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> Additional Registrar of Assurances II. Kolkata 27211

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124 120 120 DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the day of July 2015 (Two thousand Fifteen).

BETWEEN

alias Sut. Allaya Chatteijee [1] SMT. ABHAYA RANI DEVI) wife of Late Ganesh Chandra Chatterjee aged about 87 years and residing at 49, Jay Gopal Das Road, P.S. Khardaha , P.O. Sodepur, PIN -700110 District: North 24 Parganas [2] SMT. KAMALA SARKAR wife of Sri Soumen Sarkar aged about 67 years and residing at R.N.Avenue, P.S. Khardaha, P.O. Sodepur, PIN - 700110, District: North 24 Parganas; [3] SRI PARAMESH CHAKRABORTY son of Late Birendranath Chakraborty aged about 73 years and a resident of 49, Jay Gopal Das Road, P.S. Khardaha, P.O. Sodepur, PIN- 700110, District: North 24 Parganas (PANo. ARUPC0822D); [4] MS. PUSHPITA CHAKRABORTY daughter of Sri Paramaesh Chakraborty aged about 26 years and a resident of 49, Jay Gopal Das Road, P.S. Khardaha , P.O. Sodepur, PIN- 700110, District: North 24 Parganas (PANo. AMQPC1891F) and [5] MS JOYEETA CHAKRABORTY daughter of SrieParamaesh Chakraborty aged about 22 years and a resident of 49, Jay Gopal Das Road, P.S. Khardaha , P.O. Sodepur, PIN- 700110, District, North 24 Parganas (PANo. ARUPC0821A) hereinafter referred to as the "VENDORS" (which term or expression shall unless excluded by and/or repugnant to the subject or context shall mean and include their heirs, legal representatives, successors, executors, administrators and assigns) of the ONE PART

AND

M/S CASTLE PROJECTS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 and having its Registered Office at 2-8, Shantiniketan Building, 8, Camac Street, P.O. Circus Avenue, P.S. Shakespeare Sarani, Kolkata—700 017 [PANo. AACCC3572A] and represented by its Director, Mr Naresh Goel son of Sri Ram Autar

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Agarwala, residing at 4A, Siddhartha Apartments, 10, Alipore Park Road, Kolkata-700027 hereinafter referred to as the "PURCHASER" (which term or expression shall unless excluded by and/or repugnant to the subject or context be deemed to mean and include their successors-in- office, successors-in- interest and assigns) of the OTHER PART

WHEREAS

- By a Deed of Partition dated 27.07.1956 registered before the Sub- Registrar,
 Barrackpore in Book No. I, Volume No. 64, Pages 133 to 140 for the year 1956,
 Ganesh Chandra Chatterjee was allotted and become the sole and absolute owner
 of All That piece and parcel of land measuring 50 decimals more or less comprised
 in C.S. Dag No. 57 corresponding to R.S. Dag Nos. 57/3023; 57/3024 and 57/3025;
 C.S. Khatian No. 184; R.S. Khatian Nos. 1170 and 1171, Mouza: Sodepur, J.L. No.
 8, P.S. Khardah; District: 24 Parganas (now North 24 Parganas) being Holding No.
 5 and 8 Iswar Chatterjee Road, P.O. Sodepur, Kolkata 700110 within Ward No.17
 of the Panihati Municipality.
- 2 The said Ganesh Chandra Chatterjee died intestate on 16.04.1974 leaving behind him, his wife, Smt. Abhaya Rani Devi, one son, Biswahath Chatterjee and two daughters, Smt. Kamala Sarkar and Smt. Jaya Chakraberty as his heirs and legal representatives.
- 3 The widow Smt. Abhaya Rani Devi, one son, Biswanath Chatterjee and the two daughters, Smt. Kamala Sarkar and Smt. Jaya Chakraborty of Ganesh Chandra Chatterjee inherited his assets and properties as absolute owners as he had died intestate.

- 4 The said Smt. Abhaya Rani Devi, Smt. Kamala Sarkar and Smt. Jaya Chakraborty instituted a partition suit against Biswanath Chatterjee before the Ld. 10th Assistant District at Alipore being Title Suit No. 103 of 1983 (Abhaya Rani Devi & Ors vs Biswanath Chatterjee).
- The said parties, Smt. Abhaya Rani Devi, Biswanath Chatterjee, Smt. Kamala Sarkar and Smt. Jaya Chakraborty had amicable and mutually settled their dispute and had filed a compromise petition before the Ld. 10th Assistant District at Alipore on the basis of which a decree was passed on 17.07.1985 in the Title Suit No. 103 of 1983 (Abhaya Rani Devi & Ors vs. Biswanath Chatterjee).
- By the said compromise petition on the basis of which the decree dated 17.07.1985 was made by the Ld. 10th Assistant District at Alipore, the parties had agreed interalia that the 3 Plots being Dag No. 57/ 3023 (Danga land measuring 27 decimals), 57/3024 (Tank land measuring 12 decimals) ad 57/3025 (Bastu land measuring 11 decimals) all situated in Mouza: Sodepur, J.L. No. 8, P.S. Khardah, District: 24 Parganas (now North 24 Parganas) with a big pucca two storied building consisting of 5 big rooms, bath rooms, sanitary latrines, a big court yard, a thakur dalan for performing yearly Sree Sree Durga Puja with verandahs on the ground floor together with 5 big rooms, bath rooms, sanitary latrines on the first floor was to be divided and partitioned in the following manner: [ii] the entire ground floor was allotted to Smt. Abhaya Rani Devi and after her death, Smt Joya Chhakraborty and Smt. Kamala Sarkar will be entitled to stay in the allotted portion of Smt. Abhaya Rani Devi as of right till their death but will not stay permanently and after their death the heirs and legal représentatives will not have any claim whatsoever; [ii] the

thakur dalan in the ground floor will remain a joint property and [iii] the entire first floor was allotted to Biswanath Chatterjee.

The said decree dated 17.07.1985 or the said compromise petition on the basis of which the decree dated 17.07.1985 was not registered before the registering authority.

