

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 610294



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

Additional Registrar
of Assurance-II, Kolkata

05/12/16

DEED OF CONVEYANCE

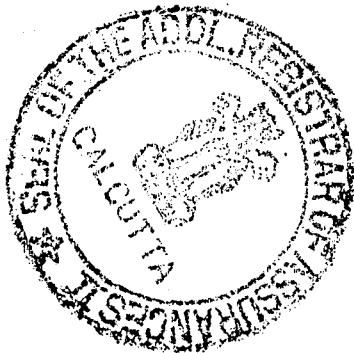
THIS DEED OF CONVEYANCE made this 3rd day of DECEMBER Two
Thousand and Sixteen (2016).

176348

Sl. No. Sold To.
R. Addn.
P. K. DAS
(Govt) LICENSED STAMP VENDOR
11A, Mirza Ghalib Street, Kul-87
L. No-285, RS.
Date..... Sign.....

Gangandeep Sales Pvt Ltd
81A, Sikdar bagen St.
W4

30 NOV 2016



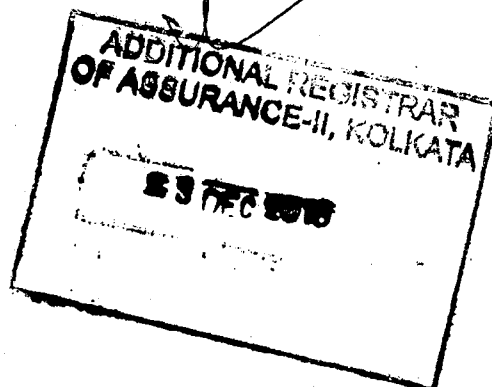
Identified by me.

Bijay Kr. Mukhopadhyay.

S/o H. R. Mukhopadhyay. Adv.

City Civil Court,
Calcutta.

WB/3242/1999



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

GRN: 19-201617-003362913-2

GRN Date: 02/12/2016 12:24:44

BRN: CBI0212160020767

Payment Mode

Counter Payment

Bank: Central Bank of India

BRN Date: 03/12/2016 00:00:00

DEPOSITOR'S DETAILS

Name :

GAGANDEEP SALES PRIVATE LIMITED

Contact No. :

Mobile No. : +91 9330088328

E-mail :

anil_gupta98@rediffmail.com

Address :

81A, SIKDAR BAGAN STREET, KOLKATA-700004

Applicant Name :

Mr B K Mukhopadhyay

Office Name :

Office Address :

Status of Depositor :

Buyer/Claimants

Purpose of payment / Remarks :

Sale, Sale Document

Id No. : 19020001570095/1/2016

[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	19020001570095/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	583003
2	19020001570095/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	3709920

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

Total

4292923

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

GRN: 19-201617-003362913-2

GRN Date: 02/12/2016 12:24:44

Payment Mode

Counter Payment

Bank :

Central Bank of India

DEPOSITOR'S DETAILS

Id No. : 19020001570095/1/2016

[Query No./Query Year]

Name : GAGANDEEP SALES PRIVATE LIMITED

Contact No. :

Mobile No. : +91 9330038328

E-mail : anil_gupta98@rediffmail.com

Address : 81A, SIKDAR BAGAN STREET, KOLKATA-700004

Applicant Name : Mr B K Mukhopadhyay

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

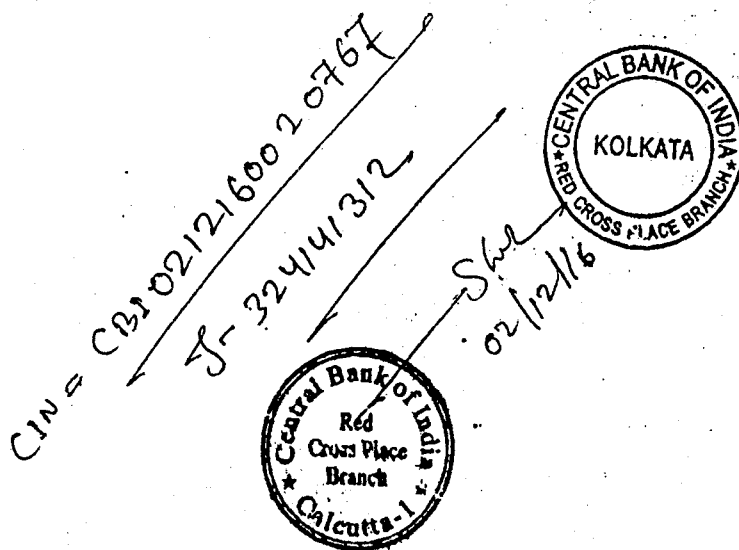
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Note: Produce this challan to any branch of Central Bank of India. Please ensure, to make your payment within 09/12/2016 (banking hours). This challan form shall be invalid 09/12/2016



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 19020001570095/2016

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	Mr Subhabrata Dey 39/23A, Gopal Nagar Road, P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Represent ative of Seller [AMBIKA VANIJYA PRIVATE LIMITED]		3234 	<i>Subhabrata Dey</i> 3/12/2016
2	Mr Anil Kumar Gupta 20A, Ramkanai Adhikari Lane, P.O:- Bowbazar, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700012	Represent ative of Buyer [GAGAND EEP SALES PRIVATE LIMITED]		3233 	<i>Anil Kumar Gupta</i> 03/12/16
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr B. K. Mukhopadhyay Son of Late S. R. Mukhopadhyay City Civil Court, Calcutta, P.O:- GPO, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN - 700001	Mr Subhabrata Dey, Mr Anil Kumar Gupta		<i>Bijoy Mukhopadhyay</i> 03/12/16	

