

14/27/15

1701/15 #321/2015



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

T 939259

Handwritten notes and signatures:

- IV
- 087956715
- M.V. 4109609
- Signature of Addl. Registrar of Assurances-IV, Kolkata

Certified that the Document is admitted for Registration. The Stamp and the endorsement sheet are attached to the document as the part of this Document.

Signature of Additional Registrar of Assurances-IV, Kolkata

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 17th day of October, Two Thousand Fifteen

BETWEEN

ADDITIONAL REGISTRAR
ASSURANCES-IV, KOLKATA
09 OCT 2015

501/15

250
300
550

11/10





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



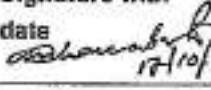
OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040000879567/2015

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Madhabi Chatterjee Plot No. 178, Panihati, North 24, Pgs, P.O:- Sodepur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110	Seller		 11222	<i>Madhabi Chatterjee</i> 17/10/2015
2.0	Mrs Madhabi Chatterjee Plot No. 178, Panihati, Khardah, Sodepur, Kolkata 700110, P.O:- Sodepur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110	Attorney of Seller [Ms Saswati Chatterjee]			<i>Madhabi Chatterjee</i> 17/10/2015
2.1	Mrs Madhabi Chatterjee Plot No. 178, Panihati, Khardah, Sodepur, Kolkata 700110, P.O:- Sodepur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110	Attorney of Seller [Ms Sharmistha Chatterjee]			<i>Madhabi Chatterjee</i> 17/10/2015

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
3	Mr Naresh Goel 4A, Siddhartha Apartments, 10, Alipore Park Road, Kolkata 700027, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Representative of Buyer [CASTLE PROJECT S PRIVATE LIMITED]		112 	Naresh Goel 17.10.2015
Sl No.	Name and Address of identifier	Identifier of		Signature with date  17/10/2015	

(Ashoke Kumar Biswas)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 IV KOLKATA
 Kolkata, West Bengal

[1] Mrs. MADHABI CHATTERJEE (PANo AQRPC9235A) wife of Late Biswanath Chatterjee, of Plot No. 178 Panihati, P.S. Khardah, P.O. Sodepur, District : North 24 Parganas, Kolkata - 700110 and at present residing at C/o Mr. Ajoy Chakrabarti, 7, Chittaranjan Park, Flat No. B - 1, Sankalpa Co-operative Jadavpur, P.O. & P.S.Jadavpur, Kolkata - 700032 [2] Ms. SHARMISTHA CHATTERJEE (PANo. AXFPC3806L) and [3] Ms. SASWATI CHATTERJEE (PANo. BCSPC8648B) daughters of Late Biswanath Chatterjee of 3, Iswar Chatterjee Road, P.S. Khardah, P.O. Sodepur, District : North 24 Parganas, Kolkata - 700110 and both represented by their Constituted attorney Mrs. MADHABI CHATTERJEE (PANo. AQRPC9235A) wife of Late Biswanath Chatterjee, of Plot No. 178 Panihati, P.S. Khardah, P.O. Sodepur, District : North 24 Parganas, Kolkata - 700110 and at present residing at C/o Mr. Ajoy Chakrabarti, 7, Chittaranjan Park, Flat No. B - 1, Sankalpa Co-operative Jadavpur, P.O. & P.S.Jadavpur, Kolkata - 700032 (vide Power of Attorney dated 14.11.2014 and registered before the Additional District Registrar, Sodepur in Book No.IV, Volume 2, Page 1512 to 1525, Being No. 00623 for the year 2014) 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 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

- 1 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, Biswanath Chatterjee and two daughters, Smt. Kamala Sarkar and Smt. Jaya Chakraborty 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).
- 5 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).
- 6 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 inter-alia 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: [i] 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 representatives 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.

8 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 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 Smt. Abhaya Rani Devi and Biswanath Chatterjee 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/-.

9 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 falling 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 and/or was adjusted from the share of Abhaya Rani Devi and Biswanath Chatterjee in the ratio of 222 Sq. ft and 778 Sq. ft respectively.

