

10297/13

2(E)

I-10957/13

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

M/C-2544/13 R 449219

Q-27184/13

MV-1,69,38,750/-

Certified that the Document is duly Registered. The Signature Sheet and endorsement sheets attached to this document are the part of this Document

Judicial Colours Xerox

Additional Registrar of Assurances, Kolkata 02.12.13

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 30th day of November in the year Two Thousand and Thirteen (2013) of the Christian Eras.

BETWEEN

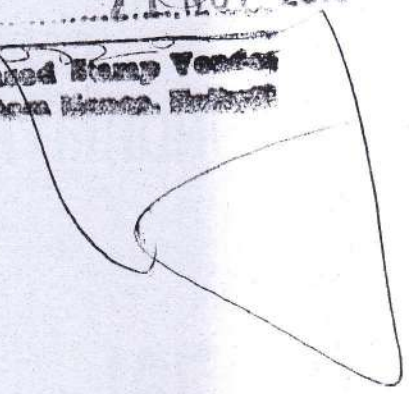
1) SHRI. SUBRATA DEB, son of Late Sourendra Chandra Deb, by nationality Indian, by occupation Retired, residing at 3, Aswini Dutta Road, P.S. Lake, Kolkata 700029, having his PAN No. AWHPDS8328F, 2) SMT. RITA RAY, wife of Birpratap Roy and daughter Late Sourendra Chandra Deb, by nationality Indian, by

T. 250

T. 250

NO.
Address..... *Swasthi Mukherjee (M/c)*
Rs.....
Date..... *21 NOV 2013*

Blind Stamps Vendor
Garden House, Kolkata



Subrata

(2013)



5374

INAPURNA VINIMAY PVT. LTD.

Subrata
Director / Authorised Signatory



5375

Subrata Das

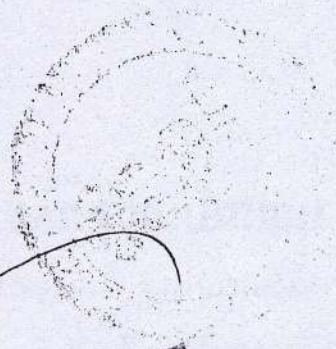


5376

Rita Roy

IDENTIFIED BY ME :-

Arijit Mondal
Advocate
Abhinav Jaiswal
Kolkata. 700027



REGISTRAR
KOLKATA
30 NOV 2013

occupation housewife, residing at 8F, Ram Hari Ghosh Lane, P.S. Muchipara, Kolkata-700009, having her PAN No. ASLPR8530R, **3)SMT. SUNANDA GHOSH**, wife of Amiyo Ghosh and daughter Late Sourendra Chandra Deb, by nationality Indian, by occupation housewife, residing at 30/B Ramdhan Mitra Lane, P.S. Shyampukur, Kolkata-700004, **4)SMT. SUMITRA DEY**, wife of Late Guru Prasanna Dey and daughter Late Sourendra Chandra Deb, by nationality Indian, by occupation housewife, residing at 16/1A Biplabi Pulin Das Street, P.S. Muchipara, Kolkata-700009, having her PAN No. BTFPD7986R, hereinafter jointly called and referred to as the "**VENDORS**", (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include their heirs, successors, executors, administrators, agents and assign etc) of the **ONE PART**.

AND

M/S ANNAPURNA VINIMAY (P) LTD., a company registered under the Indian Companies Act, 1956, having its registered office at 4, Fairlie Place, P.S. Hare Street, Kolkata-700001, having its PAN No. AAGCA7798G, being represented by its Authorized Signatory **SRI ALOK GUPTA**, son of Late Abani Mohan Gupta, by nationality Indian, by occupation Service, residing at 275, Amritlal Mukherjee Road, P.S. Thakurpukur, Kolkata-700063, hereinafter called and referred to as the "**PURCHASER**", (which expression shall unless excluded by or repugnant to the context shall mean and include its successors, executors, administrators, legal representative, successors-in-interest, successors-in-office and assign etc) of the **OTHER PART**.

WHEREAS the **CALCUTTA IMPROVEMENT TRUST** was the absolute owner, occupier, seized and possessed of and otherwise well sufficiently entitled to free from encumbrances the plot of land measuring more or less 3Kattahs 6Chittaks 7Sqft although physically it was found more or less 3Kattahs 7Chittaks situated at Improvement

Scheme No-XVIB and bearing Plot No-548 of surplus revenue free land more particularly described in the schedule therein and herein.