(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

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

Kolkata, West Bengal

BETWEEN

AMBIKA VANIJYA PRIVATE LIMITED, (PAN : AAGCA 2951B) a company incorporated under the provision of the Companies Act, 1956, having its registered office at 4/6A, Waterloo Street, Post Office Dharamtalla, Police Station Hare Street, Kolkata-700069 represented by its director namely **Mr. SUBHABRATA DEY (PAN : AKLPD8893K)**, son of Late Debabrata Dey, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 39/23A, Gopal Nagar Road, Post Office & Police Station Alipore, Kolkata-700027, hereinafter referred to as the **VENDOR** (which expression shall mean and include its successor or successors in interest and/or assigns) of the **ONE PART.**

AND

GAGANDEEP SALES PRIVATE LIMITED, (PAN : AADCG 6629H) a company incorporated under the provision of the Companies Act, 1956, having its registered office at 81A, Sikdar Bagan Street, Post Office - Shyambazar, Police Station - Shtyampukur, Kolkata-700004 represented by its director namely **Mr. ANIL KUMAR GUPTA (PAN : ADVPG0073D)**, son of Late Sundar Lal Gupta, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 20A, Ramkanai Adhikari Lane, Post Office - Bowbazar, Police Station - Muchipara, Kolkata-700012, hereinafter referred to as the **PURCHASER** (which expression shall mean and include its successor or successors in interest and/or assigns) of the **OTHER PART :**

WHEREAS:

A. One Kumar Monmatha Nath Mitra Bahadur, since deceased, was a land holder of several properties in and around Kolkata including his dwelling house at 34, Shyampukur Street, Kolkata which was a large residential house with a big garden and compound total admeasuring 5 (Five) Bigha, 8 (Eight) Cottah, 14 (Fourteen) Chittack and 39 (Thirty Nine) Sq. Ft. more or less (hereinafter referred to as the **MOTHER PREMISES**).

B. The said Kumar Monmatha Nath Mitra Bahadur being the owner of the Mother Premises died on or about 16th September, 1934 after having made and published his last Will and Testament dated 24th August, 1934 and two Codicils respectively dated 24th August, 1934 and 2nd September, 1934 both in bengali language and character and after leaving behind him surviving his wife Smt. Lilabati Mitra and seven sons, namely, Sarat Chandra Mitra, Basanta Kumar Mitra, Hemanta Kumar Mitra, Sisir Kumar Mitra, Kiron Kumar Mitra, Bijoy Kumar Mitra and Sanat Kumar Mitra and four married daughters, namely, Gouri Bala Dutta, Renukabala Ghosh, Sudharani Sinha and Maya Rani Bose. Under the said Will and Testament dated 24th August, 1934 and the two Codicils thereafter the said Kumar Monmatha Nath Mitra Bahadur purported to divide the Said Mother Premises being the residential premises having dwelling house and garden into six distinct and demarcated plots of land as per the plan attached thereto and respective marked as "KA", "KHIA", "GA", "GHA", "UNA" and "CHA" and also granted the right of

residence only till her life time of his wife Smt. Lilabati Mitra in the said dwelling house at the Mother Premises and also dealt with the other properties which are not the subject matter of this deed.

C. It is further recorded that each of such division into six parts made by the said Testator namely Kumar Monmatha Nath Mitra Bahadur as shown on the map of the entire Mother Premises and respectively marked in bengali alphabets as aforesaid each consisted of two parts respectively, one in respect of the main building and the other portion in respect of the vacant garden land appurtenant to the main building at the Mother Premises.

D. Under the aforesaid last Will and Testament he gave devised and bequeathed to his elder son Sarat Chandra Mitra the portion marked as "KA", to his third son Hemanta Kumar Mitra the portion marked as "KHA", to his fourth son Sisir Kumar Mitra the portion marked as "GA", to his fifth son Kiron Kumar Mitra the portion marked as "GHA", to his sixth son Bijoy Kumar Mitra the portion marked as "UNA" and to his seventh son Sanat Kumar Mitra the portion marked as "CHA" and did not give any portion of the premises to his second son Basanta Kumar Mitra stating under the Will that the said second son Basanta Kumar Mitra was disobedient to the said Testator.

E. Under the said last Will and Testament dated 24th August, 1934 the said Testator Kumar Monmatha Nath Mitra Bahadur appointed his three sons namely,

Sarat Kumar Mitra, Hemanta Kumar Mitra and Kiron Kumar Mitra to be the Joint Executors of the said Will and the said Executors after the demise of the said Testator duly obtained the probate of the said last Will from the High Court of Judicature of Fort William in Bengal by a grant dated 18th February, 1935.

F. The said Joint Executors after duly obtained the probate of the said last Will, inter alia, put the respective legatees in possession of their respective portions as demarcated under the said last Will in respect of the Mother Premises whereupon the fifth son of the Testator namely Kiron Kumar Mitra absolutely in vacant possession of the portion marked as "GHA" in the map attached to the said Will and thereon bordered GREEN namely the portion of the main building and further together with the portion of the vacant land being the garden. The said vacant land and/or garden portion of the Mother Premises demarcated as "GHA" and allotted to the said Kiron Kumar Mitra under the said last Will upon measurement was found to contain an area of 9 Cottahs, 8 Chittacks and 1 Sq. Ft. or 6841 Sq. Ft. more or less, hereinafter called the Subject Premises and the peaceful and vacant possession thereof was obtained and retained by the said Kiron Kumar Mitra without any objection being raised by the other respective legatees with regard to the demarcation and the said Kiron Kumar Mitra continued to be in the vacant and peaceful possession thereof until the time of his death and the said Kiron Kumar Mitra died without making or publishing any Will on 28th May, 1982 and leaving behind him surviving only two sons namely Tapan Kumar Mitra and Mihir Kumar Mitra as the only heirs, his wife having pre-deceased him and thus the said Tapan Kumar Mitra and Mihir Kumar Mitra became the

absolute owners in respect of the said garden portion of the land demarcated as "GHA" admeasuring 9 Cottahs, 8 Chittacks and 1 Sq. Ft. or 6841 Sq. Ft. more or less hereinafter referred to as the **SUBJECT PREMISES** and remained in vacant and peaceful possession thereof as absolute owners thereof.