- 7 The said Smt. Abhaya Rani Devi and Biswanath Chatterjee had duly mutated their name as the owner of the said property in the records of Panihati Municipality.
- The Smt. Abhaya Rani Devi and Biswanath Chatterjee entered into an Agreement dated 29.08.2008 with M/s Castle Projects Private Limited for the purpose of promoting and developing the land measuring 10 Cottahs more or less being Holding No. 5 and 8 Iswar Chatterjee Road, [R.S. Dag No. 57/3023 { having an area measuring 6 Cottahs 10 Chittacks 15 sq. ft. more or less} and R.S. Dag No. 57/3025 { having an area measuring 3 Cottahs 5 Chittacks 30 sq. ft. more or less}; C.S. Khatian No. 184; R.S. Khatian Nos. 1170 and 1171, Mouza: Sodepur, J.L. No. 8, R.S.No. 45, Touji No. 172, P.S. Khardah; District: 24 Parganas (now North 24 Parganas)] (hereinafter referred to as the "said property") and as morefully described in Part –I of the Schedule written hereinunder and the said Smt. Abhaya Rani Devi and Biswanath Chatterjee would be entitled to 27% of the constructed area in the new building to be divided equally on all the five floors (ground plus four), out of which they transferred 1000 sq. ft. of Built Up area to the said M/s Castle Projects (P) Ltd for a consideration of Rs.13,50,000/-.
- By an Agreement dated 9.01.2009, Abhaya Rani Devi and Biswanath Chatterjee mutually formed a scheme amongst themselves for dividing the different flats/ units

failing within their (Owners') allocation in the new Building to be constructed on the said property, wherein Abhaya Rani Devi was allotted 100% of the area to be constructed on the ground floor and 1/3rd of the areas to be constructed on the third and fourth floor of the new building and Biswanath Chatterjee was allotted 100% of the area to be constructed on the first and second floor and 2/3rd of the areas to be constructed on the third and fourth floor of the new building. The 1000 Sq. ft. of Built up area which had already been transferred to the Developers, M/s Castle Projects (P) Ltd shall be adjusted from the share of Abhaya Rani Devi and Biswanath Chatterjee in the ratio of 222 Sq. ft and 778 Sq. ft respectively.

- Biswanath Chatterjee had during his lifetime transferred, sold, conveyed and assigned being a flat having an area measuring 1124 sq. ft more or less situated on the first floor of the proposed new building to M/s. Primax Management Services Private Limited vide an Agreement for Sale dated 19.6.2009 modified by an Agreement dated 31.12.2010 and received full consideration against thereof and another flat having an area measuring 730 sq. ft more or less situated on the second floor to M/s Primax Management Services Private Limited vide another Agreement for Sale dated 31.12.10 and received part consideration of Rs 5.00,000/-(Rupees Five Lac only) against thereof out of the area of the Owners allocation falling within his allocation.
- 11 The Panihati Municipality has sanctioned the Building Plan on the said property and thereafter the said M/s Castle Projects Private Limited has demolished the existing structure standing on the said property.

- The said Smt. Jaya Chakraborty died intestate on 22,05.2011 leaving behind her husband, Sri Paramesh Chakraborty, Vendor No.3 hereinabove and two daughters, Ms Pushpita Chakraborty and Ms Jayeeta Chakrabarty, Vendor Nos. 4 & 5 hereinabove as her heirs and legal representatives.
- The said Smt. Abhaya Rani Devi and Biswanath Chatterjee with M/s Castle 13 Projects Private Limited for the purpose of smooth running and completion of the said Development Work and to avoid future complication/ anomalies/ litigation entered into a Development Agreement on 17.04.2013 in respect of promoting and developing the land measuring 10 Cottahs more or less being Holding No. 5 and 8 Iswar Chatterjee Road, [R.S. Dag No. 57/3023 { having an area measuring 6 Cottahs 10 Chittacks 15 sq. ft. more or less) and 57/3025 (having an area measuring 3 Cottahs 5 Chittacks 30 sq. ft. more or less); C.S. Khatian No. 184; R.S. Khatian Nos. 1170 and 1171, Mouza: Sodepur, J.L. No. 8, R.S.No. 45, Touji No. 172, P.S. Khardah; District : 24 Parganas (now North 24 Parganas)] and registered the same before the Additional District Sub- Registrar, Barrackpore in Book No. I, CD Volume No. 13, Pages 1952 to 1981 Being No. 03934 for the year 2013, wherein the said Smt. Abhaya Rani Devi and Biswanath Chatterjee's entitlement of 27% of the constructed area in the new building has been clearly demarcated and defined.
- The said Agreement dated 17.04.2013 was entered and registered by and between Smt. Abhaya Rani Devi and Biswanath Chatterjee And M/s Castle Projects Private Limited in order to record the mutual understanding and the allocation of the Owners and the Developer.

- In terms of the said Agreement dated 17.04.2013, Smt. Abhaya Rani Devi and Biswanath Chatterjee were allotted 4676 sq. ft. more or less after adjustment of 1000 sq. ft already transferred to the Developer, Castle Projects (P) Ltd in lieu of valuable consideration received in the new building to be constructed by M/s Castle Projects Private Limited on the said property.
- As per the said Development Agreement dated 17.04.2013 Smt Abhaya Rani Devi and Biswanath Chatterjee the Owners in the said Agreement mutually formed a Scheme amongst themselves for dividing the different flats/units falling within the Owners allocation in the new building to be constructed on the said property wherein Smt. Abhaya Rani Devi was allotted a South West flat measuring about 1000 Sft Built up area together with one adjacent car parking measuring 150 Sft on the ground floor and Biswanath Chatterjee was allotted (i) one self contained flat measuring about 1124 sq.ft built up area on the South East side of the first floor; (ii) another self contained flat measuring about 730 sq. ft built up area on the North East side of the second floor (iii) another self contained flat measuring about 669 sq. ft built up area on the North West side of the second floor (iv) another self contained flat measuring about 937sq.ft built up area on the South West side of the third floor and (v) value at the market rate for balance 66 sq. ft built up area payable by the Developer, Castle Projects (P) Ltd to him.
 - 17 The said Smt. Abhaya Rani Devi and Biswanath Chatterjee executed a Power of Attorney dated 17.04.2013 appointing Naresh Goel and Anita Goel as their constituted attorney in respect of the said property and registered before the Additional District Sub- Registrar, Barrackpore in Book No. IV, CD Volume No. 2, Pages 1982 to 1996 Being No. 03935 for the year 2013