AND WHEREAS while the said the **CALCUTTA IMPROVEMENT TRUST** had been enjoying the right, title, interest and possession in respect of their said plot of land measuring more or less 3Kattahs 7Chittaks situated at Improvement Scheme No-XVIB and bearing Plot No-548 of surplus revenue free land, one **SHRI. DHANA BALLAV PAUL**, son of Late Balai Chand Paul, approached his desire to purchase the said land i.e. schedule premises for residential purposes and faith of the such representation the Board of **CALCUTTA IMPROVEMENT TRUST** have agreed to sell the said plot of land and as such they sold, conveyed and transferred the schedule premises measuring more or less 3Kattahs 6Chittaks 7Sqft although physically it was found more or less 3Kattahs 7Chittaks to one **SHRI. DHANA BALLAV PAUL**, son of Late Balai Chand Paul, by virtue of "Deed of Conveyance" which was registered in the office of Alipur Sadar on 01/04/1931 and duly recorded in Book No-I, Volume number-35, Pages in written 60 to 65, Deed No-1554 and for the year 1931.

AND WHEREAS while the said **SHRI. DHANA BALLAV PAUL**, son of Late Balai Chand Paul, had been enjoying the right, title, interest and possession in respect of his aforesaid purchased demarcated land measuring more or less 3Kattahs 6Chittaks 7Sqft although physically it was found more or less 3Kattahs 7Chittaks situated at Improvement Scheme No-XVIB and bearing Plot No-548 of surplus revenue free land i.e. the schedule premises, mutated his name before the Calcutta Corporation and the authority numbered the schedule premises as Premises Number-3, Aswini Dutta Road, Kolkata and thereafter the said **SHRI. DHANA BALLAV PAUL** constructed a dwelling structure for his residential purpose and started to living there.

AND WHEREAS while the said **SHRI. DHANA BALLAV PAUL**, son of Late Balai Chand Paul, had been enjoying the right, title, interest and possession in respect of his aforesaid purchased demarcated land

measuring more or less 3Kattahs 7Chittaks together with dwelling structure situated at Premises Number-3, Aswini Dutta Road, Kolkata, sold, conveyed and transferred the same to one **SMT. SARALA BALA GHOSH**, wife of Babu Madhusudan Ghosh, by virtue of "Deed of Conveyance" which was registered in the office of S.R. at Alipur on 21/05/1938 and duly recorded in Book No-I, Volume number-13, Pages in written 281 to 287, Deed No-1972 and for the year 1938.

AND WHEREAS while the said **SMT. SARALA BALA GHOSH**, wife of Babu Madhusudan Ghosh, had been enjoying the right, title, interest and possession in respect of her aforesaid purchased demarcated land measuring more or less 3Kattahs 7Chittaks together with dwelling structure situated at Premises Number-3, Aswini Dutta Road, Kolkata, sold, conveyed and transferred the same to one 1)**SHRI ARUN CHAND MITRA**, 2)**SHRI BIREN CHAND MITRA** and 3)**HIREN CHAND MITRA**, all sons of Late Anil Chand Mitra, by virtue of "Deed of Conveyance" which was registered in the office of S.R. at Alipur on 23/12/1941 and duly recorded in Book No-I, Volume number-94, Pages in written 277 to 282, Deed No-4583 and for the year 1941.

AND FURTHER WHEREAS while the said 1)**SHRI ARUN CHAND MITRA**, 2)**SHRI BIREN CHAND MITRA** and 3)**HIREN CHAND MITRA**, all sons of Late Anil Chand Mitra, had been jointly enjoying the right, title, interest and possession in respect of their aforesaid purchased property measuring more or less 3Kattahs 7Chittaks together with dwelling structure situated at Premises Number-3, Aswini Dutta Road, Kolkata, said **ARUN CHAND MITRA @ MITTER** died on 22/08/1943 in bachelor stage and leaving intestate behind his two brothers namely 1)**SHRI BIREN CHAND MITRA**, and 2)**HIREN CHAND MITRA** as his only legal heirs and successors.