- 10 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.

- 12 The said Smt. Jaya Chakraborty died intestate on 22.05.2011 leaving behind her husband, Sri Paramesh Chakraborty and two daughters, Ms Pushpita Chakraborty and Ms Jayeeta Chakraborty as her heirs and legal representatives .
- 13 The said Smt. Abhaya Rani Devi and Biswanath Chatterjee entered into a Development Agreement on 17.04.2013 with M/s Castle Projects Private Limited for the purpose of smooth running and completion of the said Development Work and to avoid future complication/ anomalies/ litigation 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.
- 14 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.

- 15 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.
- 16 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 sq. ft Built up area together with one adjacent car parking measuring 150 sq. ft 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 937 sq.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
- 18 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
- 19 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, the Vendors herein and his mother, Smt. Abhaya Rani Devi as his heirs and legal representatives and inherited his share and interest in the assets and properties in equal share.
- 21 Biswanath Chatterjee had during his lifetime sold and assigned from his allotment being a flat measuring 1124 sq. ft built up area situated on the South East side of the first floor to M/s Primax Management Services (P) Ltd and had received full consideration price thereof vide an Agreement of Sale dated 19.06.2009 supplemented by another Agreement dated 31.12.2010.
- 22 Biswanath Chatterjee by another Agreement of Sale dated 31.12.2010 sold and assigned another flat measuring 730 Sq. ft. of built up area situated on the North East side of the second floor to M/s Primax Management Services (P) Ltd against which had received part consideration of 5,00,000/- (Rupees Five Lac only) and the balance amount of Rs 4,85,500/- is due and payable by the said Primax Management Services (P) Ltd subject to handing over vacant and peaceful possession of both the flats.
- 23 On the death of Biswanath Chatterjee, his legal heirs has thus inherited
(a) 25% undivided right/ share/ interest in the land where upon a

building is under construction (b) one flat measuring about 669 Sq ft built up area on the North west side on the second floor, (c) another flat measuring about 937 sq.ft built up area on the South West side of the third floor (d) value at the market rate for balance 66 sq. ft built up area payable by the Developer, Castle Projects (P) Ltd (e) two flats measuring 1124 Sq ft and 730 Sq ft built up area situated on the South East side on the first floor and North East side on the second floor respectively, which has already been sold to M/s Primax Management Services (P) Ltd.

- 24 . By a Deed of Conveyance dated 03.07.2015, Smt. Abhaya Rani Devi, Kamala Sarkar, Sri Paramesh Chakraborty, Ms Pushpita Chakraborty and Ms Jayeeta Chakraborty sold, transferred conveyed, assured and assigned all their share and interest in the said property to M/s. Castle Projects Private Limited and registered before the Registrar of Assurances- II, Kolkata being Deed No 190207188 for the year 2015.
- 25 Thus, Mrs. Madhabi Chatterjee, Ms. Sharmistha Chatterjee and Ms Saswati Chatterjee the Vendors herein have joint absolute undivided and undemarcated right, title and interest in (a) 18.75% right/ share/ interest in the land where upon a building is under construction (b) one flat measuring about 501.75 Sq ft (out of the total area measuring 669 Sq ft) built up area on the North west side on the second floor, (c) another flat measuring about 702.75 Sq ft (out of the total area measuring 937 sq.ft) built up area on the South West side of the third floor (d) value at

the market rate for balance 49.5 Sq ft (out of 66 sq. ft) built up area payable by the Developer, Castle Projects (P) Ltd, together with the rights, title & interest along with the obligations, liabilities & duties towards M/s Primax Management Services (P) Ltd in respect of the two flats measuring 1124 Sq ft and 730 Sq ft built up area situated on the South East side on the first floor and North East side on the second floor respectively, which has already been sold to them by Late Biswanath Chatterjee.