- The said Smt. Abhaya Rani Devi and Biswanath Chatterjee also executed another
 Power of Attorney dated 17.04.2013 appointing Sanjay Khemka and Sunil Kumar
 Bhowmick as their constituted attorney in respect of the flat measuring 1124 Sft
 built up area on the first floor of the new building sold to M/s Primax Management
 Services (P) Ltd by Biswanath Chatterjee and registered before the Additional
 District Sub-Registrar, Barrackpore in Book No. IV, CD Volume No. 2, Pages 2149
 to 2160 Being No. 00617 for the year 2013
- There were some differences and dispute between Smt. Abhaya Rani Devi and Biswanath Chatterjee on the one part and M/s Castle Projects Private Limited of the other part and thereby the development work on the said property has come to a standstill and/or stopped. The construction of the building is incomplete and only the structure has been made
- 20 The said Biswanath Chatterjee died intestate on 03.11.2014 leaving behind him his wife Madhabi Chatterjee, two daughters, Smt. Sharmistha Chatterjee and Smt. Saswati Chatterjee and his mother, Smt. Abhaya Rani Devi as his heirs and legal representatives.
- 21 Smt Abhaya Rani Devi being legal heir of Mr Biswanath Chatterjee is entitled to 25% of his movable and immovable properties and accordingly shall have 25% rights in the flats remaining unsold as on the date of his death of his allocation in the new building as mentioned in the Development Agreement dated 17.04.2013 and detailed in Clause 16 hereinabove.

- Since Biswanath Chatterjee had during his lifetime transferred, sold, conveyed and assigned a flat measuring 1124 sq. ft built up area to M/s Primax Management Services (P) Ltd and have received full consideration thereof and sold another flat measuring 730 Sq. ft. of built up area against which had received part consideration of 5,00,000/- (Rupees Five Lac only) and the balance built up area in which the said Biswanath Chatterjee had/ has a right is about 1672 sq. ft. more or less situated on the North East side of the second and on the North West side of the third floor of the building under construction.
- 23 The Vendor No.1, Smt Abhaya Rani Devi's right as inheritence of the assets and properties of Biswanath Chatterjee will be 25% of the balance unsold area, i.e to say 418 Sq. ft built up area together with 25% of the balance consideration receivable against 730 sq.ft flat already sold to M/s Primax Management Services (P) Ltd.
- The Vendor No.1, Smt Abhaya Rani Devi is thus the owner and is well and sufficiently entitled to the areas being 1000 sq. ft built-up area more or less and 150 sq. ft more or less for car parking both situated on the ground floor by virtue of the Development Agreement dated 17.04.2013 and the undivided built-up area on the second floormeasuring 175 sq. ft more or less and undivided built up area on the hirs flor measuring 243 sq. ft more or less by virtue of inheritance as morefully written in clause 21 and 22 hereinabove in the proposed building under construction on the piece and parcel of land measuring 10 Cottahs situated and lying being Holding No. 5 and 8 Iswar Chatterjee Road, P.O. Sodepur, Kolkata 700110, P.S. Khardah, District: North 24 Parganas within Ward No. 17 of Panihati Municipality as

morefully described in Part - I of the Schedule written hereinbelow free from encumbrances, liens, charge, mortgage etc.

- Smt. Abhaya Rani Devi, the Vendor No 1 herein, Smt. Kamala Sarkar, the Vendor No 2 herein and the heirs of Jaya Chakraborty being Sri Paramesh Chakraborty the Vendor No. 3 herein, Ms Pushpita Chakraborty the Vendor No 4 herein and Ms Jayeeta Chakraborty the Vendor No.5 herein have approached the Developer, M/s Castle Projects Private Limited to jointly and severally transfer, convey, sale, assure and assign their pre-existing juridical interest and benefits and/or the undemarcated interest conferred through decree dated 17.07.85 and/ or interest vide mutual agreement dated 09.01.2009 and/ or to give effect to the interest on the basis of Development Agreement dated 17.04.2013 and/ or rights acquired through inheritance as mentioned in Clauses 21 & 22 hereinabove or otherwise in the said property in favour of the Purchaser, M/s Castle Projects Private Limited as morefully described in Part –I of the Schedule written hereinbelow together with their entitlements, benefits, interest and share that the Vendors in the areas in new building under construction as morefully described in Part –II of the Schedule written hereinbelow...
- 26 The Vendors are selling, transferring, conveying, releasing, foregoing surrendering, assuring and assigning all their right, title and interest which they have or may have in the said property morefully described in the Schedule written hereinbelow to the Purchaser.
- 27 The said property is free from encumbrances, charges, liens, lis-pendence, claims, demands, acquisitions, requisitions and assignments in any manner whatsoever or howsoever.

The Vendors are jointly and severally desirous of selling their share and interest in the said property in "as is where is" condition and the Purchaser on coming to know of the intention of the Vendors have approached the Vendors with the proposal to purchase their share and interest in the said property.