G. The said Mihir Kumar Mitra died intestate on or about 25th August, 1995 leaving behind him surviving his wife Smt. Smriti Mitra, and daughter Smt. Sita Ghosh, as the only heiresses and/or the legal representatives and none else who became entitled to the undivided one-half share of the said Mihir Kumar Mitra in respect of the Subject Premises. The said other co-owner namely Tapan Kumar Mitra also died on or about 17th October, 1998 leaving behind him surviving his wife Smt. Aloka Rani Mitra, one son Sri Sourangshu Kumar Mitra and one daughter Smt. Supriya Basu Mallick and after having made and published his last Will and Testament dated 15.05.1994 and under the said last Will and Testament the said Tapan Kumar Mitra being the Testator gave devised and bequeathed the entirety of his undivided one-half share or interest in the subject premises including other properties to his son Sourangshu Kumar Mitra 60% and to his grand son Arunava Mitra 40% respectively absolutely and for ever and also appointed his son-in-law namely Subrata Basu Mallick and his said son Sourangshu Kumar Mitra as the Joint Executors of the said Will.

H. The said Sourangshu Kumar Mitra with the consent of the other executor namely Subrata Basu Mullick of the said last Will left by Tapan Kumar Mitra dated

15th May, 1994 to the High Court at Calcutta vide P.L.A. No. 56 of 2001 and the probate of the said Will was granted to them by the grant dated 2nd July, 2001 whereupon the said Sourangshu Kumar Mitra and the said Arunava Mitra became entitled to their respective share of 60% and 40% respectively in the said undivided one-half share or interest of the testator namely of Tapan Kumar Mitra in respect of the Subject Premises absolutely and for ever.

I. Thus, the said Smt. Smriti Mitra, and Smt. Sita Ghosh, Sri Sourangshu Kumar Mitra and said Master Arunava Mitra became the absolute joint owners and in free and vacant possession in respect of the Subject Premises being the portion of the garden land which was demarcated as "GHA" under the Will of the said Kumar Monmatha Nath Mitra Bahadur admeasuring 9 Cottahs, 8 Chittacks and 1 Sq. Ft. or 6841 Sq. Ft more or less together with all other rights and easements appurtenant thereto in the following ratio:

- a) Smt. Smriti Mitra - 25%
- b) Smt. Sita Ghosh - 25%
- c) Sri Sourangshu Kumar Mitra - 30%
- d) Master Arunava Mitra - 20%

J. Said Smt. Smriti Mitra, Smt. Sita Ghosh and Sri Sourangshu Kumar Mitra by a registered deed of conveyance dated 28th February 2005 duly registered before the Additional Registrar of Assurances -II, Kolkata and recorded in Book I, Volume No. 1, Pages 1 to 23, Being no. 3458 for the year 2006 jointly sold conveyed and

transferred All That piece and parcel of undivided 4/5th share of the subject premises unto and in favour of **KND ESTATES (P) LIMITED** and **SUNDARBAN ICE & COLD STORAGE (P) LIMITED** for the consideration mentioned therein free from all encumbrances.

K. Said Master Arunava Mitra (minor) represented by his father and natural guardian Mr. Sourangshu Kumar Mitra by a registered deed of conveyance dated 17th May 2006 duly registered before the Additional Registrar of Assurances -II, Kolkata and recorded in Book No. I, Volume No. 1, Pages 1 to 19, Being No.01478 for the year 2007 in terms of the order Dated 30/03/06 passed by the Hon'ble High Court in F.M.A. No. 43 of 2006, sold conveyed and transferred All That piece and parcel of undivided 1/5th share of the subject premises unto and in favour of **KND ESTATES (P) LIMITED** and **SUNDARBAN ICE & COLD STORAGE (P) LIMITED** for the consideration mentioned therein free from all encumbrances.

L. By the above said two Deed of Conveyances dated 28th February 2005 and 17th May 2006 **KND ESTATES (P) LIMITED** and **SUNDARBAN ICE & COLD STORAGE (P) LIMITED** became the absolute Joint Owners of the Subject Property i. e. All That piece and parcel of Land measuring about 9 Cottahs, 8 Chittacks and 1 Sq. Ft. equivalent to 6841 Sq. Ft. along with structure measuring 400 Sq. Ft. more or less being the Municipal Premises No. 34H, Shyampukur Street formally 34A, Shyampukur Street, within Ward No. 10 of the Kolkata Municipal Corporation within

Police Station Shyampukur, with all kind of easement right, benefit appurtenant thereto.

M. Subsequently said **KND ESTATES (P) LIMITED** and **SUNDARBAN ICE & COLD STORAGE (P) LIMITED** jointly sold conveyed and transferred All That piece and parcel of Land measuring about 8 Cottahs, 12 Chittacks equivalent to 6841 Sq. Ft. along with structure there in being part of Municipal Premises No. 34H, Shyampukur Street formally 34A, Shyampukur Street, within Ward No. 10 of the Kolkata Municipal Corporation within Police Station Shyampukur, with all kind of easement right, benefit appurtenant thereto unto and in favour of the Vendor herein by a registered Deed of Conveyance dated 17th April, 2007, which was duly registered before the Additional Registrar of Assurances-II, Kolkata and recorded in Book No. I, Volume No. 1, Pages 1 to 19, Being No.03362 for the year 2007, All That the Land admeasuring an area of 8 (Eight) Cottahs, 12 (Twelve) Chittacks or 6841 Sq. Ft more or less Together with structure lying and Situated at 34H, Shyampukur Street, formally 34A, Shyampukur Street, Kolkata more fully and particular described in the Schedule herein under written.