AND FURTHER WHEREAS while the said 1)**SHRI BIREN CHAND MITRA** and 2) **SHRI HIREN CHAND MITRA**, both sons of Late Anil Chand Mitra, had been jointly enjoying the right, title, interest and possession in respect of the schedule property measuring more or less

3Kattahs 7Chittaks together with dwelling structure situated at Premises Number-3, Aswini Dutta Road, Kolkata, said **BIREN CHAND MITRA** died on 25/12/1986 in bachelor stage and leaving intestate behind his sole brother **SHRI HIREN CHAND MITRA** as his only legal heirs and successors.

AND FURTHER WHEREAS thus said **SHRI HIREN CHAND MITRA**, son of Late Anil Chand Mitra, became the absolute owner of the schedule property measuring more or less 3Kattahs 7Chittaks together with dwelling structure situated at Premises Number-3, Aswini Dutta Road, Kolkata.

AND FURTHER WHEREAS while the said **SHRI HIREN CHAND MITRA**, son of Late Anil Chand Mitra, had been jointly enjoying the right, title, interest and possession in respect of the schedule property measuring more or less 3Kattahs 7Chittaks together with dwelling structure situated at Premises Number-3, Aswini Dutta Road, Kolkata, his three nephews (sons of his sister namely Sudha Rani Deb who died on 01/06/1953) namely **SOBHENDRA CHANDRA DEB** died on 05/08/1981 in married, **SUMITENDRA DEB** died on 15/06/1989 in married and **SAMIR DEB** died on 09/03/1992 in married.

AND FURTHER WHEREAS while the said **SHRI HIREN CHAND MITRA**, son of Late Anil Chand Mitra, had been jointly enjoying the right, title, interest and possession in respect of the schedule property measuring more or less 3Kattahs 7Chittaks together with dwelling structure situated at Premises Number-3, Aswini Dutta Road, Kolkata, said **HIREN CHAND MITRA** died on 08/12/1997 in bachelor stage and leaving intestate behind his sister's children i.e. his nephews and niece namely 1)**SHRI SALLENDRA CHANDRA DEB**, 2)**SHRI SUKHENDU DEB**, 3)**SHRI SOUMENDRA CHANDRA DEB**, 4)**SHRI SUBRATA DEB**, 5)**SMT. SUNANDA GHOSH**, 6)**SMT. SUMITRA DEY**, 7)**SMT. RITA RAY** as his only legal heirs and successors.

AND FURTHER WHEREAS thus said 1)**SHRI SALLENDRA CHANDRA DEB**, 2)**SHRI SUKHENDU DEB**, 3)**SHRI SOUMENDRA**

CHANDRA DEB, 4)SHRI SUBRATA DEB, 5)SMT. SUNANDA GHOSH, 6)SMT. SUMITRA DEY, 7)SMT. RITA RAY became the joint owners of the schedule property measuring more or less 3Kattahs 7Chittaks together with dwelling structure situated at Premises Number-3, Aswini Dutta Road, Kolkata, by virtue of cognates as their mother Sudha Rani Deb died before their maternal uncle **HIREN CHAND MITRA**.

AND FURTHER WHEREAS while the said **1)SHRI SALILENDRA CHANDRA DEB, 2)SHRI SUKHENDU DEB, 3)SHRI SOUMENDRA CHANDRA DEB, 4)SHRI SUBRATA DEB, 5)SMT. SUNANDA GHOSH, 6)SMT. SUMITRA DEY, 7)SMT. RITA RAY** had been jointly enjoying the right, title, interest and possession in respect of the schedule property measuring more or less 3Kattahs 7Chittaks together with dwelling structure situated at Premises Number-3, Aswini Dutta Road, Kolkata, said **SALILENDRA CHANDRA DEB** died on 29/11/2004 in unmarried stage, **SUKHENDU DEB** died on 08/04/2011 in unmarried stage and **SOUMENDRA CHANDRA DEB** died on 24/08/2011 in unmarried stage and all of them leaving intestate behind their brothers and sisters namely **1)SHRI SUBRATA DEB, 2)SMT. SUNANDA GHOSH, 3)SMT. SUMITRA DEY, 4)SMT. RITA RAY** as their only legal heirs and successors.

AND FURTHER WHEREAS thus said **1)SHRI SUBRATA DEB**, son of Late Sourendra Chandra Deb **2)SMT. SUNANDA GHOSH**, wife of Amiyo Ghosh and daughter Late Sourendra Chandra Deb, **3)SMT. SUMITRA DEY**, wife of Late Guru Prasanna Dey and daughter Late Sourendra Chandra Deb, **4)SMT. RITA RAY**, wife of Birpratap Roy and daughter Late Sourendra Chandra Deb, became the ultimate joint owners of the schedule property measuring more or less 3Kattahs 7Chittaks together with dwelling structure situated at Premises Number-3, Aswini Dutta Road, Kolkata, by virtue of cognates.