- 26 Mrs. Madhabi Chatterjee, Ms. Sharmistha Chatterjee and Ms Saswati Chatterjee the Vendors herein have approached the Purchaser, M/s Castle Projects Private Limited to jointly and severally transfer, convey, sale, assure and assign their interest and benefits and/or the undemarcated interest in the said property and/ or to give effect to the interest vide mutual agreement dated 09.01.2009 and/ or interest on the basis of Development Agreement dated 17.04.2013 and/ or rights acquired through inheritance and/ or to give effect to the Agreements of Sale dated 19.06.2009, 31.12.2010 & 31.12.2010 as mentioned hereinabove in the said property in favour of the Purchaser, M/s Castle Projects Private Limited as morefully described in the Schedule written hereinbelow together with their entitlements, benefits, interest and share that the Vendors in the areas in new building under construction.

- 27 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 to the Purchaser.
- 28 The said property is free from encumbrances, charges, liens, li- pendence, claims, demands, acquisitions, requisitions and assignments in any manner whatsoever or howsoever.
- 29 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.
- 30 The Vendors have agreed to sell and transfer and the Purchaser has agreed to purchase and/or acquire ALL THAT the Vendors undivided joint absolute and undemarcated right, title and interest in (a) 18.75% right/ share/ interest in the land where upon a building is under construction (b) one flat measuring about 501.75 Sq ft (out of the total area measuring 669 Sq ft) built up area on the North west side on the second floor, (c) another flat measuring about 702.75 Sq ft (out of the total area measuring 937 sq.ft) built up area on the South West side of the third floor (d) value at the market rate for balance 49.5 Sq ft (out of 66 sq. ft) built up area payable by the Developer, Castle Projects (P) Ltd, together with the rights, title & interest along with the obligations, liabilities & duties towards M/s Primax Management Services (P) Ltd

in respect of the two flats measuring 1124 Sq ft and 730 Sq ft built up area situated on the South East side on the first floor and North East side on the second floor respectively, which has already been sold to them by Late Biswanath Chatterjee 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. 41,00,000/- (Rupees Forty one Lacs only) and on the term and conditions as morefully written hereinbelow

31 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. 41,00,000/- (Rupees Forty one Lacs 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 the Vendors joint absolute undivided and undemarcated right, title and interest in 18.75% right/ share/ interest 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 Together with the semi constructed areas (a) one flat measuring about 501.75 Sq ft (out of the total area measuring 669 Sq ft) built up area on the North west side on the second floor, (b) another flat measuring about 702.75 Sq ft (out of the total area measuring 937 sq.ft) built up area on the South West side of the third floor (c) value at the market rate for balance 49.5 Sq ft (out of 66 sq. ft) built up area payable by the Developer, Castle Projects (P) Ltd, together with the rights, title & interest alongwith the obligations, liabilities & duties towards M/s Primax Management Services (P) Ltd of 110, Merlin Chambers, 1, Crooked Lane, Kolkata - 700069 in respect of the two flats measuring 1124 Sq ft and 730 Sq ft built up area situated on the South East side on the first floor and North East side on the second floor respectively, which has already been sold to them by Late Biswanath Chatterjee as morefully described in the Schedule written hereinbelow together with all right, title, interest and benefit arising therefrom in the piece and parcel of land as morefully described in the Schedule hereunder written 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 started 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 thereof 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 29.10.2008 and 17.04.2013 entered into by Smt Abhaya Rani Devi and the Biswanath Chatterjee and the Purchaser AND THAT that the Purchaser shall honour the agreement entered into by the Vendors predecessor in interest, Biswanath Chatterjee and M/s. Primax Management Services (P) Limited of 110, Merlin Chambers, 1, Crooked Lane, Kolkata 700069 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:

1. 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 Mrs. Madhabi Chatterjee, Ms. Sharmistha Chatterjee , Sharmistha Chatterjee and Smt Abhaya Rani Devi are the heirs of Biswanath Chatterjee and had jointly inherited his share and interest in the assets and properties as absolute joint owners as he had died intestate.
3. 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 the Vendors shall have no claim or demand in any manner whatsoever or howsoever in respect of the said property.
4. 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 And 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.