29

The Vendors have agreed to sell and transfer and the Purchaser has agreed to purchase and/or acquire ALL THAT the Vendors undivided impartible right, title interest and share in the piece and parcel of land measuring 10 Cottahs situated and lying being Holding No. 5 and 8 Iswar Chatterjee Road, P.O. Sodepur, Kolkata - 700110, P.S. Khardah, District: North 24 Parganas within Ward No. 17 of Panihati Municipality whereupon a multi storied building is to be constructed on the said property Together with the incomplete Flat having an area measuring 1000 sq. ft built up area more or less and 150 sq. ft more or less of car parking space both situated on the ground floor; an undivided built up area measuring 418 sq. ft. more or less situated in the second floor and third floor together with all right, title and interest in the said property being the undivided and impartible share and interest in the land Together With rights and obligation under the Agreement dated 17.04.2013 particularly described in the Schedule hereunder written free from all encumbrances whatsoever at and for the total consideration price of Rs. 26,50,000/- (Rupees Twenty Six Lacs Fifty thousand only) and on the term and conditions as morefully written hereinbelow

NOW THIS INDENTURE WITNESSETH that in consideration of the said property and in pursuance of the Agreement and in consideration of the token sum of Rs. 26,50,000/- (Rupees Twenty Six Lacs fifty thousand only) paid to the Vendors by the Purchaser at or before the execution of these presents (the receipt whereof the

Vendors doth hereby admit and acknowledge in the Memo of Consideration hereunder written) and of and from the same and every part thereof hereby acquit, release, and forever discharge the Purchaser and the Vendors doth hereby grant transfer sell convey and assign unto and to the use and benefit of the Purchaser free from encumbrances and liabilities whatsoever all that the message tenement and hereditaments TOGETHER WITH ALL THAT their undivided impartible right, title interest, benefit and share in the piece and parcel of land measuring 10 Cottahs situated and lying being Holding No. 5 and 8 Iswar Chatterjee Road, P.O. Sodepur, Kolkata – 700110, P.S. Khardah, District: North 24 Parganas within Ward No. 17 of Panihati Municipality as morefully described in Part -I of the Schedule written hereinbelow whereupon a multi storied building is to be constructed on the said property being the flats/units partially constructed and to be completed being a Flat having a built up area measuring 1000 sq. ft more or less and 150 sq. ft more or less of car parking space both situated on the ground floor; an undivided built up area situated in the North East side of the second floor measuring 175 sq. ft more or less and on the North West side of the third floor measuring 243 sq. ft more or less of the building under construction together with all right, title, interest and benefits otherwise arising therefrom in the piece and parcel of land as morefully described in Part - II of the Schedule hereunder written and delineated and bordered in colour "RED" in the plan or map annexed hereto TOGETHER WITH the right to use the common passage for egress and ingress and the usual easements rights liberties of unobstructed use to the said property and then through the said passage as well as all rights privileges liberties facilities easements etc. and with the messuage land tenement herediments however otherwise the said property or any part or any portion thereof now are or is or at any time or times heretofore were or was situated tenanted butted bounded called

known numbered or described or distinguished TOGETHER WITH sewers drains compounds ways paths passages water watercourses advantages or ancient or other rights lights liberties privileges easements commodities appendages and appurtenances whatsoever thereunto belonging or in anywise appertaining thereto or usually held occupied or enjoyed therewith or known or reputed to be a part parcel and member thereof and the reversion reversions remainder remainders AND the rents issues and profits thereof including all arrears and all the estate right title interest use trust property claim and demand whatsoever both in and in equity of the Vendors into or upon the said property and every part thereof and which now are or is or at any time hereafter shall or may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit or in equity TO HAVE AND TO HOLD the property or any part thereof hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use and benefit of the Purchaser absolutely and forever free from encumbrances and liabilities whatsoever and the Vendors doth hereby covenant with the Purchaser that notwithstanding any act deed matter or thing by the Vendors made done committed or executed or knowingly suffered to the contrary, the Vendors are now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said flats/units, spaces, land, and property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for a perfect and indefeasible estate of inheritance without any manner or condition or other thing whatsoever to alter defect encumber and make void the same and that notwithstanding any act deed matter or thing the Vendors have now good right full power and lawful and absolute authority by these presents to grant transfer convey assign assure unto and to the use and benefit of the Purchaser of the said property and every part thereof absolutely and in any manner aforesaid free from encumbrances and liabilities whatsoever and that the Purchaser shall and will from time to time and at all times hereafter peaceably and quietly possess and enjoy the same and receive the rents issues and profits thereof without any lawful eviction interruption claim and demand whatsoever from or by the Vendors or any person or persons lawfully and equitably claiming through under or in trust for him and that free and clear freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors well and sufficiently effectually saved defended kept harmless and indemnified of and from and against and in all manner of former or other right titles interest liens charges and encumbrances whatsoever created made done occasioned or suffered by the Vendors or any person or persons rightfully claiming and/or to claim through under or in trust for him AND that the said property and land and flats, units and spaces is not affected by any attachment including any certificate case or proceedings stared at the instance of the Income Tax Authorities or banks or government authorities under the Public Demands Recovery Act or any acts or otherwise whatsoever and that there is no certificate case or proceedings against the Vendors for realization of the arrears of Tax or other Acts of otherwise under the Public Demands Recovery Act and/or any other Acts for the time being in force and that the said property is not affected by any notice or scheme of any Municipality Development Authority or the Government or any other public body or authority and that no declaration has been made or published for acquisition of the said property or any part therefore under the Land Acquisition Act or any other Act for the time being in force and that the said land and property or any part thereof is affected by any notice of acquisition or requisition under the Defence of India Acts or rules framed thereunder or any other acts or enactments whatsoever and that there is no impediment in the sale of the said flats, units, spaces, land and property in

the manner hereby done or expressed or intended to be done under any provisions of the West Bengal Land Reforms Act, 1955 or the Urban Land Ceiling Act, 1976 TOGETHER WITH all the rights, obligations and liabilities arising from and/or out of the Agreements dated 29.08.2008 and 17.04.2013 entered into by the Vendor No. 1 and the Biswanath Chatterjee and the Purchaser, the Scheme dated 9.01.2009 entered into by the Vendor No. 1 and the Biswanath Chatterjee shall be valid and binding upon the Vendors and the Purchaser AND FURTHER THAT the Vendors and all persons having or lawfully or equitably claiming any estate right title interest use trust property claim and demand whatsoever or into upon or out of the said land from under or in trust for him or them shall and will from time to time and at all times hereafter upon any reasonable request and at the cost and expense of the Purchaser make do execute and perfect or cause to be made done executed and perfected all such further and other assurances acts deeds matters and things for further better and more perfectly assuring conveying and conferring the said property, flats, units, spaces and land unto and to the use and benefit of the Purchaser forever in the manner aforesaid as the said Purchaser shall or may be reasonably required.

AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

 The widow Smt. Abhaya Rani Devi, one son, Biswanath Chatterjee and the two daughters, Smt. Kamala Sarkar and Smt. Jaya Chakraborty of Ganesh Chandra Chatterjee had inherited his assets and properties as absolute owners as he had died intestate.

- 2. The Vendors do hereby transfer, sale convey, assure and assign all its right title and interest in the said property, land, flats, units, spaces as morefully described in the Schedule written hereinbelow and on execution of this deed And the Vendors shall have no claim or demand in any manner whatsoever or howsoever in respect of the said property.
- 3. That notwithstanding anything contained hereinbefore done committed or knowingly suffered by the Vendors to the contrary the Vendors have good, perfect and lawful right, title and authority to sell and convey the property, land, flats, units, spaces along with the rights, privileges, benefits and appurtenances hereby sold, conveyed and transferred to the Purchaser in the manner herein That there are no encumbrances, charges, trusts, liens, attachments, claims or demands whatsoever subsisting on the said property, land, flats, units, spaces and that the same is not subject matter of any suit or litigation or proceedings and has not been offered as security or otherwise to any Court or Revenue authority or to any person and/or authority.
- 4. The Purchaser shall henceforth upon payment of consideration money peaceably and quietly enter into possession and enjoy the rents issues and profits of the said property, land, flats, units, spaces without any lawful eviction, let, hindrance, interruption, claim or disturbances from or by the Vendors or any person or persons claiming through or under or in trust for the Vendors.
- 5. The Vendors shall at all times do and execute at the expense of the Purchaser all such further acts, deeds, thing and assurances as may be reasonably required by the Purchaser for better or further effectuating and assuring the conveyance hereby

made or the title of the Purchaser to the said flats, units, spaces, land and property hereby sold and conveyed.

THE SCHEDULE ABOVE REFERRED TO:

PART-I

ALL THAT the undivided share interest and benefits in the land measuring 10 Cottahs be the same a little more or less situated at Premises No. 5 and 8 Iswar Chatterjee Road, P.O. Sodepur, Kolkata — 700110, P.S. Khardah, District: North 24 Parganas within Ward No. 17 of Panihati Municipality (and comprised in C.S. Dag No. 57 corresponding to R.S. Dag No. 57/3023 { having an area measuring 6 Cottahs 10 Chittacks 15 sq. ft. more or less} and 57/3025 { having an area measuring 3 Cottahs 5 Chittacks 30 sq. ft. more or less}; C.S. Khatian No. 184; R.S. Khatian Nos. 1170 and 1171, , R.S. No. 45, Touji No. 172, Mouza: Sodepur, J.L. No. 8, P.S. Khardah; District: North 24 Parganas and shown and delineated and bordered in colour RED in the plan or map annexed hereto which is butted and bounded in the manner as follows:-

On the North: by land & building of Late Sosti Charan Chatterjee

On the South : by 40 feet wide Iswar Chatterjee Road, Sodepur

On the East : by land of Abhaya Rani Devi & Biswanath Chatterjee

On the West: by 8 feet by 6 feet wide common passage

PART-II

ALL THAT the share and interest in the areas of the fully incomplete flats/units to be constructed and completed being an area measuring 1000 sq.ft built up area more or less and 150 sq.ft more or less of car parking space both situated on the ground floor of the building under construction; an undivided built up area measuring 418 sq. ft. more or less comprised in the two flats [being the North East side of the second floor measuring 175 sq. ft more or less and on the North West side of the third floor measuring 243 sq. ft more or less] of the building under construction situated on the land as morefully described in Part —I of the Schedule written herein below TOGETHER WITH usual easements rights liberties of unobstructed use to the said property and then through the said passage as well as all rights privileges liberties facilities easements etc.



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			(Left	Hand)		
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		Thumb	Fore	Middle	Ring	Little
	>	1 1	(Right	Hand)		

IN WITNESS WHEREOF the parties hereto have put their respective signs and seals on the day, month and year first abovewritten.

SIGNED SEALED AND DELIVERED by the

in the presence of:

1 Kaberi Dey (Sourtan). MO.1. D.B. Nagons Block-'c' Sodopur, 401-110.

[SRI PARAMESH CHAKRABORTY]

क्षित्र प्रिकारण

[SMT. ABHAYA RANI DEVI]

SMT. KAMALA SARKAR]

2 Bis was Houty. 83. T. G Rood. Ko-1-33

(Ritelawalorly)

[MS. JOYEETA CHAKRABORTY]

[VENDORS]

CASTLE PROJECTS PVT. LTD. Naus God 2

[M/S CASTLE PROJECTS PRIVATE LIMITED] [PURCHASER]

Drafted by

Botambel hustiges Advocate 1861 to 808-800

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 26,50,000/- (Rupees Twenty Six Lac Fifty Thousand only) being the full consideration money as per Memo below:

MEMO OF CONSIDERATION

By Demand Draft bearing No.245756 dated 03.07.2015 drawn on Andhra Bank, New Alipore Branch Kolkata in favour of Abhaya Rani Devi

Rs. 20,00,000/-

By Demand Draft bearing No.245757 dated 03.07.2015 2. drawn on Andhra Bank, New Alipore Branch Kolkata in favour of Kamala Sarkar

Rs. 3,50,000/-

By Demand Draft bearing No.245754 dated 03.07.2015 3. drawn on Andhra Bank, New Alipore Branch Kolkata in favour of Paramesh Chakraborty