AND FURTHER WHEREAS while the said 1)**SHRI SUBRATA DEB,** 2)**SMT. SUNANDA GHOSH,** 3)**SMT. SUMITRA DEY,** 4)**SMT. RITA RAY,** had been jointly enjoying the right, title, interest and possession in respect of the schedule property measuring more or less 3Kattahs 7Chittaks together with dwelling structure situated at Premises Number-3, Aswini Dutta Road, Kolkata, mutated their names as joint owners before the Kolkata Municipal Corporation in respect of the schedule premises on 03/10/2013 vide case number-0/085//03-OCT-13/79233 and Assessee Number-110850100032 and they have been paying their taxes regularly.

AND FURTHER WHEREAS thus the Vendors have been jointly enjoying the right, title, interest and possession in respect of their demarcated schedule property measuring more or less **3Kattahs 7Chittaks** together with dwelling structure commonly known as **premises number-3, Aswini Dutta Road, Kolkata.**

The Vendors being in financial requirement have decided to sell out and transfer the demarcated Schedule Property **measuring more or less 3Kattahs 7Chittaks** together with dwelling structure, and thus Purchaser has agreed to purchase the same hereinafter called the said land at a price of **Rs.60,00,000/(Rupees Sixty Lakh only)** which is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions, alignments.

AND WHEREAS the Vendors have assured and represented unto the purchasers as follows:

1) The Vendors are having permanent heritable and transferable right in the Schedule Property and are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said land and are entitled to deal with and transfer the said land i.e. Schedule

Property without any restriction, dispute, denial, claim or obligation from any body else.

2) The said Schedule Property is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisition, requisitions and alignments.

3) The Vendors have duly paid all rates, land revenues, Municipal Taxes including all other impositions and/or outgoings payable in respect of their land up to the date of execution of the "Deed of Conveyance".

4) The Vendors have not received and are not aware of any notice of acquisition or requisition or alignments of the Schedule Property or any part thereof and no suit or proceeding relating to the Schedule Property has been initiated and /or is pending in any court of law and the Schedule Property are free from any lispendences.

5) The Vendors have not entered into any agreement with any third party for sale or otherwise in respect of the Schedule Property or any portion thereof.

6) The Schedule Property has not been given for agriculture purpose to any "CHASI", "BHAGCHASI" and /or any "JOTEDAR".

7) That the Schedule Property is **Bastu** in nature.

AND WHEREAS relying on the said assurances and representation of the Vendors and believing the same to be correct and true, the Purchaser has agreed to complete the purchase of the Schedule Property and pay the consideration money to the Vendors herein and have conveyance thereof.

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of **Rs.60,00,000/(Rupees Sixty Lakh only)** paid by the Purchaser to the Vendors at the time of execution of these presents (the receipt of which the Vendors hereby admit and acknowledge).

The Vendors hereby sell, convey, transfer, grant, assure and assign to and unto the Purchaser in respect of the schedule property fully described in the schedule hereunder written and hereinafter and before called the "SCHEDULE PROPERTY" TOGETHER WITH all the legal incidents thereof AND also all deeds, Pattas and porchas, title deeds exclusively relating thereto AND also with all rights, privileges, easements, rents, issues and profits and yield thereof AND all the estate right, title, interest, property claim and demand whatsoever of the Vendors into and upon the said premises AND all other benefits and rights appertaining thereto AND various rights in all approaches, paths, passages thereto TOGETHER WITH all its rights, liberties, privileges, easements and quasi-easements whatsoever at law and in equity to and unto the Purchasers TO HAVE AND TO HOLD the same jointly in equal shares absolutely and forever as heritable and transferable estate in free simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, lispences whatsoever but subject to payment of annual land revenue (Khajana) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS
as follows:

I) The right, title and interest in the land of the said premises which the Vendors do hereby profess to transfer and that the Vendors have the absolute right, full power and absolute authority to grant, sell, convey, transfer unto the Purchaser, ownership entitlements, rights, title and interest in the said demarcated land together with the

benefits and rights in the manner aforesaid including rights to easements thereof in the manner aforesaid.