5. The Vendors shall at all times be liable and responsible for all past liabilities and obligations including taxes, khajnas etc. and the same shall be met, borne and paid by the Vendors and the Purchaser shall be in no way be liable in any manner whatsoever or howsoever.
6. The Vendors shall hand over all the original documents , orders, decree/s, applications, petition, plaints, written statement, compromise petition, papers of all the original title deeds of the said property to the Purchaser simultaneously on execution of these presents.
7. The Vendors shall hand over all the original documents, orders, decree/s, applications, petition, plaints, written statement, compromise petition, papers of and relating to the said property to the Purchaser.
8. The Vendors shall do and take all steps to have the names mutated in the records of the Block Land & Land Revenue Office (B.L & L.R.O)
9. The Vendors shall do and take all steps to have the names mutated in the records of the Panihati Municipality

10. The Vendors shall render all help and assistance to have the name of the Purchaser mutated in the records of the Block Land & Land Revenue Office (B.L & L.R.O) at any time hereinafter without any gratification or reimbursement and the Vendors shall not create any obstruction, hindrance or objection of any manner whatsoever. The Vendors shall sign, execute all application/s, document/s, affidavit/s and/or issue "No Objection" as and when called upon and/or required by the Purchaser at any time hereinafter without any gratification or reimbursement.
11. The Vendors shall render all help and assistance to have the name of the Purchaser mutated in the records of the Panihati Municipality as and when called upon and/or required by the Purchaser at any time hereinafter without any gratification or reimbursement and the Vendors shall not create any obstruction, hindrance or objection of any manner whatsoever. The Vendors shall sign, execute all application/s, document/s, affidavit/s and/or issue "No Objection" as and when called upon and/or required by the Purchaser at any time hereinafter without any gratification or reimbursement.
12. The Vendors shall do and take all steps to rectify, amend, modify the sanction plan of the building from the Panihati Municipality at the cost and expense of the Purchaser.
13. The Vendors shall render all help and assistance to the Purchaser to rectify, amend, modify the sanction plan of the building from the Panihati Municipality as and when called upon and/or required by the

Purchaser at any time hereinafter without any gratification or reimbursement. The Vendors shall sign, execute all application/s, document/s, affidavit/s and/or issue "No Objection" as and when called upon and/or required by the Purchaser at any time hereinafter without any gratification or reimbursement

14. The Vendors shall without any objection and/ or causing any hindrance in any manner whatsoever sign, execute all applications, papers, petitions, affidavits in respect of the said property as and when called upon and/or required by the Purchaser.
15. The Vendors shall keep the Purchaser harmless and indemnified from all past obligations and liabilities or demand or claim of or from any person arising from or out of any agreement or scheme relating to the said land, property or space in any manner whatsoever or howsoever.
16. 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.
17. 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:

ALL THAT the joint absolute undivided and undemarcated right, title and interest in 18.75% 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 (and comprised in C.S.Dag No 57 corresponding to R.S.dag No 57/3023 {having an area measuring 6 Cottahs 10 Chittaks 15 Sq ft more or less} and 57/3025 {having an area measuring 3 Cottahs 5 Chittaks 30 sq ft more or less } ; C.S. Khatian No 184, R.S Khatian No 1170 and 1171, R.S. No 45, Touji No 172, Mouza Sodepur, J.L. No 8, P.S.Khardah, Dist: North 24 Parganas Together with the semi constructed areas (a) one flat measuring about 501.75 Sq ft (out of the total area measuring 669 Sq ft) built up area on the North west side on the second floor, (b) another flat measuring about 702.75 Sq ft (out of the total area measuring 937 sq.ft) built up area on the South West side of the third floor (c) value at the market rate for balance 49.5 Sq ft (out of 66 sq. ft) built up area payable by the Developer, Castle Projects (P) Ltd, together with the rights, title & interest along with obligations, liabilities & duties towards M/s Primax Management Services (P) Ltd of 110, Merlin Chambers, 1, Crooked Lane, Kolkata - 700069 in respect of the two flats measuring 1124 Sq ft and 730 Sq ft built up area situated on the South East side on the first floor and North East side on the second floor respectively, which has already been sold to them by Late Biswanath Chatterjee together with all right, title, interest and benefit arising therefrom in the piece and parcel of land as morefully described in the