N. Thereafter said **KND ESTATES (P) LIMITED**, **SUNDARBAN ICE & COLD STORAGE (P) LIMITED** and the Vendor herein jointly executed a registered deed of Declaration dated 19/05/2007, wherein declared that the actual area of Land is 9 Cottahs, 8 Chittacks and 1 Sq. Ft. equivalent to 6841 Sq. Ft along with structure therein Situated at 34H, Shyampukur Street, formally 34A, Shyampukur

Street, Kolkata, which was duly registered before the Additional Registrar of Assurances-II, Kolkata and recorded in Book No. I, Volume No. I, Pages 1 to 15, Being No. 04353 for the year 2007.

O. After execution and registration of the said deed of Declaration dated 19/05/2007 the Vendor herein become the absolute Owner of the Subject Property i.e. All That piece and parcel of Land measuring about 9 Cottahs, 8 Chittacks and 1 Sq. Ft. equivalent to 6841 Sq. Ft along with structure measuring 400 Sq. Ft. more or less being the Municipal Premises No. 34H, Shyampukur Street formally 34A, Shyampukur Street, within Ward No. 10 of the Kolkata Municipal Corporation within Police Station Shyampukur, with all kind of easement right, benefit appurtenant thereto and the Vendor herein has mutated it's name in the records of the Kolkata Municipal Corporation vide Assessee No.110104201842.

P. It is also recorded that the Vendor hypothecated the Subject Premises to the Central Bank of India, Red Cross Place Branch, Kolkata as the Guarantor on behalf of the Everest Enterprises in CC & BD Loan Account No.3062198236 & 3065721629 respectively.

Q. On making default the said Central Bank of India, Red Cross Place Branch, filed Suit (O.A. No. 16 of 2013, Central Bank of India -Vs- Everest Enterprises & Others) before the Kolkata Debts Recovery Tribunals No. I, for recovery of dues in CC & BD Loan Account No.3062198236 & 3065721629 respectively.

R. The Vendor, the Borrower and the said Central Bank of India, Red Cross Place Branch, Kolkata have made several correspondences and made a joint application for passing compromises decree before said the Kolkata Debts Recovery Tribunals No. I, in O.A. No. 16 of 2013, permitted the Central Bank of India -VS- Everest Enterprises & Others and allow the Vendor and Bank to sale the Subject Premises for full and final consideration of Rs. 5,30,00,000/- (Rupees Five Crores and ThirtyLacs) Only.

S. The purchaser herein has approached to the Vendor to purchase the subject premises at a total price of Rs.5,30,00,000/- (Rupees Five Crore and Thirty Lacs) only as full and final consideration money and the Vendor Agreed to sale the Subject Premises with the confirmation of the said Central Bank of India Red Cross Place Branch, Kolkata.

NOW THIS DEED WITNESSETH as follows:

In pursuance of the afore said and in consideration of the sum of Rs. 5,30,00,000/- (Rupees Five Crore and Thirty Lacs) only well and truly paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby and hereunder admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser as well as the **Subject Premises**) the Vendor doth hereby grant, sell, transfer, convey, assign and assure to unto and in favour of the Purchaser the **Subject Premises** more fully described under the **SCHEDULE** hereunder written in All That the piece and parcel of Land admeasuring

9 Cottahs, 8 Chittacks and 1 Sq. Ft. equivalent to 6841 Sq. Ft be the same a little more or less together with Structure being part or portion of municipal premises No. 34H, Shyampukur Street, PS – Shyampukur, PO – Shyambazar, Kolkata - 700 004, and also shown in the plan attached hereto and bordered **RED** thereon free from all encumbrances charges liens lispendens trusts debutter acquisition requisition and alignment whatsoever and howsoever **TOGETHER WITH** all the ways, paths, passages, under-ways, sewers, drains, trees, shrubs, water courses, rights, lights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever thereunto belonging or in anywise appertaining thereto or any part thereof or which with the same or any part thereof or taken as part held, used, occupied enjoyed reputed deemed taken or taken as part or parcel thereof or appertaining thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together with furthermore all the estate, right, title, interest inheritance, use, possession, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon or in respect of the said **Subject Premises** and every part thereof **AND** all deeds, pattahs, muniments, writings and evidences of title which in any wise relate to the **Subject Premises** or any part thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, its executors, administrators or representatives or any person from whom he can or may procure the same without action or suit at law or in equity **TO HAVE AND TO HOLD OWN POSSESS AND ENJOY** the Said **Subject Premises** and each and every part thereof, hereby granted, sold, conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER**

WITH All rights, members and appurtenances thereof unto and to the use of the Purchaser, its executors, administrators, representatives and assigns absolutely and forever free from all encumbrances and liabilities **AND** the Vendor doth hereby covenant with the Purchaser (1) that the Vendor are entitled to the said **Subject Premises** free from all encumbrances, liabilities, liens lispensens trusts debutor acquisition requisition and alignment whatsoever and howsoever other than mentioned above **AND** (2) that the Vendor has a good right, full power absolute authority and indefeasible title to grant sell convey transfer assign assure the Said **Subject Premises** hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents **AND** (3) that the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the said **Subject Premises** and all other right title and benefits appurtenant thereto and receive and take the rents issues and profits thereof and every part thereof without any hindrance eviction interruption disturbance claim or demand whatsoever from of or by the Vendor or any person or persons whomsoever **AND** (4) that free and clear and freely and clearly and absolutely acquitted exonerated released discharged or otherwise well and sufficiently saved defended kept harmless and indemnified against all estates charges, mortgages, liens, lispensens, debts, attachments, execution, claims, demands, encumbrances and liabilities other than mentioned above whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** (5) that the Vendor and all persons having or lawfully or equitably claiming any

right title interest property claims or demand whatsoever in or upon the **Subject Premises** or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser make do acknowledge and execute or cause to be made done acknowledged and executed all such acts deeds matters things and assurances whatsoever for further better and more perfectly and effectually assuring and transferring the said **Subject Premises** and every part thereof hereby transferred and conveyed unto and to the use of the Purchaser as shall or may be reasonably required; (6) that the Vendor shall keep all the muniment and evidences of title and other deeds documents and papers anywise concerning and/or relating to the Subject Premises safe and unobliterated and shall produce the same and grant true photo copies and/or excerpts of the same at the cost and expense of the Purchaser at all times when reasonably demanded.