Rs. 1,00,000/-

By Demand Draft bearing No.245755 dated 03.07.2015 drawn on Andhra Bank, New Alipore Branch Kolkata in favour of Pushpita Chakraborty

Rs. 1,00,000/-

By Demand Draft bearing No.245758 dated 03.07.2015 5. drawn on Andhra Bank, New Alipore Branch Kolkata in favour of Joyeeta Chakraborty

1,00,000/-

TOTAL

(Rupees Twenty Six Lac Fifty Thousand only)

あるなっているか [SMT. ABHAYA RANI DEVI]

[SMT. KAMALA SARKAR]

aranek Chokrologto [SRI PARAMESH CHAKRABORTY]



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue OFFICE OF THE A.R.A. - II KOLKATA, District Name: Kolkata Signature / LTI Sheet of Query No/Year 19020000418898/2015

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Abhaya Rani Devi 49, Jay Gopal Das Road, Kolkata 700110, P.O:- Sodepur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110	Seller		4430	अवस्थाः अवस्थाः अवस्थाः
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Smt Kamala Sarkar R.N. Avenue, Kolkata 700110, P.O:- Sodepur, P.S:- Khardaha, District:- North 24-Parganas, West Bengal, India, PIN - 700110	Seller		4431	2/00/15.
SI No.		Category	Photo	Finger Profit	Signature with
3	Mr Paramesh Chakraborty 49, Jay Gopal Das Road, Kolkata 700110, P.O:- Sodepur, P.S:- Khardaha, District:- North 24-Parganas, West Bengal, India, PIN - 700110	Seller		4432	Persent Christish 3/7/15

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Ms Pushpita Chakraborty 49, Jay Gopal Das Road,Kolkata 700110, P.O:- Sodepur, P.S:- Khardaha, District:- North 24-Parganas, West Bengal, India, PIN -700110	Seller		4433	Purpitachents 3/7/2015
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Ms Joyeeta Chakraborty 49, Jay Gopal Das Road, Kolkata 700110, P.O:- Sodepur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110	Seller		4434	Tayuta Chakonberti 03/07/2015
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr Naresh Goel 10, Alipore Park Road, Kolkata 700027, P.O;- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Represent ative of Buyer [M/S] CASTLE PROJECT S PRIVATE LIMITED 1		4429	Con Con

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Shyam Sundar Sharma Son of Late Devidutt Sharma 8, Camac Street, Kolkata 700017, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017	Smt Abhaya Rani Devi, Smt Kamala Sarkar, Mr Paramesh Chakraborty, Ms Pushpita Chakraborty, Ms Joyeeta Chakraborty, Mr Naresh Goel	Shyrun Sudar

(Dulai Saha)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. II KOLKATA
Kolkata, West Bengal

[MS. PUSHPITA CHAKRABORTY]

[MS. JOYEETA CHAKRABORTY]

[VENDORS]

Witnesses:

1. Kaberi Dey (Barkar).

2. Bisnosit Mails

Seller, Buyer and Property Details

Seller & Buyer Details

	Seller Details
L o.	Name, Address, Photo, Finger print and Signature
	Smt Abhaya Rani Devi
	Wife of Late Ganesh Chandra Chatterjee
	49, Jay Gopal Das Road, Kolkata 700110, P.O:- Sodepur, P.S:- Khardaha, District: North 24-Parganas,
-	West Bengal, India, PIN - 700110
-	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,
46	Status : Self Date of Execution : 03/07/2015
	Date of Admission: 03/07/2015
	Place of Admission of Execution : Pvt. Residence
2	Smt Kamala Sarkar
	Wife of Mr. Soumen Sarkar
	R.N. Avenue, Kolkata 700110, P.O Sodepur, P.S Khardaha, District:-North 24-Parganas, West Bengal,
	India, PIN - 700110
	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,
	Status : Self Date of Execution : 03/07/2015
	Date of Admission: 03/07/2015
	Place of Admission of Execution : Pvt. Residence
-	
3	Mr Paramesh Chakraborty
	Son of Late Birendranath Chakraborty
	49, Jay Gopal Das Road, Kolkata 700110, P.O:- Sodepur, P.S:- Khardaha, District:-North 24-Parganas,
	West Bengal, India, PIN - 700110
	Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ARUPCO822D.
	Status : Self
	Date of Execution: 03/07/2015
	Date of Admission : 03/07/2015 Place of Admission of Execution : Pvt. Residence
	Place of Admission of Execution . PVL Residence
4	Ms Pushpita Chakraborty
	Daugther of Mr. Paramaesh Chakraborty
	49, Jay Gopal Das Road, Kolkata 700110, P.O Sodepur, P.S Khardaha, District:-North 24-Parganas,
1	West Bengal, India, PIN - 700110
1	Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No. AMQPC1891F,
	Status : Self
	Date of Execution: 03/07/2015
	Date of Admission : 03/07/2015
	Place of Admission of Execution : Pvt. Residence

	Seller Details
	Name, Address, Photo, Finger print and Signature
	Paramaesh Chakraborty
	Das Road, Kolkata 700110, P.O:- Sodepur, P.S:- Khardaha, District:-North 24-Parganas, ndia, PIN - 700110
Sex: Female, B Status : Self	ly Caste: Hindu, Occupation: Student, Citizen of: India, PAN No. ARUPC0821A,
100000000000000000000000000000000000000	ion: 03/07/2015

Date of Admission: 03/07/2015

Place of Admission of Execution : Pvt. Residence

SL So	Name, Address, Photo, Finger print and Signature
	M/S CASTLE PROJECTS PRIVATE LIMITED 2-B, Shantiniketan Building, 8 Camac Street, Kolkat, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AACCC3572A, Status: Organization Represented by representative as given below:-
1(1)	Mr Naresh Goel Son of Mr Ram Autar Agarwal 10, Alipore Park Road, Kolkata 700027, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status: Representative Date of Execution: 03/07/2015 Date of Admission: 03/07/2015 Place of Admission of Execution: Pvt. Residence

B. Identifire Details

77743	DOLY AND TRAINS AND PRINCIPAL TO BE THE CONTRACT OF THE CONTRA	Identifier Details	DESCRIPTION OF STREET,
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Shyam Sundar Sharma Son of Late Devidutt Sharma B, Camac Street, Kolkata 700017, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017 Sex Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Smt Abhaya Rani Devi, Smt Kamala Sarkar, Mr Paramesh Chakraborty, Ms Pushpita Chakraborty, Ms Joyeeta Chakraborty, Mr Naresh Goel	

C. Transacted Property Details

ch lo.	Location of Apartment	Plot No/Zone	Floor Area	Set Forth Value (In Rs.)	Market value (In Rs.)	Other	Details
lo.				value (in Ks.)	(in RS.)		