Schedule hereunder written **TOGETHER WITH** the right to use the common passage for egress and ingress and the usual easements rights liberties 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 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

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Machhi Chatterjee</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<i>Narain G red</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
PHOTO						
		Little	Ring	Middle	Fore	Thumb
	(Left Hand)					
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
PHOTO						
		Little	Ring	Middle	Fore	Thumb
	(Left Hand)					
		Thumb	Fore	Middle	Ring	Little
(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. Ajay kr Chakrabarti
7, Chittaranjan Park, flat-B/1
Sankalpa Cooperative
Jadavpur, Kol-700032

Madhavi Chatterjee

For self and as constituted
Attorney of
1) Ms. Sharmistha Chatterjee
2) Ms. Sanyati Chatterjee

VENDORS

2. Sunil Kumar
SUNIL KUMAR BHDMICK
4A, School Row,
Ghosekulpoak Kol-700025

CASTLE PROJECT PVT. LTD.
Narob Grl
Director
PURCHASER

Drafted by

Pratim Deb Mukherjee
Advocate
High Court, Calcutta
Registration No. WB-863 of 1986.

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 41,00,000/- (Rupees Fourty one Lacs only) being the full consideration money as per Memo below:

MEMO OF CONSIDERATION

1. By Pay Order bearing No. 108066 dated 17.10.2015 drawn on HDFC Bank, U N Brahmachari Road Branch Kolkata in favour of Madhabi Chatterjee Rs. 13,66,666/-
 2. By Pay Order bearing No. 108068 dated 17.10.2015 drawn on HDFC Bank, U N Brahmchhari Branch Branch Kolkata in favour of Sharmistha Chatterjee Rs. 13,66,667/-
 3. By Pay Order bearing No. 108067 dated 17.10.2015 drawn on HDFC Bank, U N Brahmchhari Branch Branch Kolkata in favour of Saswati Chatterjee Rs. 13,66,667/-
- TOTAL** Rs. 41,00,000/-
- (Rupees Forty one Lacs only)

Witnesses:

1. Ajay Kr Chakraborty
7 Chittaranjan Park
Flat B/1, Sankalpa Co-operative
P.O. Jadambar, Kolkata-700032

2. Bhowmick
SUNIL KUMAR BHOWMICK
4A, School Row, Bhowanipore
Kolkata - 700025

Madhabi Chatterjee
For self and as Constituted
Attorney of -
1) Ms. Sharmistha Chatterjee
2) Ms. Saswati Chatterjee

VENDORS

Seller, Buyer and Property Details

A Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Naresh Goel 4A, Siddhartha Apartments, 10, Alipore Park Road, Kolkata 700027, P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mrs Madhabi Chatterjee Wife of Late Biswanath Chatterjee Plot No. 178, Panihati, North 24, Pgs. 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, PAN No. AQRPC9235A.; Status : Individual; Date of Execution : 17/10/2015; Date of Admission : 17/10/2015; Place of Admission of Execution : Pvt. Residence
2	Ms Sharmistha Chatterjee Daughter of Late Biswanath Chatterjee 2, Iswar Chatterjee Road, Khardah, Sodepur, Kolkata, P.O:- Sodepur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AXFPC3806L.; Status : Individual
3	Ms Saswati Chatterjee Daughter of Late Biswanath Chatterjee 3, Iswar Chatterjee Road, Khardah, Sodepur, Kolkata, P.O:- Sodepur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BCSPC8648B.; Status : Individual; Represented by their (1-3) constituted attorney as given below:-
4	Mrs Madhabi Chatterjee Wife of Biswanath Chatterjee Plot No. 179, Panihati, Khardah, Sodepur, 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 : Attorney; Date of Execution : 17/10/2015; Date of Admission : 17/10/2015; Place of Admission of Execution : Pvt. Residence

Buyer Details

Sl. No.	Name, Address, Photo, Finger print and Signature
1	CASTLE PROJECTS PRIVATE LIMITED 2-8, Shantiniketan Building, Kolkata 700017, 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 4A, Siddhartha Apartments, 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 : 17/10/2015; Date of Admission : 17/10/2015; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details