THE SCHEDULE ABOVE REFERRED TO

(The Subject Premises)

ALL THAT the piece or parcel of Bastu Land admeasuring 9 Cottahs, 8 Chittacks and 1 Sq. Ft. equivalent to 6841 Sq. Ft. along with residential structure measuring 400 Sq. Ft. more or less 30 years old cemented floor being part of Municipal Premises No. 34H, Shyampukur Street, within Ward No. 10, Assessee No. 110104201842, of the Kolkata Municipal Corporation within P.S. Shyampukur and shown in the map or plan attached hereto bordered **RED** thereon and butted and bounded as follows:

ON THE NORTH : - By Premises No. 34I, Shyampukur Street, Kolkata;

ON THE EAST : - By 137/1A, Bidhan Sarani; Kolkata

ON THE WEST : - By 20' ft wide common passage;

ON THE SOUTH : - By Shyampukur Street, Kolkata;

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

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

1. *Modhu Luchin Luch*
S/o Bharat Sen
62/77, Haripada Dutt Lane
Kolkata - 700033
2. *B. Mukhopadhyay*
City Civil Court, Calcutta

AMBIKA VANIJYA PVT. LTD.

Subhadrachandray
Director

Signature of Vendor

EXECUTED AND DELIVERED by the **PURCHASERS** hereto at Kolkata in the presence of:

1. *Pannalal Shaw*
S/o Late R. P. Shaw
134B, A. K. Dutta Sarani,
Kolkata - 700006
2. *Arun Kumar Shaw*
S/o Sambhu Nath Shaw
22/11H/7 K.C. Road, K-700002

GAGANDEEP SALES PVT. LTD

Anand Kumar

Director

Signature of Purchasers

Drafted By

Bijay Kumar

Bijay Kumar Mukhopadhyay, Advocate
City Civil Court, Calcutta
WB/3242/1999

MEMO OF CONSIDERATION

RECEIVED on and from the within named Purchaser the within mentioned the sum of Rs.5,30,00,000/- (Rupees Five Crore and Thirty Lacs) only being the full and final payment towards Sale of the said Subject Premises:-

<u>Sl. No.</u>	<u>Date</u>	<u>Cheque No.</u>	<u>Drawn On</u>	<u>Amount (Rs.)</u>
1	25.11.2016	046356	CENTRAL BANK OF INDIA, RED CROSS PLACE BRANCH	5,24,70,000.00
			TAX DEDUCTED AT SOURCE	5,30,000.00
TOTAL				5,30,00,000.00

(Rupees Five Crore and Thirty Lacs) only

Witness:-

1. Madhu Lachha Singh
S/O Bharat Singh
62/77 Hari Pada, Duttal, Laxmi
Kolkata - 700033

2. B. Mukhopadhyay,
City Civil Court
Calcutta.

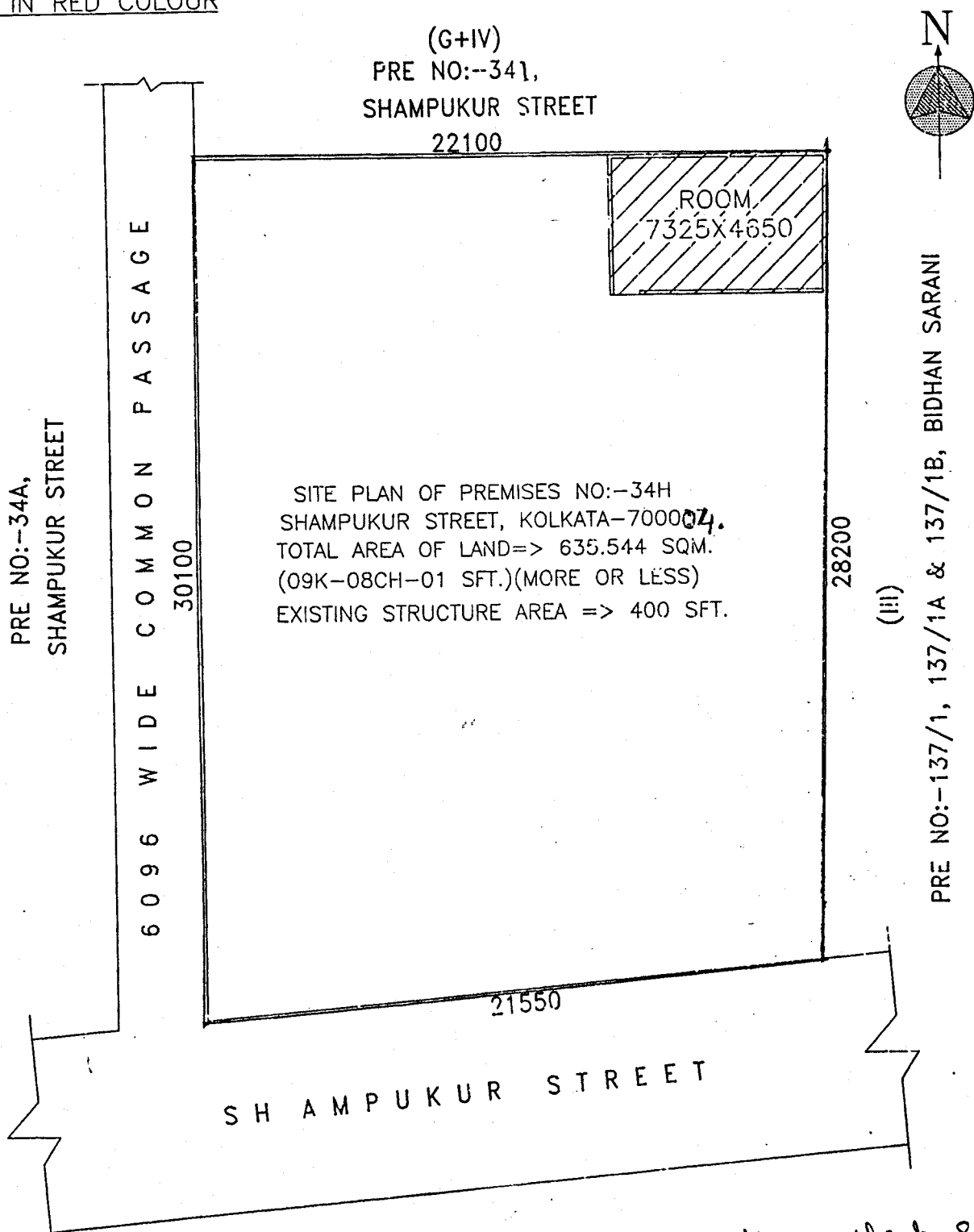
AMBIKA VANIJYA PVT. LTD.

