB : 14/11/1980
পুরুষ / Male



2384 0785 2533

আধার - সাধারণ মানুষের অধিকার



Major Information of the Deed

Deed No / Year	1-1901-02515/2017	Date of Registration	28/04/2017
Deed No / Year	1901-0000541952/2017	Office where deed is registered	
Date	22/04/2017 2:47:41 PM	A.R.A. - I KOLKATA, District: Kolkata	
Deed Name, Address & Other Details	VICTOR MOSES AND CO 6 OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830602627, Status : Solicitor firm		
Transaction	Additional Transaction		
[3121] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,23,00,000/-	Rs. 3,23,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 22,61,120/- (Article:23)	Rs. 3,23,098/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, Premises No. AQ

Sch. No.	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
1			Bestu		18 Katha 7 Chatak	3,00,00,000/-	3,00,00,000/-	Property is on Road
Grand Total :					30.4219Dec	300,00,000 /-	300,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5582 Sq Ft.	20,00,000/-	20,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 5582 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete

S2	On Land L1	342 Sq Ft.	3,00,000/-	3,00,000/-	Structure Type: Structure
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Gr. Floor, Area of floor : 342 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	5924 sq ft	23,00,000 /-	23,00,000 /-		
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S.M.

Party Details :

Sr No	Name, Address, Photo, Finger print and Signature
1	NAKTALA IRON WORKS 4Q NAKTALA ROAD, P.O:- NAKTALA, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047, PAN No.:: AAFN1485P, Status :Organization, Executed by: Representative
2	Mr SUNITA PRATAP Wife of Mr PARESH PRATAP 16A SRINAGAR SOCIETY, P.O:- ALKAPURI, P.S:- GHATLODIA, District:- Ahmadabad, Gujarat, India, PIN - 390007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALIPP8904D, Status :Individual, Executed by: Attorney

Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	JAGRITI TOWERS PVT.LTD. (Private Limited Company) 20 MAHENDRA ROAD, P.O:- BHOWANIPOR, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, Pin - 700025 , PAN No.:: AABCJ5699L, Status :Organization
2	PASTEL VANIJYA PVT.LTD. (Private Limited Company) 20 MAHENDRA ROAD, P.O:- BHOWANIPUR, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 , PAN No.:: AAACP0892J, Status :Organization

Attorney Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	Smt JYOTSNA SHAH Wife of Late JASWANT SHAH 18A, SRINAGAR SOCIETY, PRODUCTIVITY ROAD, P.O:- ALKAPURI, P.S:- GORWA, District:-Vadodara, Gujarat, India, PIN - 390007, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ALIPP8904D Status : Attorney, Attorney of : Mr SUNITA PRATAP

Representative Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	Mr NARENDRA SHAH Son of Late SANTILAL MANILAL 37A BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AKUPS5447D Status : Representative, Representative of : NAKTALA IRON WORKS (as PARTNER)
2	Mr NALIN SHAH Son of Late SAMBHULAL MANILAL SHAH 6 SARAT BOSE ROAD, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AMPPS8275C Status : Representative, Representative of : NAKTALA IRON WORKS (as PARTNER)
3	Mr BEPIN CHANDRA SHAH Son of Late SANTILAL MATILAL 2/5A SARAT BOSE ROAD, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ALFPS5122B Status : Representative, Representative of : NAKTALA IRON WORKS (as Partner)
4	Mr KARTICK SHAH Son of Late BEPIN CHANDRA SHAH 2/5A SARAT BOSE ROAD, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ALAPS6209E Status : Representative, Representative of : NAKTALA IRON WORKS (as PARTNER)
5	Mrs JYOTSNA SHAH Wife of Late JASWANT SHAH A/23 PINNACEL APARTMENT, P.O:- MANEK BAUG, P.S:- SETELITE, District:-Ahmadabad, Gujarat, India, PIN - 380015, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AFVPS3817H Status : Representative, Representative of : NAKTALA IRON WORKS (as PARTNER)
6	Mr KETAN SHAH Son of Late JASWANT SHAH A/23 PINNACLE APARTMENT, P.O:- MANEK BAUG, P.S:- SETELITE, District:-Ahmadabad, Gujarat, India, PIN - 380015, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AKLPS2662K Status : Representative, Representative of : NAKTALA IRON WORKS

S.M.