Sl. No.	Identifier Name & Address	Identifier of	Signature
1	Mr AJAY KUMAR CHAKRABORTI Son of Late BALAI CHAKRABORTY 7.CHITTARANJAN PARK,SANKALPA COOPRETIVE, Flat No: B/1, P.O:- JADAVPUR, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India,	Mrs Madhabi Chatterjee, Mrs Madhabi Chatterjee, Mr Naresh Goel	

C. Transacted Property Details

Apartment Details

Sch No.	Location of Apartment	Plot No/Zone	Floor Area	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Mouza: SODEPUR, Road: Ishwar Chatterjee Road (Panihatil Municipality), Premises No: 5 and 8, Floor No: 2	RS Plot No: 57/3023, Khatian No: 01170,	Super built-up area: 602.1	16,46,000/-,	16,46,744/-	Apartment Type: Flat/Apartment, Residential Use. Floor Type: Cemented, Age of Flat: 0 Year, Approach Road Width: 40 Ft., Other Amenities: Lift Facility

Apartment Details

Sch No.	Location of Apartment	Plot No/Zone	Floor Area	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A2	District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Mouza: Panihati, Road: Ishwar Chatterjee Road (Panihati Municipality), Premises No: 5 and 8, Floor No: 3	RS Plot No: 57/3023, Khatian No: 01171,	Super built-up area: 843.3	22,97,000/-,	22,97,992/-	Apartment Type: Flat/Apartment, Residential Use, Floor Type: Cemented, Age of Flat: 0 Year, Approach Road Width: 40 Ft., Other Amenities: Lift Facility
A3	District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Mouza: Panihati, Road: Ishwar Chatterjee Road (Panihati Municipality), Premises No: 5 and 8, Floor No: 3	RS Plot No: 57/3023, Khatian No: 01171,	Super built-up area: 59.4	1,57,000/-,	1,61,865/-	Apartment Type: Flat/Apartment, Residential Use, Floor Type: Cemented, Age of Flat: 0 Year, Approach Road Width: 40 Ft., Other Amenities: Lift Facility

Transfer of Property from Seller to Buyer

Sch No.	Name of the Seller	Name of the Buyer	Relationship of Seller and Buyer (Within Family ?)	Transferred Area	Transferred Area in(%)	Share in Market Value (in Rs.)
A1	Mrs Madhabi Chatterjee	CASTLE PROJECTS PRIVATE LIMITED	N	200.7 Sq Ft	33.3333	5,48,915/-
	Ms Saswali Chatterjee	CASTLE PROJECTS PRIVATE LIMITED	N	200.7 Sq Ft	33.3333	5,48,915/-
	Ms Sharmistha Chatterjee	CASTLE PROJECTS PRIVATE LIMITED	N	200.7 Sq Ft	33.3333	5,48,915/-
A2	Mrs Madhabi Chatterjee	CASTLE PROJECTS PRIVATE LIMITED	N	281.1 Sq Ft	33.3333	7,65,997/-
	Ms Saswati Chatterjee	CASTLE PROJECTS PRIVATE LIMITED	N	281.1 Sq Ft	33.3333	7,65,997/-
	Ms Sharmistha Chatterjee	CASTLE PROJECTS PRIVATE LIMITED	N	281.1 Sq Ft	33.3333	7,65,997/-

Transfer of Property from Seller To Buyer						
Sch No.	Name of the Seller	Name of the Buyer	Relationship of Seller and Buyer (Within Family ?)	Transferred Area	Transferred Area in(%)	Share in Market Value (in Rs.)
- A3	Mrs Madhabi Chatterjee	CASTLE PROJECTS PRIVATE LIMITED	N	19.8 Sq Ft	33.3333	53,955/-
	Ms Saswati Chatterjee	CASTLE PROJECTS PRIVATE LIMITED	N	19.8 Sq Ft	33.3333	53,955/-
	Ms Shamistha Chatterjee	CASTLE PROJECTS PRIVATE LIMITED	N	19.8 Sq Ft	33.3333	53,955/-