Subhabrata Dasgupta
Director

Signature of Vendor.

SITE PLAN OF PREMISES NO-34H, SHAMPUKUR STREET, KOLKATA-700 004, IN WARD NO:-10, BOROUGH-II, P.S-SHYAMPUKUR, WITHIN THE KOLKATA MUNICIPAL CORPORATION.

TOTAL AREA OF LAND=> 635.544 SQM. (09K-08CH-1SFT.)(MORE OR LESS)
NAME OF SELLER:-AMBIKA VANIJYA PRIVATE LIMITED.
NAME OF PURCHASER:-GAGANDEEP SALES PRIVATE LIMITED. SCALE:-1:200
SHOWN IN RED COLOUR



AMBIKA VANIJYA PVT. LTD.
Ambika Vanijya
Director

GAGANDEEP SALES PVT. LTD.
Gagandeep Sales
Director

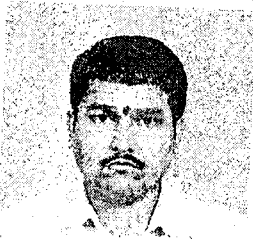
Kamlesh Seal
KAMALESH SEAL, B.Sc., D.C.E.
L.B.S. No:-1020 (Class-I)
The Kolkata Municipal Corporation

SPECIMEN FORM FOR TEN FINGERPRINTS



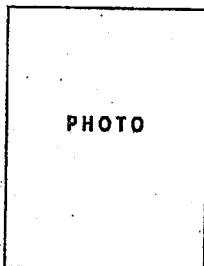
Shamir bin Saphir

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

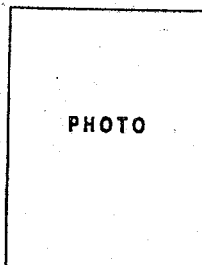


Subhashchandra dnyan


Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger




Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger


ELECTION COMMISSION OF INDIA
 ভাৰতীয় নির্বাচন কমিশন

IDENTITY CARD WB / 22 / 150 / 093353



Elector's Name	Caste / Amt.
পিতা/মাতা	কাস্ট/অম্‌ট
Father/Mother	
Husband's Name	Serial
পতি/স্বামীর নাম	সিরিয়াল
Sex	M
লিঙ্গ	♂
Age as on 1/1/1960	25
১১.১১.৬০-এ বয়স	২৫

Annul the Entry

Address
236, Narayana Acharya Lane, Calcutta

For
100 SEALDAH

Facsimile Signature
Electoral Registration Officer
বিদ্যুৎ-স্বাক্ষর অফিসার দ্বারা

Assembly Constituency
100-সিঙ্গারদা

Place
Calcutta

Date
13.08.86

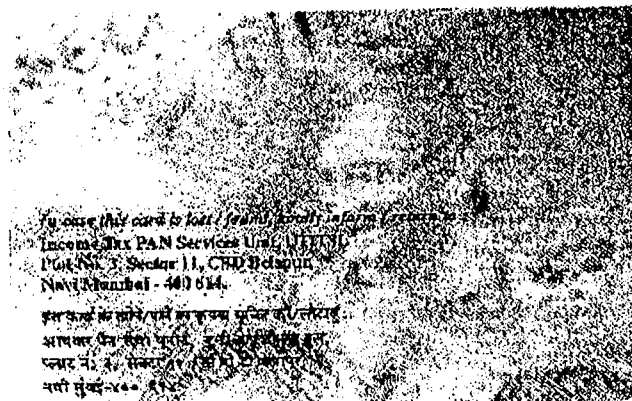
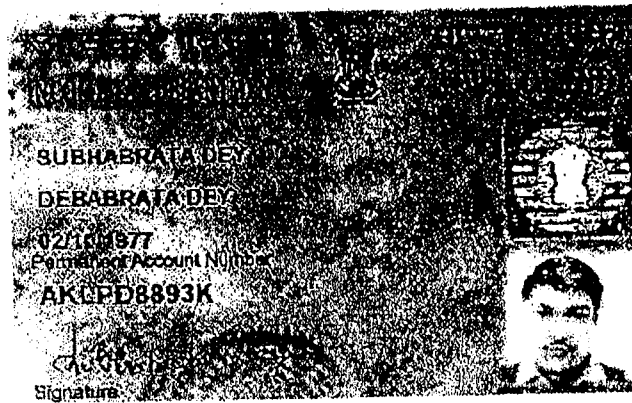
10.09.86



Assured by Officer

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

13 DEC 1986



Subhabrata Debnath

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন
IDENTITY CARD HZG1102920
পরিচয় পত্র



Elector's Name Subhabrata Dey

নির্বাচকের নাম সুভদ্রত দে

Father's Name Debabrata
পিতার নাম দেবব্রত

Sex M
লিঙ্গ পুরুষ
Age as on 1.1.2001 24
১.১.২০০১-এ বয়স ২৪

Address
39/23A GOPAL NAGAR ROAD ALIPORE
Calcutta

ঠিকানা
৩৯/২৩এ গোপাল নগর রোড আলিপুর কলিকাতা

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অফিসার

For 148-Alipore Assembly Constituency

১৪৮-আলিপুর

বিধানসভা নির্বাচন কেন্দ্র

Place Calcutta

স্থান কলিকাতা

Date : 09.02.2001

তারিখ ০৯.০২.২০০১

Subhabrata Dey

This reservoir contains 36 houses.