CHANDAN CHATTERJEE (Presentant)

Son of Late S K CHATTERJEE 7C PRIYANATH MULLICK ROAD, P.O:- BHOWANIPUR, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACRPC0270H Status : Representative, Representative of : JAGRITI TOWERS PVT.LTD. (as AUTHORISED SIGNATORY), PASTEL VANIJYA PVT.LTD. (as AUTHORISED SIGNATORY)

8 AMIT BAJORIA

Son of SRIKRISHNA BAJORIA 2C, MAHENDRA ROAD, P.O:- BHOWANIPUR, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHCPB2460Q Status : Representative, Representative of : JAGRITI TOWERS PVT.LTD. (as AUTHORISED SIGNATORY), PASTEL VANIJYA PVT.LTD. (as AUTHORISED SIGNATORY)

Identifier Details :

Name & address	
Mr SUJIT KUMAR ROY Son of Mr. M M ROY 6 OLD POST OFFICE STREET, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr NARENDRA SHAH, Mr NALIN SHAH, Mr BEPIN CHANDRA SHAH, Mr KARTICK SHAH, Mrs JYOTSNA SHAH, Mr KETAN SHAH, Mr CHANDAN CHATTERJEE, AMIT BAJORIA, Smt JYOTSNA SHAH	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NAKTALA IRON WORKS	JAGRITI TOWERS PVT.LTD.-7.60547 Dec,PASTEL VANIJYA PVT.LTD.-7.60547 Dec
2	Mr SUNITA PRATAP	JAGRITI TOWERS PVT.LTD.-7.60547 Dec,PASTEL VANIJYA PVT.LTD.-7.60547 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	NAKTALA IRON WORKS	JAGRITI TOWERS PVT.LTD.-1395.5 Sq Ft,PASTEL VANIJYA PVT.LTD.-1395.5 Sq Ft
2	Mr SUNITA PRATAP	JAGRITI TOWERS PVT.LTD.-1395.5 Sq Ft,PASTEL VANIJYA PVT.LTD.-1395.5 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	NAKTALA IRON WORKS	JAGRITI TOWERS PVT.LTD.-85.5 Sq Ft,PASTEL VANIJYA PVT.LTD.-85.5 Sq Ft
2	Mr SUNITA PRATAP	JAGRITI TOWERS PVT.LTD.-85.5 Sq Ft,PASTEL VANIJYA PVT.LTD.-85.5 Sq Ft

S.M.

204-2017

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

presented for registration at 18:30 hrs on 25-04-2017, at the Private residence by Mr CHANDAN CHATTERJEE

Certificate of Market Value (WB PLVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,23,00,000/-

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

Execution is admitted on 25-04-2017 by Mr CHANDAN CHATTERJEE, AUTHORISED SIGNATORY, JAGRITI TOWERS PVT.LTD. (Private Limited Company), 2C MAHENDRA ROAD, P.O:- BHOWANIPOR, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025; AUTHORISED SIGNATORY, PASTEL VANIJYA PVT.LTD. (Private Limited Company), 2C MAHENDRA ROAD, P.O:- BHOWANIPUR, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Identified by Mr SUJIT KUMAR ROY, , , Son of Mr M M ROY, 6 OLD POST OFFICE STREET, P.O: GPO, Thana: H Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 25-04-2017 by AMIT BAJORIA, AUTHORISED SIGNATORY, JAGRITI TOWERS PVT.LTD. (Private Limited Company), 2C MAHENDRA ROAD, P.O:- BHOWANIPOR, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025; AUTHORISED SIGNATORY, PASTEL VANIJYA PVT.LTD. (Private Limited Company), 2C MAHENDRA ROAD, P.O:- BHOWANIPUR, P.S:- Bhawanipore, District:-South 24-Parganas West Bengal, India, PIN - 700025

Identified by Mr SUJIT KUMAR ROY, , , Son of Mr M M ROY, 6 OLD POST OFFICE STREET, P.O: GPO, Thana: H Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 25-04-2017 by Mr NARENDRA SHAH, PARTNER, NAKTALA IRON WORKS, 4Q NAKTALA ROAD, P.O:- NAKTALA, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047

Identified by Mr SUJIT KUMAR ROY, , , Son of Mr M M ROY, 6 OLD POST OFFICE STREET, P.O: GPO, Thana: H Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 25-04-2017 by Mr NALIN SHAH, PARTNER, NAKTALA IRON WORKS, 4Q NAKTALA ROAD, P.O:- NAKTALA, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047

Identified by Mr SUJIT KUMAR ROY, , , Son of Mr M M ROY, 6 OLD POST OFFICE STREET, P.O: GPO, Thana: H Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 25-04-2017 by Mr BEPIN CHANDRA SHAH, Partner, NAKTALA IRON WORKS, 4Q NAKTALA ROAD, P.O:- NAKTALA, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047

Identified by Mr SUJIT KUMAR ROY, , , Son of Mr M M ROY, 6 OLD POST OFFICE STREET, P.O: GPO, Thana: H Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 25-04-2017 by Mr KARTICK SHAH, PARTNER, NAKTALA IRON WORKS, 4Q NAKTALA ROAD, P.O:- NAKTALA, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047

Identified by Mr SUJIT KUMAR ROY, , , Son of Mr M M ROY, 6 OLD POST OFFICE STREET, P.O: GPO, Thana: H Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 25-04-2017 by Mrs JYOTSNA SHAH, PARTNER, NAKTALA IRON WORKS, 4Q NAKTALA ROAD, P.O:- NAKTALA, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047