		Ap	partment Details	3		
di lo	Lecation of Apartment	Plot No/Zone	Floor Area	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
	District: North 24-Parganas, P.S Khardaha, Municipality: PANIHATI, Mouza: SODEPUR, Road: Ishwar Chatterjee Road (Khardaha Municipality), RS Plot No: 57/3023, Khatian No: 01170, Premises No: 8 and 9, Flat No: 0, Floor No: 0	RS Plot No: 57/3023, Khatian No: 01170,	Super built-up area: 1200	17,00,000/-,	31,68,000/-	Apartment Type: Flat/Apartment, Residential Use, Floor Type: Cemented, Age of Flat: 0 Year, Approach Road Width: 40 Ft.,
A2	District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Mouza: SODEPUR, Road: Ishwar Chatterjee Road (Panihati Municipality), RS Plot No: 57/3023, Khatian No: 01170, Flat No: 0, Floor No: 0	Khatian No: 01170,	Super built-up area: 150	1,50,000/-,	3,15,000/-	Apartment Type: Covered Garage, Residential Use, Floor Type: Cemented, Age of Flat; 0 Year, Approach Road Width: 40 Ft.,
А3	District: North 24-Parganas, P.S:- Khardaha, Municipality PANIHATI, Mouza: SODEPUR, Road: Ishwar Chatterjee Road (Panihati Municipality), RS Plot No: 57/3023, Khatian No: 01171 , Flat No: 0, Floor No: 2	Khatian No: 01171,	Super built-up area: 210	3,00,000/-,	5,53,350/-	Apartment Type: Flat/Apartment, Residential Use, Floor Type: Cemented, Age of Flat: 0 Year, Approach Road Width: 40 Ft.,
A-	P.S:- Khardaha, Municipalit PANIHATI, Mouza: SODEPUR, Road: Ishwar Chatterjee Road (Panihati	y: 57/3025, Khatian No: 01171,	Super built-up area: 291.6	5,00,000/-,	7,65,450/-	Apartment Type: Flat/Apartment, Residential Use, Floor Type: Cemented, Age of Flat; 0 Year, Approach Road Width: 40 Ft.,

Sch No.	Name of the Seller	Name of the Buyer	Relationsh ip of Seller and Buyer (Within Family ?)	Transferred Area	Transferred Area in(%)	Share in Market Value (in Rs.)
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E		Transfer of Property	from Seller	To Buyer	District Labor.	
	Name of the Seller		Relationsh ip of Seller and Buyer (Within Family ?)	Transferred Area	Transferred Area in(%)	Share in Market Value (in Rs.)
-1	Chakraborty	M/S CASTLE PROJECTS PRIVATE LIMITED	N	240 Sq Ft	20	6,33,600/-
	Ms Joyeeta Chakraborty	M/S CASTLE PROJECTS PRIVATE LIMITED	N	240 Sq Ft	20	6,33,600/-
	Ms Pushpita Chakraborty	M/S CASTLE PROJECTS PRIVATE LIMITED	N	240 Sq Ft	20	6,33,600/-
	Smt Abhaya Rani Devi	M/S CASTLE PROJECTS PRIVATE LIMITED	И	240 Sq Ft	20	6,33,600/-
	Smt Kamala Sarkar	M/S CASTLE PROJECTS PRIVATE LIMITED	N	240 Sq Ft	20	6,33,600/-
2	Mr Paramesh Chakraborty	M/S CASTLE PROJECTS PRIVATE LIMITED	N	30 Sq Ft	20	63,000/-
	Ms Joyeeta Chakrabor	ty M/S CASTLE PROJECTS PRIVATE LIMITED	N	30 Sq Ft	20	63,000/-
	Ms Pushpita Chakraborty	M/S CASTLE PROJECTS PRIVATE LIMITED	N	30 Sq Ft	20	63,000/-
	Smt Abhaya Rani Dev	M/S CASTLE PROJECTS PRIVATE LIMITED	N	30 Sq Ft	20	63,000/-
	Smt Kamala Sarkar	M/S CASTLE PROJECTS PRIVATE	E N	30 Sq F	t 20	63,000/-

		Transfer of Property	from Seller	To Buyer		1
	Name of the Seller		Relationsh ip of Seller and Buyer (Within Family ?)	Transferred Area	Transferred Area in(%)	Share in Market Value (in Rs.)
10	Chakraborty	M/S CASTLE PROJECTS PRIVATE LIMITED	N	42 Sq Ft	20	1,10,670/-
,	Ms Joyeeta Chakraborty	M/S CASTLE PROJECTS PRIVATE LIMITED	N	42 Sq Ft	20	1,10,670/-
- 1	Ms Pushpita Chakraborly	M/S CASTLE PROJECTS PRIVATE LIMITED	N	42 Sq Ft	20	1,10,670/-
	Smt Abhaya Rani Devi	M/S CASTLE PROJECTS PRIVATE LIMITED	N	42 Sq Ft	20	1,10,670/-
	Smt Kamala Sarkar	M/S CASTLE PROJECTS PRIVATE LIMITED	N	42 Sq Ft	20	1,10,670/-
.4	Mr Paramesh Chakraborty	M/S CASTLE PROJECTS PRIVATE LIMITED	И	58.32 Sq F	t 20	1,53,090/-
	Ms Joyeeta Chakraboi	ty M/S CASTLE PROJECTS PRIVATE LIMITED	N	58.32 Sq F	t 20	1,53,090/-
	Ms Pushpita Chakraborty	M/S CASTLE PROJECTS PRIVATE LIMITED	N N	58.32 Sq F	Ft 20	1,53,090/-
	Smt Abhaya Rani De	M/S CASTLE PROJECTS PRIVATE LIMITED	E N	58.32 Sq	Ft 20	1,53,090/
	Smt Kamala Sarker	M/S CASTLE PROJECTS PRIVAT LIMITED	E N	58.32 Sq	Ft 20	1,53,090