भारत गणराज्य REPUBLIC OF INDIA

टाईप / Type

Country Code

पासपोर्ट नं. / Passport No.

P

IND

L 4618391

ଉପସର୍ଗ : **Synonym**

DEY

दिया गया नाम / Given Name(s)

SUBHABRATA

राष्ट्रीयता : Nationality

लिंग / Sex

Date of Birth: 11/11/1944

INDIAN

M

1977

संस्थान 'Place' ३: २०००

KOLKATA, WEST BENGAL

जारी कराने का प्रस्ताव : विधेय सं. ३३५५

KOLKATA

जारी करने की तिथि : Date of issue

हमारे लिए यह सिद्ध है कि (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) (186) (187) (188) (189) (190) (191) (192) (193) (194) (195) (196) (197) (198) (199) (200) (201) (202) (203) (204) (205) (206) (207) (208) (209) (210) (211) (212) (213) (214) (215) (216) (217) (218) (219) (220) (221) (222) (223) (224) (225) (226) (227) (228) (229) (230) (231) (232) (233) (234) (235) (236) (237) (238) (239) (240) (241) (242) (243) (244) (245) (246) (247) (248) (249) (250) (251) (252) (253) (254) (255) (256) (257) (258) (259) (260) (261) (262) (263) (264) (265) (266) (267) (268) (269) (270) (271) (272) (273) (274) (275) (276) (277) (278) (279) (280) (281) (282) (283) (284) (285) (286) (287) (288) (289) (290) (291) (292) (293) (294) (295) (296) (297) (298) (299) (300) (301) (302) (303) (304) (305) (306) (307) (308) (309) (310) (311) (312) (313) (314) (315) (316) (317) (318) (319) (320) (321) (322) (323) (324) (325) (326) (327) (328) (329) (330) (331) (332) (333) (334) (335) (336) (337) (338) (339) (340) (341) (342) (343) (344) (345) (346) (347) (348) (349) (350) (351) (352) (353) (354) (355) (356) (357) (358) (359) (360) (361) (362) (363) (364) (365) (366) (367) (368) (369) (370) (371) (372) (373) (374) (375) (376) (377) (378) (379) (380) (381) (382) (383) (384) (385) (386) (387) (388) (389) (390) (391) (392) (393) (394) (395) (396) (397) (398) (399) (400) (401) (402) (403) (404) (405) (406) (407) (408) (409) (410) (411) (412) (413) (414) (415) (416) (417) (418) (419) (420) (421) (422) (423) (424) (425) (426) (427) (428) (429) (430) (431) (432) (433) (434) (435) (436) (437) (438) (439) (440) (441) (442) (443) (444) (445) (446) (447) (448) (449) (450) (451) (452) (453) (454) (455) (456) (457) (458) (459) (460) (461) (462) (463) (464) (465) (466) (467) (468) (469) (470) (471) (472) (473) (474) (475) (476) (477) (478) (479) (480) (481) (482) (483) (484) (485) (486) (487) (488) (489) (490) (491) (492) (493) (494) (495) (496) (497) (498) (499) (500) (501) (502) (503) (504) (505) (506) (507) (508) (509) (510) (511) (512) (513) (514) (515) (516) (517) (518) (519) (520) (521) (522) (523) (524) (525) (526) (527) (528) (529) (530) (531) (532) (533) (534) (535) (536) (537) (538) (539) (540) (541) (542) (543) (544) (545) (546) (547) (548) (549) (550) (551) (552) (553) (554) (555) (556) (557) (558) (559) (560) (561) (562) (563) (564) (565) (566) (567) (568) (569) (570) (571) (572) (573) (574) (575) (576) (577) (578) (579) (580) (581) (582) (583) (584) (585) (586) (587) (588) (589) (590) (591) (592) (593) (594) (595) (596) (597) (598) (599) (600) (601) (602) (603) (604) (605) (606) (607) (608) (609) (610) (611) (612) (613) (614) (615) (616) (617) (618) (619) (620) (621) (622) (623) (624) (625) (626) (627) (628) (629) (630) (631) (632) (633) (634) (635) (636) (637) (638) (639) (640) (641) (642) (643) (644) (645) (646) (647) (648) (649) (650) (651) (652) (653) (654) (655) (656) (657) (658) (659) (660) (661) (662) (663) (664) (665) (666) (667) (668) (669) (670) (671) (672) (673) (674) (675) (676) (677) (678) (679) (680) (681) (682) (683) (684) (685) (686) (687) (688) (689) (690) (691) (692) (693) (694) (695) (696) (697) (698) (699) (700) (701) (702) (703) (704) (705) (706) (707) (708) (709) (710) (711) (712) (713) (714) (715) (716) (717) (718) (719) (720) (721) (722) (723) (724) (725) (726) (727) (728) (729) (730) (731) (732) (733) (734) (735) (736) (737) (738) (739) (740) (741) (742) (743) (744) (745) (746) (747) (748) (749) (750) (751) (752) (753) (754) (755) (756) (757) (758) (759) (760) (761) (762) (763) (764) (765) (766) (767) (768) (769) (770) (771) (772) (773) (774) (775) (776) (777) (778) (779) (780) (781) (782) (783) (784) (785) (786) (787) (788) (789) (790) (791) (792) (793) (794) (795) (796) (797) (798) (799) (800) (801) (802) (803) (804) (805) (806) (807) (808) (809) (810) (811) (812) (813) (814) (815) (816) (817) (818) (819) (820) (821) (822) (823) (824) (825) (826) (827) (828) (829) (830) (831) (832) (833) (834) (835) (836) (837) (838) (83