D. Applicant Details

Details of the applicant who has submitted the requisition form.	
Applicant's Name	Mani Sankar Roychowdhury
Address	4, K.S. Roy Road, Kolkata 700001, Thana : Hare Street, District : Kolkata, WEST BENGAL
Applicant's Status	Advocate

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

Endorsement For Deed Number : I - 190401701 / 2015

Query No/Year	19040000879567/2015	Serial no/Year	1904001427 / 2015
Deed No/Year	I - 190401701 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Naresh Goel	Presented At	Private Residence
Date of Execution	17-10-2015	Date of Presentation	17-10-2015

Remarks

On 17/10/2015

Presentation(Under Section 52 & Rule-22A(3) & (4) W.B. Registration Rules, 1962)

Presented for registration at 17:00 hrs on : 17/10/2015, 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 41,06,601/-

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

Execution is admitted on 17/10/2015 by

Mrs Madhabi Chatterjee, Wife of Late Biswanath Chatterjee, Plot No. 178, Panihati, North 24, Pgs, P.O: Sodepur, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, By caste Hindu, By Profession House wife

Identified by Mr AJAY KUMAR CHAKRABORTI, Son of Late BALAJI CHAKRABORTY, 7,CHITTARANJAN PARK,SANKALPA COOPRETIVE, Flat No: B/1, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, By caste Hindu, By Profession Retired Person

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

Execution is admitted on 17/10/2015 by

Mr Naresh Goel Director, CASTLE PROJECTS PRIVATE LIMITED, 2-8, Shantiniketan Building, Kolkata 700017, P O:- Circus Avenue, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017

Identified by Mr AJAY KUMAR CHAKRABORTI, Son of Late BALAJI CHAKRABORTY, 7,CHITTARANJAN PARK,SANKALPA COOPRETIVE, Flat No: B/1, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, By caste Hindu, By Profession Retired Person

Executed by Attorney

Execution by

1. Mrs Madhabi Chatterjee, Plot No. 178, Panihati, Khardah, Sodepur, Kolkata 700110, P.O: Sodepur, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110
as the constituted attorney of

1. Ms Sharmistha Chatterjee, 3, Iswar Chatterjee Road, Khardah, Sodepur, Kolkata, P.O: Sodepur, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110

2. Ms Saswati Chatterjee, 3, Iswar Chatterjee Road, Khardah, Sodepur, Kolkata, P.O: Sodepur, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110

Indetified by Mr AJAY KUMAR CHAKRABORTI, Son of Late BALAJI CHAKRABORTY, 7,CHITTARANJAN PARK,SANKALPA COOPRETIVE, Flat No: B/1, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, By caste Hindu, By Profession Retired Person is admitted by him

Biswas

(Ashoke Kumar Biswas)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 19/10/2015

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,264/- (A(1) = Rs 45,166/- ,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 45,264/-

Description of Draft

1. Rs 45,264/- is paid, by the Draft(8554-16) No: 606360000404, Date: 17/10/2015, Bank: STATE BANK OF INDIA (SBI), SSI BRANCH BHOWANIPORE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,87,482/- and Stamp Duty paid by Draft Rs 2,87,482/-, by Stamp Rs 100/-

Description of Stamp

- 1. Rs 100/- is paid on Impressed type of Stamp, Serial no 201068, Purchased on 19/10/2015, Vendor named S Chatterjee.

Description of Draft

1. Rs 2,87,482/- is paid, by the Draft(8554-16) No: 606361000404, Date: 17/10/2015, Bank: STATE BANK OF INDIA (SBI), SSI BRANCH BHOWANIPORE.

Biswas

(Ashoke Kumar Biswas)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 11/11/2015

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.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2015, Page from 57769 to 57808

being No 190401701 for the year 2015.



Digitally signed by ASHOKE KUMAR
BISWAS
Date: 2015.11.11 14:43:28 +05:30
Reason: Digital Signing of Deed.

(Ashoke Kumar Biswas) 11-11-2015 14:43:27

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

(This document is digitally signed.)