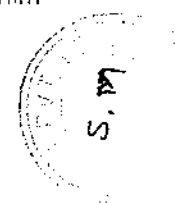
Identified by Mr SUJIT KUMAR ROY, , , Son of Mr M M ROY, 6 OLD POST OFFICE STREET, P.O: GPO, Thana: H Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 25-04-2017 by Mr KETAN SHAH,

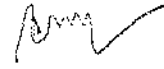
Identified by Mr SUJIT KUMAR ROY, , , Son of Mr M M ROY, 6 OLD POST OFFICE STREET, P.O: GPO, Thana: H Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Executed by Attorney

Execution by Smt JYOTSNA SHAH, , Wife of Late JASWANT SHAH, 18A, SRINAGAR SOCIETY, PRODUCTIVITY ROAD, P.O: ALKAPURI, Thana: GORWA, , Vadodara, GUJARAT, India, PIN - 390007, by caste Hindu, by profession Others as the constituted attorney of Mr SUNITA PRATAP 18A SRINAGAR SOCIETY, P.O: ALKAPURI, Thana: GHATLODIA, , Ahmadabad, GUJARAT, India, PIN - 390007 is admitted by him



ed by Mr SUJIT KUMAR ROY, , Son of Mr M M ROY, 6 OLD POST OFFICE STREET, P.O: GPO, Thana: Hare
Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service



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

Kolkata, West Bengal

On 28-04-2017

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 Fees

Certified that required Registration Fees payable for this document is Rs 3,23,098/- (A(1) = Rs 3,23,000/- 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 3,23,098/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/04/2017 12:00AM with Govt. Ref. No: 192017180006025822 on 25-04-2017, Amount Rs: 3,23,098/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90032456 on 26-04-2017, Head of Account 0030-03-104-001-16

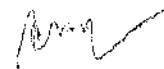
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 22,61,020/- and Stamp Duty paid by Stamp Rs
100/-, by online = Rs 22,61,020/-

Description of Stamp

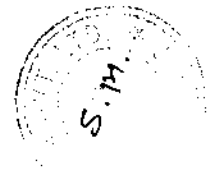
1. Stamp: Type: Imprinted, Serial no 00100, Amount: Rs.100/-, Date of Purchase: 30/11/2016, Vendor name:
Anushree Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/04/2017 12:00AM with Govt. Ref. No: 192017180006025822 on 25-04-2017, Amount Rs: 22,61,020/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90032456 on 26-04-2017, 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

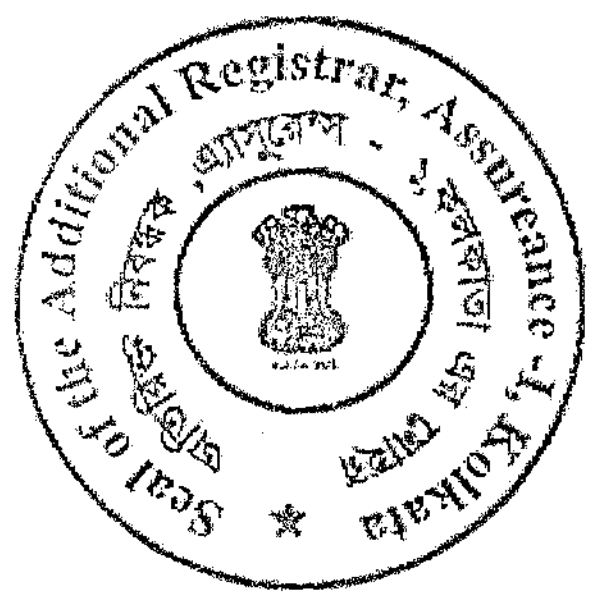


Details of Registration under section 60 and Rule 69.

Registered in Book - I

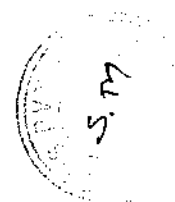
Volume number 1901-2017, Page from 77709 to 77758

Being No 190102515 for the year 2017.



Digitally signed by MALAY
CHAKRABORTY
Date: 2017.05.05 12:06:27 +05:30
Reason: Digital Signing of Deed.

(Malay Chakraborty) 05/05/2017 12:06:26
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.



(This document is digitally signed.)

Handwritten signature

DATED THIS 25th DAY OF APRIL 2017
#####

B E T W E E N

NAKTALA IRON WORKS
... VENDOR

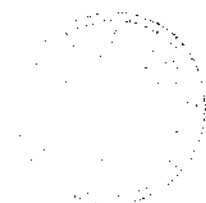
A N D

SMT. SUNITA PRATAP
... CONFIRMING PARTY

A N D

JAGRITI TOWERS PRIVATE
LIMITED AND ANR.
... PURCHASERS

C O N V E Y A N C E



VICTOR MOSES & CO.,
SOLICITORS & ADVOCATES,
6, OLD POST OFFICE STREET,
KOLKATA-700 001.