II) After purchasing the said land, the Purchaser shall have absolute authority to sell, transfer, assign, mortgage and /or let out the said demarcated land or any part thereof and the Purchaser shall have the right to mutate its name in respect of the Schedule Property and to construct building or buildings with the present sanction or approval of the concerned authority.

III) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and upon to hold, use and enjoy the Schedule Property and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendors and their predecessors-in-title or any person or persons claiming through under or in trust for the Vendors and free and clear from and against all manner of encumbrances, mortgages, charges, trust, liens and attachments whatsoever.

IV) The Vendors shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser and from time to time make do, acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said premises together with the benefits and rights hereby granted unto the Purchaser as in the manner aforesaid.

V) The Vendors have not done any act, deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchaser hereunder may be prejudicially affected.

vi) That if any error or omission in the recital of the 'Deed of Conveyance', transpires at a later date, the Vendors at the cost and request of the purchasers shall do and execute or cause to be done or executed any 'Supplementary Deed' or 'Deed of Declaration' or 'Deed of Rectification' whatsoever in favour of the Purchasers.

SCHEDULE PROPERTY

ALL THAT piece and parcel of land **measuring more or less 3Kattahs 07Chittaks** together with 40 years old and dilapidated dwelling R. C. structure measuring more or less 400Sqft lying at **Premises number-3, Aswini Dutta Road, P.S.-Lake, Kolkata-700 029**, vide Assessee Number-110850100032 under **K.M.C. Ward No-85**, District- 24 Parganas (south), delineated in the "**RED VERGE**" together with all easement rights including all rights, title, interest, possession, claim, demand, profits, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath of the soil **which is butted and bounded as follows:-**

ON THE NORTH : Premises No-15 and 16, Manoharpukur 2nd Lane.

ON THE SOUTH : Aswini Dutta Road.

ON THE EAST : Premises No- 4, Aswini Dutta Road.

ON THE WEST : Premises No- 2, Aswini Dutta Road.

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

SIGNED SEALED AND DELIVERED

at Kolkata in the presence of:

WITNESSES

1. *(PARTHA DEY)*
Subrata Deb
7/1 B HAZRA RD
CALCUTTA-26, Rabi Roy

2. *Dipa Roy*
Adv. SF Ramhani
Ward Lane,
Kol-9.
Smita Roy

SIGNATURES OF VENDORS

ANNAPURN VINIMAY PVT. LTD.

(Signature)
Director / Authorized Signatory.

SIGNATURE OF PURCHASER

Drafted by me as per documents and information furnished by the Vendor.

(Signature)
ADVOCATE

MD. MAHFUZ TAKRIM
B.Sc, Spl. BA (Double), MA, LL.B, C.V.R.
Advocate & Property Valuer
Calcutta High Court

MEMO OF CONSIDERATION

RECEIVED from the within-named Purchaser by the within-named Vendors the sum of Rs. 60,00,000/- (Rupees Sixty lacs) by Demand Drafts, all dated 12.11.2013, all on Union Bank of India, Service Branch, Kolkata, as per memo below.

| <u>D/D No.</u> | <u>Payee</u> | <u>Amount (Rs)</u> |
|----------------|---------------|--------------------|
| 099984 | Sunanda Ghosh | 15,00,000/- |
| 099985 | Sumitra Dey | 15,00,000/- |
| 099986 | Rita Ray | 15,00,000/- |
| 099987 | Subrata Deb | 15,00,000/- |
| Total : | | 60,00,000/- |

(Rupees Sixty lacs only)

WITNESSES:

1.

Letter (BARTHA DEY)
7/1 D HAZRA ROAD
CALCUTTA-26 *Subrata Deb*

2. Dipa Ray.

DDV. SFRM-AMI
4th Floor, LSC. Kol-9.

Rita Ray

SUNANDA GHOSH

Sumitra Dey

SIGNATURES OF VENDORS

Photo & Signatures
of the Executants /
Presentants

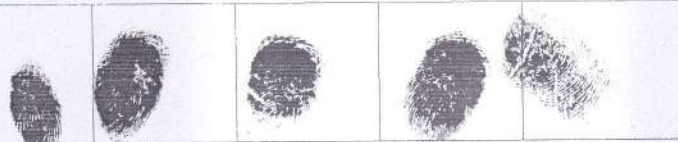
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ANNAPURNA VINS. MAY PVT. LTD.