16/09/2013

15/09/2023

[illegible]

L461839155LND7710023M2309154<<<<<<<<<<<<<6

Arshabir Singh

REMARKS / OBSERVATION

विशिष्ट सेवा / MISCELLANEOUS SERVICE

पिता / कायदा के अनुसार पिता का नाम / Name of Father / Legal Guardian

L4618391

DEBABRATA DEY

माता का नाम / Name of Mother

DIPANWITA DEY

पति या पत्नी का नाम / Name of Spouse

BIDISHA DEY

पता / Address

39/ 23A, GOPAL NAGAR ROAD

ALIPUR, KOLKATA

PIN: 700027, WEST BENGAL, INDIA

पुराने पासपोर्ट का नं. और इसके जारी होने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue

E4899589

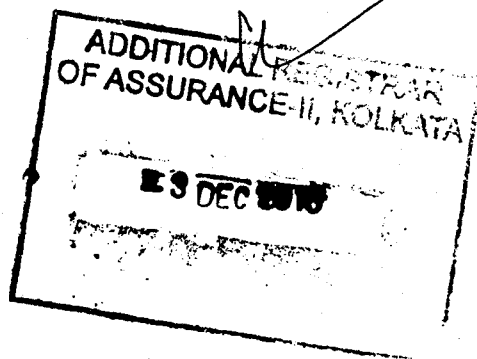
23/08/2003

KOLKATA

फाइल नं. / File No.

CA2077195924113

Debabrata Dey



Major Information of the Deed

Deed No :	I-1902-04612/2016	Date of Registration	12/5/2016 1:25:48 PM
Query No / Year	1902-0001570095/2016	Office where deed is registered	
Query Date	30/11/2016 3:43:34 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	B K Mukhopadhyay City Civil Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836008783, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 5,30,00,000/-		Rs. 5,30,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 37,10,020/- (Article:23)		Rs. 5,83,003/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Shyam Pukur Street, , Premises No. 34H, Ward No: 10

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		6841 Sq Ft	5,20,00,000/-	5,20,00,000/-	Width of Approach Road: 20 Ft.,
Grand Total :					15.6773Dec	520,00,000 /-	520,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	10,00,000 /-	10,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AMBIKA VANIJYA PRIVATE LIMITED 4/6A, Waterloo Street, P.O:- Dharamtalla, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069 PAN No. AAGCA2951B, Status :Organization, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GAGANDEEP SALES PRIVATE LIMITED 81A, Sikdar Bagan Street, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700004 PAN No. AADCG6629H, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Subhabrata Dey Son of Late Debabrata Dey 39/23A, Gopal Nagar Road, 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, PAN No. AKLPD8893K, Status : Representative, Representative of : AMBIKA VANIJYA PRIVATE LIMITED (as Director)
2	Mr Anil Kumar Gupta Son of Late Sundar Lal Gupta 20A, Ramkanai Adhikari Lane, P.O:- Bowbazar, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700012, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADVPG0073D, Status : Representative, Representative of : GAGANDEEP SALES PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
Mr B. K. Mukhopadhyay Son of Late S. R. Mukhopadhyay City Civil Court, Calcutta, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Subhabrata Dey, Mr Anil Kumar Gupta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	AMBIKA VANIJYA PRIVATE LIMITED	GAGANDEEP SALES PRIVATE LIMITED-15.6773 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	AMBIKA VANIJYA PRIVATE LIMITED	GAGANDEEP SALES PRIVATE LIMITED-400 Sq Ft

Endorsement For Deed Number : I - 190204612 / 2016**On 03-12-2016****Presentation(Under Section 52 & Rule 22A(3) 46(1) W.B. Registration Rules,1962)**

Presented for registration at 15:00 hrs on 03-12-2016, at the Private residence by Mr Anil Kumar Gupta ,.

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 5,30,00,000/-

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

Execution is admitted on 03-12-2016 by Mr Subhabrata Dey, Director, AMBIKA VANIJYA PRIVATE LIMITED, 4/6A, Waterloo Street, P.O:- Dharamtalla, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069

Indetified by Mr B. K. Mukhopadhyay, , , Son of Late S. R. Mukhopadhyay, City Civil Court, Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate
Execution is admitted on 03-12-2016 by Mr Anil Kumar Gupta, Director, GAGANDEEP SALES PRIVATE LIMITED, 81A, Sikdar Bagan Street, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700004
Indetified by Mr B. K. Mukhopadhyay, , , Son of Late S. R. Mukhopadhyay, City Civil Court, Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Ashoke Kumar Biswas

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

On 05-12-2016

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 5,83,003/- (A(1) = Rs 5,82,989/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,83,003/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/12/2016 12:00AM with Govt. Ref. No: 192016170033629132 on 02-12-2016, Amount Rs: 5,83,003/-,
Bank: Central Bank of India (CBIN0280107), Ref. No. CBI0212160020767 on 03-12-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 37,10,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 37,09,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 176348, Amount: Rs.100/-, Date of Purchase: 30/11/2016, Vendor name: P K DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/12/2016 12:00AM with Govt. Ref. No: 192016170033629132 on 02-12-2016, Amount Rs: 37,09,920/-,
Bank: Central Bank of India (CBIN0280107), Ref. No. CBI0212160020767 on 03-12-2016, Head of Account 0030-02-103-003-02

Ashoke Kumar Biswas

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2016, Page from 144937 to 144970
being No 190204612 for the year 2016.



Ashoke Kumar Biswas

Digitally signed by ASHOKE KUMAR
BISWAS
Date: 2016.12.06 12:29:21 +05:30
Reason: Digital Signing of Deed.

(Ashoke Kumar Biswas) 06-12-2016 12:29:20
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)