D. Applicant Details

	ails of the applicant who has submitted the requsition form		
Applicant's Name	Mani Sankar Roychowdhury		
Address	 K.S. Roy Road, Kolkata 700001, Thana: Hare Street, District: Kolkata, WEST BENGAL 		
Applicant's Status	Advocate		

Office of the A.R.A. - II KOLKATA, District: Kolkata

Endorsement For Deed Number: 1 - 190207188 / 2015

Query No Year

19020000418898/2015

Serial no/Year

1902007051 / 2015

Dieed No'Year

1 - 190207188 / 2015

Transaction

[0101] Sale, Sale Document

Name of Presentant

Mr Naresh Goel

Presented At

Private Residence

Date of Execution

03-07-2015

Date of Presentation

03-07-2015

Remarks

On 03/07/2015

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

Presented for registration at 20:00 hrs. on: 03/07/2015, at the Private residence, by Mr. Naresh Goel ...

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 48.01.800/-

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

Execution is admitted on 03/07/2015 by

Smt Abhaya Rani Devi, Wife of Late Ganesh Chandra Chatterjee, 49, Jay Gopal Das Road, Kolkata 700110, P.O. Sodepur, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, By caste Hindu, By Profession House wife

Indetified by Mr Shyam Sundar Sharma, Son of Late Devidutt Sharma, 8, Camac Street, Kolkata 700017, P.O. Circus Avenue, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, By caste Hindu, By Profession Service

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

Execution is admitted on 03/07/2015 by

Smt Kamala Sarkar, Wife of Mr Soumen Sarkar, R.N. Avenue, Kolkata 700110, P.O. Sodepur, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, By caste Hindu, By Profession House wife

Indetified by Mr Shyam Sundar Sharma, Son of Late Devidutt Sharma, 8, Camac Street, Kolkata 700017, P.O: Circus Avenue, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, By caste Hindu, By Profession Service

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

Execution is admitted on 03/07/2015 by

Mr Paramesh Chakraborty. Son of Late Birendranath Chakraborty, 49, Jay Gopal Das Road, Kolkata 700110, P.O. Sodepur, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, By caste Hindu, By Profession Retired Person

Indetified by Mr Shyam Sundar Sharma, Son of Late Devidutt Sharma, 8, Camac Street, Kolkata 700017, P.O. Circus Avenue, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, 8y caste Hindu, By Profession Service

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

execution is admitted on 03/07/2015 by

Ms Pushpita Chakraborty, Daughter of Mr Paramaesh Chakraborty, 49, Jay Gopal Das Road, Kolkata 700110, P.O. Sodepur, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, By caste Hindu, By Profession Student

Indetified by Mr Shyam Sundar Sharma, Son of Late Devidutt Sharma, 8, Camac Street, Kolkata 700017, P.O.: Circus Avenue, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, By caste Hindu, By Profession Service

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

Execution is admitted on 03/07/2015 by

Ms Joyeeta Chakraborty, Daughter of Mr Paramaesh Chakraborty, 49, Jay Gopal Das Road, Kolkata 700110, P.O. Sodepur, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, By caste Hindu, By Profession Student

Indelified by Mr Shyam Sundar Sharma, Son of Late Devidutt Sharma, 8, Camac Street, Kolkata 700017, P.O: Circus Avenue, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, By caste Hindu, By Profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative] Execution is admitted on 03/07/2015 by

Mr Naresh Goel, , M/S CASTLE PROJECTS PRIVATE LIMITED , 2-B, Shantiniketan Building, 8 Camac Street, Kolkat, P.O: Circus Avenue, Thana: Shakespeare Sarani, , City/Town; KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017

Indetified by Mr Shyam Sundar Sharma, Son of Late Devidutt Sharma, 8, Camac Street, Kolkata 700017, P.O.: Circus Avenue, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, By caste Hindu, By Profession Service

14

(Dulai Saha)

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

On 06/07/2015

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 52,909/- (A(1) = Rs 52,811/-,E = Rs 14/-, I = Rs 55/-,M(a) = Rs 25/-,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 52,909/-

Description of Draft

 Rs 52,909/- is paid, by the Draft(8554) No: 605636000404, Date: 04/07/2015, Bank: STATE BANK OF INDIA (SBI), SSI BRANCH BHOWANIPORE.

syment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,36,146/- and Stamp Duty paid by Draft Rs 3,36,146/-, by Stamp Rs 100/-

Description of Stamp

- Rs 100/- is paid on Impressed type of Stamp, Serial no 1, Purchased on 01/07/2015, Vendor named K C Pal, Description of Draft
- Rs 3.36,146/- is paid, by the Draft(8554) No: 605637000404, Date: 04/07/2015, Bank: STATE BANK OF INDIA (SBI), SSI BRANCH BHOWANIPORE.



(Dulal Saha)

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

On 08/07/2015

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 52,909/- (A(1) = Rs 52,811/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-



(Dutal Saha)

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

tertificate of Registration under section 60 and Rule 69.
tegistered in Book - I
folume number 1902-2015, Page from 26611 to 26648
seing No 190207188 for the year 2015.



Digitally signed by DULAL CHANDRA SAHA Date: 2015.07.09 15:15:51 +05:30

Reason: Digital Signing of Deed.

-Ser

(Dulal Saha) 09-07-2015 3:15:50 PM ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - II KOLKATA West Bengal.

(This document is digitally signed.)