R. S. Ray

Director and Signatory



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(Left Hand)



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(Right Hand)



Subrata Das



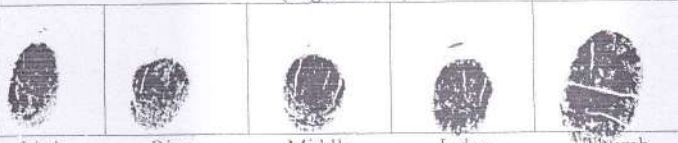
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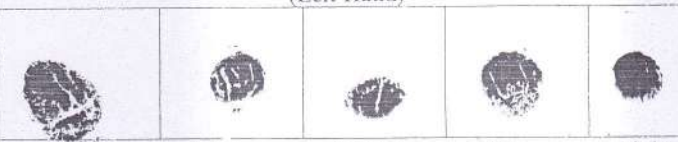
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Rita Ray



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(Left Hand)



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(Right Hand)



S. V. Mohan



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(Left Hand)



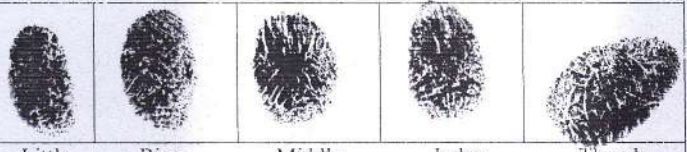
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Photo & Signatures
of the Executants /
Presentants

SPECIMEN FOR TEN FINGER PRINTS



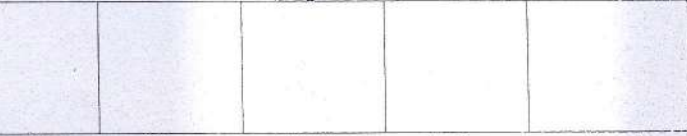
Sunil Kumar Singh



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(Left Hand)



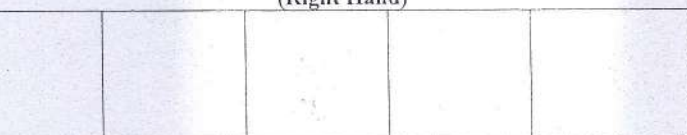
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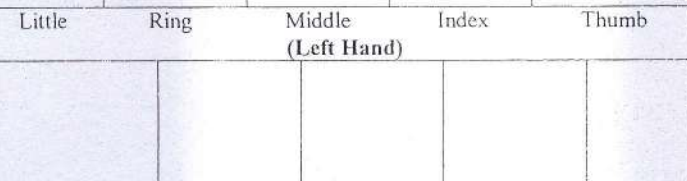
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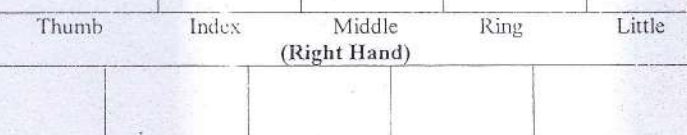
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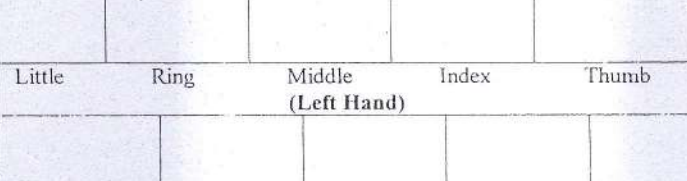
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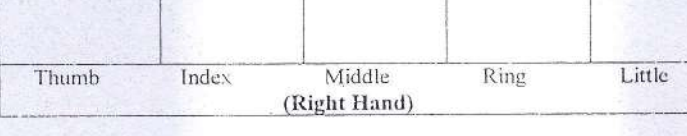
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PREMISES NO
15 & 16 MANOHARPUKUR ROAD



Subraaj Deb

Rohit Roy
SUNAR/SH/1105A

Santana Day

ANNAPURNA VINIMAY PVT. LTD.

[Signature]
Director / Authorized Signatory.

SITE PLAN OF PRE. NO.- 3, ASWINI DUTTA
ROAD, KOL- 29, WARD- 85, UNDER K.M.C.



SCALE- 1:200



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 10957 of 2013
(Serial No. 10397 of 2013 and Query No. 1901L000027184 of 2013)

On 30/11/2013

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

Presented for registration at 14.15 hrs on :30/11/2013, at the Private residence by Alok Gupta ,Claimant.

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

Execution is admitted on 30/11/2013 by

1. Subrata Deb, son of Lt. Sourendra Chandra Deb , 3, Aswini Dutta Road, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029, By Caste Hindu, By Profession : Retired Person
2. Rita Ray, wife of Birpratap Roy , 8 F, Ram Hari Ghosh Lane, Kolkata, Thana:-Muchipara, District:-Kolkata, WEST BENGAL, India, Pin :-700009, By Caste Hindu, By Profession : House wife
3. Sunanda Ghosh, wife of Amiyo Ghosh , 30/ B, Ramdhan Mitra Lane, Kolkata, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700004, By Caste Hindu, By Profession : House wife
4. Sumitra Dey, wife of Lt. Guru Prasanna Dey , 16/1, Biplabi Pulin Das Street, Kolkata, Thana:-Muchipara, District:-Kolkata, WEST BENGAL, India, Pin :-700009, By Caste Hindu, By Profession : House wife
5. Alok Gupta
Authorised Signatory, M/ S. Annapurna Vinimay (P) Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Service

Identified By Avijit Mondal, son of , Alipore Judges Court, Kolkata, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 02/12/2013

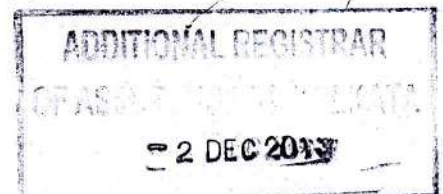
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

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

Registration Fees Rs. 1,86,416/- paid online on 30/11/2013 2:34PM with Govt. Ref. No. 192013140005290491 on 30/11/2013 2:33PM, Bank: State Bank of India, Bank Ref. No. IK37841848 on 30/11/2013 2:34PM, Head of Account: 0030-03-104-001-16, Query No:1901L000027184/2013

Certificate of Market Value(WB PUVI rules of 2001)



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 10957 of 2013
(Serial No. 10397 of 2013 and Query No. 1901L000027184 of 2013)

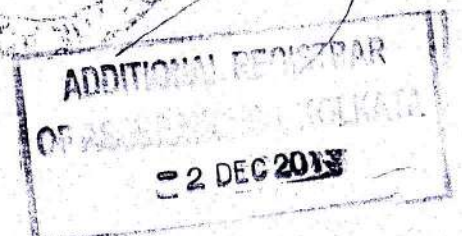
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,69,38,750/-

Certified that the required stamp duty of this document is Rs.- 1185732 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

Stamp duty Rs. 11,85,732/- paid online on 30/11/2013 2:34PM with Govt. Ref. No. 192013140005290491 on 30/11/2013 2:33PM, Bank: State Bank of India, Bank Ref. No. IK37841848 on 30/11/2013 2:34PM, Head of Account: 0030-02-103-003-02, Query No:1901L000027184/2013

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

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

GRN: 19-201314-000529049-1

Payment Mode Online Payment

GRN Date: 30/11/2013 14:33:18

Bank : State Bank of India

BRN : IK37841848

BRN Date: 30/11/2013 14:34:51

DEPOSITOR'S DETAILS

Id No. : 1901L000027184/3/2013
[Query No./Query Year]

Name : Annapurna Vinimay Pvt. Ltd.

Contact No. : Mobile No. : +91 9830732686

E-mail : aragroupcal@gmail.com

Address : 4, Fairlie Place, Kolkata

Applicant Name : Md Mahfuz Takrim

Office Name : A.R.A. - I KOLKATA, Kolkata

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|--|--------------------|------------|
| 1 | 1901L000027184/3/2013 | Property Registration- Stamp duty | 0030-02-103-003-02 | 1185732 |
| 2 | 1901L000027184/3/2013 | Property Registration- Registration Fees | 0030-03-104-001-16 | 186416 |

Total

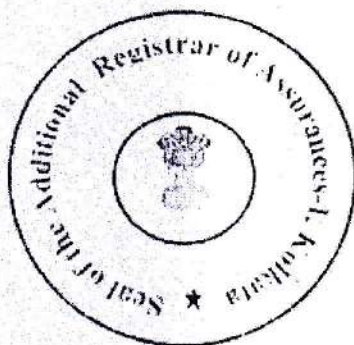
1372148

In Words : Rupees Thirteen Lakh Seventy Two Thousand One Hundred Forty Eight only

517

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 297 to 318
being No 10957 for the year 2013.



MR

(Dinabandhu Roy) 03-December-2013
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal