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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Me-17/301502

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

Additional Registrar of Assurances-I, Kolkata

2 AUG 2016

SALE CERTIFICATE / INSTRUMENT OF SALE

THIS SALE CERTIFICATE / INSTRUMENT OF SALE is made on this the 22nd day of July 2016 (Two Thousand and Sixteen);

BETWEEN

ORIENTAL BANK OF COMMERCE, (PAN: AAACO0191M), a body corporate constituted under the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1980 having its Head Office at Plot No. 5, Institutional Area, Sector - 32, Gurgaon, Haryana,

[Handwritten signature]

[Handwritten signature and date]

Sold To.....
Name.....
Address.....
Rs.....
17 JUN 2016
C.M.M.'S COURT,
2, Bankshall Street, Kol-1

42061
Antray
52A

Developers LLP
S. P. Form
@12

Arun Senapat

~~ABANISH KUMAR DAS
Govt. License Stamp Vendor
C. M. M. 'S Court
2, Bankshall Street, Kol - 1~~

ANTRAY DEVELOPERS LLP

Arun Senapat
Partner/Authorized Signatory

~~For Oriental Bank of Commerce~~

~~Authorized Officer,
Asset Recovery Management Br., Kol.~~



(DINESH KUMAR GUPTA)

9

Identified by me
Jasobanta Swain
S/O Kapil Swain
52A, Shakespeare Sarani
Kolkata - 700017
Occupation - private service
Mobile - 9163306923

29 Jul 2016

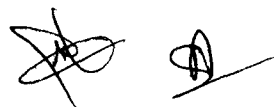
PIN – 122001, Post Office Sadar Bazar, Police Station Sadar Bazar and carrying on business through one of its branches at Premises No.43, Rashbehari Avenue, SSI Branch, Kolkata-700026, Post Office Kalighat, Police Station – Tollygunge, commonly known as SSI Branch and having its Regional Office and Asset Recovery Management Branch at DD-11, Salt Lake City, Sector – I, Kolkata-700064, Post Office - Bidhannagar, Police Station – Salt Lake North, represented by its Authorized Officer, Mr. Dinesh Kumar Gupta, son of Mr. Munna Lal Gupta, posted at Asset Recovery Management Branch DD-II, 3rd Floor, Sector V, Salt Lake, Kolkata-700 064, Post Office Sech Bhawan, Bidhannagar, Police Station Salt Lake (North), to act for the Oriental Bank of Commerce, hereinafter called and referred to as the **“SECURED CREDITOR/BANK”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and successor-in-office and assigns) of the **ONE PART**

AND

ANTRAY DEVELOPERS LLP (LLPIN: AAE-1481 and PAN: ABCFA7156N), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at Unit No. 405, 4th Floor, 52A, Shakespeare Sarani, Kolkata-700017, Post Office Circus Avenue, Police Station Beniapukur and represented by its Authorized Signatory Mr. Arun Senapati (PAN: CJYPS1829J) son of Mr. Swapan Senapati of Unit No. 304, Chandan Niketan, 52A Shakespeare Sarani, Kolkata-700017, Post Office Circus Avenue, Police Station Beniapukur hereinafter called and referred to as the **“PURCHASER”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and successor-in-office and assigns) of the **OTHER PART;**

WHEREAS:

- I) **THE UNDER MENTIONED PROPERTY:** ALL THAT the piece and parcel of Land measuring an area of 1 Bigha 2 Kottahs 15 Chittacks 31 Square Feet more or less comprised in R.S. Dag Nos. 5, 6, 7 and 8 recorded in Khatian Nos. 339 and 373 in Mouza Baikunthapur, J.L. No. 36, Police Station Baruipur, in the District of South 24 Parganas morefully and particularly described in the **SCHEDULE** hereunder written **AND TOGETHER WITH** rights, enjoyments and entitlement as per the Deed of Conveyance dated 7th August 1995, registered in Book No. I, Volume No. 84, Pages 259 to 278, Being No. 3315, for the year 1995 in the Office of the Additional Registrar of Assurances, Calcutta, standing in the name of Skipper International



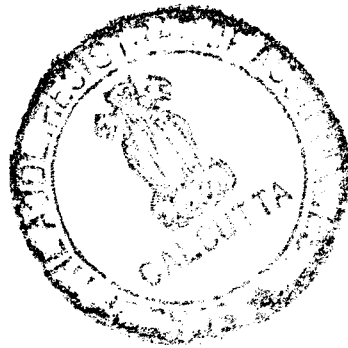


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ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
22 JUL 2019

Private Limited, created equitable mortgage of the aforesaid Property as security in favour of the Oriental Bank of Commerce by depositing the said original Deed dated 7th August 1995, under the custody of the Oriental Bank of Commerce, having its SSI Branch at 43, Rashbehari Avenue, Kolkata – 700 026, Post Office Kalighat, Police Station - Tollygunge, as security for due repayment of the loan facilities granted by the Oriental Bank of Commerce, the Secured Creditor herein, to the loan account of M/s. Skipper International Private Limited having its erstwhile Registered Office at 19, British India Street, 2nd Floor, Kolkata and the said Mortgagor and Borrower Company M/s. Skipper International Private Limited also executed different loaning documents in favour of the Oriental Bank of Commerce, the Secured Creditor herein, and the said Property, morefully and particularly described in the **SCHEDULE** hereunder written was thus the secured assets of the Oriental Bank of Commerce, the Secured Creditor herein, as Security Interest had duly and properly been created in favour of the Oriental Bank of Commerce, the Secured Creditor herein, conferring upon the Oriental Bank of Commerce, the Secured Creditor herein, the right to enforce the said equitable mortgage for recovery of their dues by enforcing the said Security.

- II)** The said loan account of the Borrower Company M/s. Skipper International Private Limited became irregular which led to the said loan account being classified as Non Performing Assets in the Books of the lending Bank/Oriental Bank of Commerce, the Secured Creditor herein, on **30th April 2008**, under prudential guidelines of the Reserve Bank of India. The advance was recalled by the lending Bank/Oriental Bank of Commerce, the Secured Creditor herein, but the said Mortgagor and Borrower Company M/s. Skipper International Private Limited and its promoter Directors-cum-Personal Guarantors and Corporate Guarantor and Mortgagor Samar Ranjan Chakraborty, Sanjay Basu and Sushil Kumar Mondal failed to repay the dues of the Secured Creditor/Bank and in consequences to such defaults in payment of the loan availed by the Borrower Company M/s. Skipper International Private Limited, the Oriental Bank of Commerce, the Secured Creditor herein, initiated proceedings under the provisions of the Securitization and Reconstruction of the Financial and Enforcement of the Security Interest Act, 2002 (hereinafter referred to as “the **said Act**”) against the Securities charged to the Oriental Bank of Commerce, the Secured Creditor herein, for recovery of its dues towards loans sanctioned by the said Oriental



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22 JUL 2019

Bank of Commerce, the Secured Creditor herein, through their the then Authorized Officer of the Oriental Bank of Commerce acting as the Authorized Officer of the Oriental Bank of Commerce, the Secured Creditor herein and accordingly the Oriental Bank of Commerce, the Secured Creditor herein, issued the Notice under Section 13(2) of the said Act dated **26th February 2010** to the said Mortgagor/Borrower Company M/s. Skipper International Private Limited and other Obligants through its the then Authorized Officer. Thereafter, after expiry of the 60 (sixty) days from the date of publication of the said Notice under Section 13(2) of the said Act dated **24th May 2011**, the said Mortgagor/Borrower Company and the other Obligants failed to repay the dues of the Oriental Bank of Commerce, the Secured Creditor herein, within the said period, the Oriental Bank of Commerce, the Secured Creditor herein, through its the then Authorized Officer took symbolic possession of the said Property, being the subject matter of these presents on **23rd September 2010** under Section 13(4) of the said Act by observing all the formalities prescribed in the said Act and the said possession notice was also published in the Indian Express, Kolkata and Aajkal newspapers circulated in the locality on **24th September 2010** and subsequently the Oriental Bank of Commerce, the Secured Creditor herein, through its Authorized Officer took the physical possession of the said Property being the subject matter of the said Deed dated 7th August 1995 on **2nd July 2012** and the Secured Creditor/Bank issued e-Auction Sale Notice dated **7th March 2015**.

- (a) In the background as aforesaid represented by the Bank to the Purchaser and pursuant to the e-Auction Sale Notice dated **7th March 2015** the Purchaser (which then was 'Antray Developers Private Limited' and has since been converted to 'Antray Developers LLP') herein participated in the tender process for purchase of the said Property hereunder mentioned in the **SCHEDULE** of these presents and made a bid of Rs.78,80,000/- (Rupees seventy eight lacs eighty thousand) only after depositing EMD (Earnest Money Deposit) of Rs.7,80,000/- (Rupees Seven lac eighty thousand) only by:
- (i) Demand Draft No. 860730 dated 22nd April 2015 of Karnataka Bank Ltd., Overseas Branch, Kolkata for Rs. 7,80,000/- (Rupees seven lacs eighty thousand) only; and
 - (ii) RTGS No. KARBH15117766206 dated 25th April 2015 on Karnataka Bank Ltd., Overseas Branch, Kolkata for Rs.11,90,000/- (Rupees





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22 JUL 1940

eleven lacs ninety thousand) only towards the said Property mentioned in the **SCHEDULE** of these presents.

Thereafter, the Purchaser deposited the balance 75% of the said bid amount being Rs.59,10,000/- (Rupees fifty-nine lacs ten thousand) only by Demand Draft No. 026969 dated 29th June 2015 of Karnataka Bank Ltd., Overseas Branch, Kolkata towards the said Property mentioned in the **SCHEDULE** of these presents.

Details of payments made by the Purchaser for the said Property mentioned in the **SCHEDULE** of these presents have been mentioned in the Receipt and Memo of Consideration hereunder and the consideration amount and expenses in realization thereof after deducting cost has been appropriated towards the said loan account of Skipper International Private Limited.

- (b) The Oriental Bank of Commerce through its Authorized Officer issued unto and in favour of the Purchaser herein the Sale Certificate as prescribed under Appendix [Rule 9(6)] of the said Act and security interest Enforcement Rules in respect of the said Property, morefully and particularly described in the **SCHEDULE** hereunder on 6th July 2015 and handed over the physical possession of the said Property to Purchaser on 6th July 2015 and handed over the original Title Deed referred to above to the Purchaser on 6th July 2015. The Purchaser acknowledged the receipt of the aforesaid original Title Deed, the original Sale Certificate and also the peaceful vacant physical possession of the said Property from the Oriental Bank of Commerce, the Secured Creditor herein.
- (c) The sold Property is morefully and particularly described in the Sale Certificate dated 6th July 2015 and set-out in the **SCHEDULE** hereunder written and the description given in the **SCHEDULE** of this Deed is correct.
- (d) At the request of the Purchaser, the Secured Creditor/Bank, through its Authorized Officer, is hereby executing these presents.





22 JUL 2014

NOW THIS SALE CERTIFICATE/INSTRUMENT OF SALE ISSUED BY the Authorized Officer Mr. Dinesh Kumar Gupta of the Asset Recovery Management Branch of Oriental Bank of Commerce, the Secured Creditor herein, under the Securitization and Reconstruction of the Financial and Enforcement of the Security Interest Act, 2002 in exercise of the Powers conferred upon him under Section 13(4) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 sold, conveyed assigned and transferred the said Property absolutely and forever on behalf of the Oriental Bank of Commerce, the Secured Creditor herein, unto and in favour of 'ANTRAY DEVELOPERS LLP,' being the Purchaser herein, the highest bidder and the successful purchaser on the auction sale and issuance of the Sale Certificate referred to above and in consideration of sum of Rs.78,80,000/- (Rupees seventy eight lacs eighty thousand) only paid towards the said Property mentioned in the **SCHEDULE** of these presents by the Purchaser to Oriental Bank of Commerce, the Secured Creditor herein, in the manner stated in the Receipt and Memo of Consideration hereunder being **ALL THAT** the piece and parcel of Land measuring an area of 1 Bigha 2 Kottahs 15 Chittacks 31 Square Feet more or less comprised in R.S. Dag Nos. 5, 6, 7 and 8 recorded in Khatian Nos. 339 and 373 in Mouza Baikunthapur, J.L. No. 36, Police Station Baruipur, in the District of South 24 Parganas, morefully and particularly described in the **SCHEDULE** hereunder written and shown and delineated in the Map or Plan annexed hereto mentioned in the Sale Certificate dated 6th July 2015 **HOWSOEVER** otherwise the same are is was or were butted and bounded known numbered described called or distinguished with right to enjoy all the facilities as mentioned in the Deed of Sale dated 7th August 1995, registered in Book No. I, Volume No. 84, Pages 259 to 278, Being No. 3315, for the year 1995 in the Office of the Additional Registrar of Assurances, Calcutta standing in the name of Skipper International Private Limited.

The undersigned, the Authorized Officer of the Secured Creditor/Bank doth hereby acknowledge the receipt of the sale consideration/price in full from the Purchaser of the said Property as per the Receipt and Memo of Consideration below.

The sale of the said Property is free from encumbrances known to the Secured Creditor.

The enclosed Original Sale Certificate is a part and parcel of these presents.



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POST OFFICE
CALCUTTA
22 JUL 2010

THE SCHEDULE ABOVE REFERRED TO:**(SAID PROPERTY)**

ALL THAT the piece and parcel of Land measuring an area of 1 Bigha 2 Kottahs 15 Chittacks 31 Square Feet more or less comprised in R.S. Dag No. 5 (2 Sataks), R.S. Dag No. 6 (16 Sataks), R.S. Dag No. 7 (18 Sataks) and R.S. Dag No. 8 (2 Sataks) recorded in Khatian Nos. 339 and 373 in Mouza Baikunthapur, J.L. No. 36, Police Station Baruipur in the District of South 24 Parganas delineated in the Plan annexed hereto duly bordered thereon in '**RED**' and the same is butted and bounded:

On the **North** by : R.S. Dag Nos. 3 and 4,
 On the **South** by : R.S. Dag Nos. 9 and 10,
 On the **East** by : Partly by internal Private Road,
 On the **West** by : R.S. Dag No. 475 under Mouza Gobindapur.

OR HOWSOEVER OTHERWISE the same now are or is heretofore were or was situated butted and bounded called known numbered described and distinguished.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals to these presents on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the withinnamed **SECURED CREDITOR/BANK** at Kolkata in the presence of:

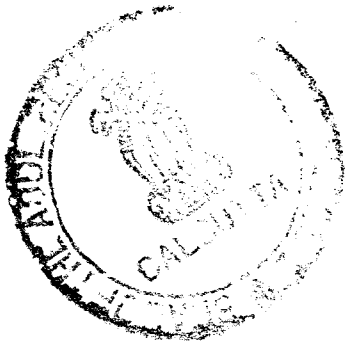
1. Jasobanta Swain
52A, Shakespeare Sarani
Kolkata-700017
2. Sudip Chakraborty
52A, Shakespeare Sarani
Kolkata-700017

~~For Oriental Bank of Commerce~~

~~Authorised Officer.~~

~~Asset Recovery Management Br., Kol.~~

(DINESH KUMAR GUPTA)



Handwritten signature or initials.

22 JUL 2019

**SIGNED SEALED AND
DELIVERED** by the withinnamed
PURCHASER at Kolkata in the
presence of:

1. Jasobanta Swain

2. Sudip Chakraborty

Drafted by me.

Pratik Bogoria

Advocate

11/11/10

ANTRAY DEVELOPERS LLP

Arun Sengupta
Partner/Authorized Signatory



gy

22 JUL 1976

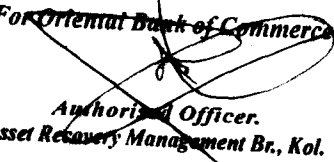
RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of Rs.78,80,000/- (Rupees seventy eight lacs eighty thousand) only being the total consideration money in terms of these presents as per details given below:

MEMO OF CONSIDERATION:

SL. NO.	DATE	MODE OF PAYMENT	REMITTING BANK	AMOUNT (RS.)
1.	22-04-2015	Demand Draft No. 860730	Karnataka Bank Ltd., Overseas Branch, Kolkata	7,80,000/-
2.	25-04-2015	RTGS No. KARBH151177 66206	Karnataka Bank Ltd., Overseas Branch, Kolkata	11,90,000/-
3.	29-06-2015	Demand Draft No. 026969	Karnataka Bank Ltd., Overseas Branch, Kolkata	59,10,000/-
TOTAL:				78,80,000/-

(Rupees seventy eight lacs eighty thousand) only.

For Oriental Bank of Commerce

 Authorized Officer.
 Asset Recovery Management Br., Kol.

Signature of the Secured Creditor/Bank

WITNESSES:

1. Jasobanta Swain

2. Sudip Chakraborty

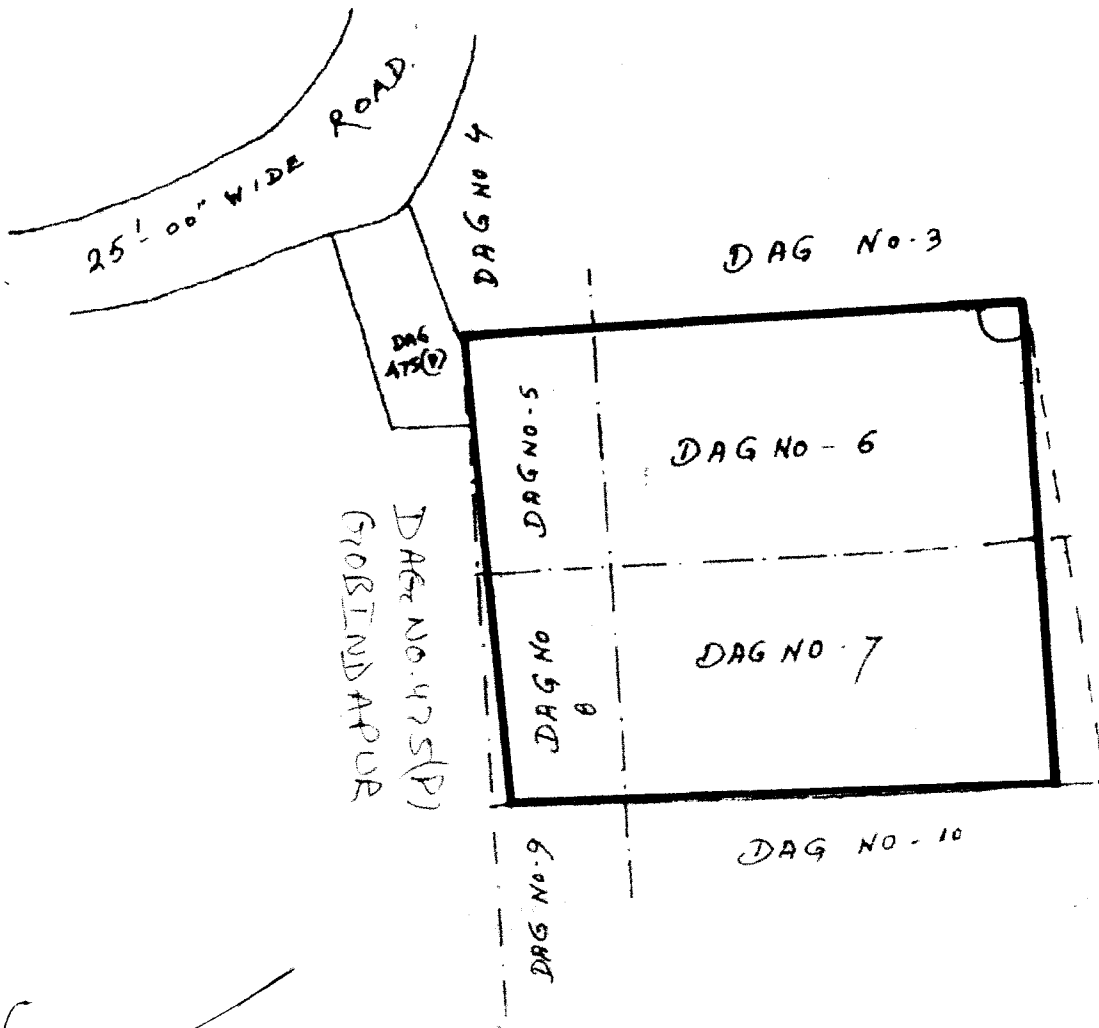


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ADDITIONAL RECEIPT
OF AMOUNT OF \$100.00
22 JUL 2000

PLAN SHOWING R.S. DAG NOS. 5, 6, 7 AND 8 MEASURING 1 BIGHA 2 KOTTAHS 15 CHITTACKS 31 SQUARE FEET MORE OR LESS IN KHATIAN NOS. 339 AND 373 IN MOUZA-BAIKUNTHAPUR, J.L. NO.-36, POLICE STATION-BARUIPUR IN THE DISTRICT OF SOUTH 24-PARGANAS.

NOT TO SCALE



For Oriental Bank of Commerce

*Authorized Officer,
Asset Recovery Management Br., Kol.*

ANTRAY DEVELOPERS LLP

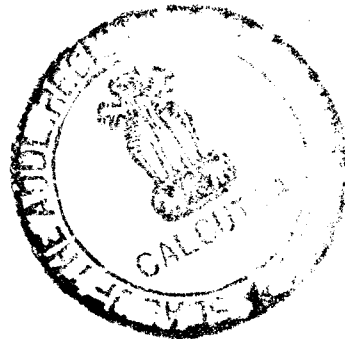
Anun Sinapat
Partner/Authorized Signatory

VENDOR

PURCHASER












FROM DAG NO. 5 (P) -	2.75 DECIMAL
FROM DAG NO. 6	- 16 DECIMAL
FROM DAG NO. 7	- 18 DECIMAL
FROM DAG NO. 8 (P) -	<u>2.25 DECIMAL</u>
TOTAL	- 39 DECIMAL












PRESENT SOLD AREA:
1 BIGHA 2 KOTTAHS 15 CHITTACKS 31 SQUARE FEET MORE OR LESS



9

ADDRESSEE'S OFFICE
CALCUTTA
22 JUL 1944

<i>Finger prints of the executant</i>					
 DINESH KUMAR GUPTA					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little

<i>Finger prints of the executant</i>					
 Arun Singh					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little

Identification
Xerox copy



Ry

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
22 JUL 2016








Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19010000974686/2016

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 Dinesh Kumar Gupta Regional Office And Asset Recovery Managment Branch, DD- 11, Salt Lake City, Sector-1, Kolkata, P.O:- Sech Bhawan, P.S:- North Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN - 700064	Represent ative of Judgment- debtor [ORIENTA L BANK OF COMMER CE]		37/6 	 22/07/2016
2	Mr Arun Senapati 52A, Sheakespeare Sarani, Kolkata, P.O:- Circus Avenue, P.S:- Beniapukur, District:- South 24-Parganas, West Bengal, India, PIN - 700014	Represent ative of Auction- purchaser [ANTRAY DEVELOP ERS LLP]		 37/13	Arun Senapati 22/7/16

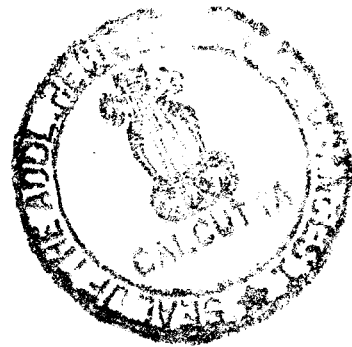


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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
22 JUL 2016

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Jasobanta Swain Son of Mr Kapil Swain 52A, Shakespeare Sarani, Kolkata, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24- Parganas, West Bengal, India, PIN - 700017	Mr Dinesh Kumar Gupta, Mr Arun Senapati	Jasobanta Swain 22/07/2016


 (Sujah Kumar Maity)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. - I
 KOLKATA
 Kolkata, West Bengal



Sp
22 JUL 2006

ओरियन्टल बैंक ऑफ़ कॉमर्स

(भारत सरकार का उपक्रम)

आस्ति वसूली प्रबन्धन शाखा

डीडी-11, सेक्टर-1, तृतीय तल

सॉल्ट लेक, कोलकाता-700 064

फोन : (033) 2321-1292

फैक्स : (033) 2321-8201

ई-मेल : arm_kol@obc.co.in



ओ बी सी

ORIENTAL BANK OF COMMERCE

(A Govt. of India Undertaking)

Asset Recovery Management Branch

DD-11, SECTOR-1, 3RD FLOOR,

SALT LAKE, KOLKATA- 700 064

Phone : (033) 2321-1292

Fax : (033) 2321-8201

E-mail : arm_kol@obc.co.in

APPENDIX V

[RULE 9 (6)]

SALE CERTIFICATE

(FOR IMMOVABLE PROPERTY)

WHEREAS, the undersigned being the Authorized Officer of the ORIENTAL BANK OF COMMERCE, Asset Recovery Management Branch, Oriental Bank House, 3rd Floor at DD-11, Sector-1, Salt Lake, Kolkata 700064, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) and in exercise of the powers conferred under Section 13 read with Rule 12 of the Security Interest (Enforcement) Rules, 2002, sold on behalf of the ORIENTAL BANK OF COMMERCE, SSI Branch, 43 Rash Behari Avenue, Kolkata 700026, in favour of M/S. Antray Developers LLP. (converted from M/S. Antray Developers Pvt. Ltd.), Unit No.405, 4th Floor, 52A Shakespeare Sarani, Kolkata 700017, West Bengal, the immovable property shown in the schedule below secured in favour of the Oriental Bank of Commerce, SSI Branch, 43 Rash Behari Avenue, Kolkata 700026, by M/s. Skipper International Pvt Ltd. (Borrower), Sreerampur Hospital Road, Baruipur, South 24 Parganas, towards the financial facility sanctioned by ORIENTAL BANK OF COMMERCE, SSI Branch, 43 Rash Behari Avenue, Kolkata 700026. The undersigned acknowledges the receipt of the sale price of Rs. 78,80,000.00 (Rupees Seventy Eight Lac Eighty Thousand only) in full and handed over the ORIGINAL TITLE DEED being No.3315 of 1995 and other related papers and has delivered possession of the scheduled property. The sale of the scheduled property was made on deposit of the money demanded after acceptance of bid in terms of sale proclamation made by the undersigned on 07.03.2015, free from all encumbrances known to the secured creditor i.e. ORIENTAL BANK OF COMMERCE, SSI Branch, 43 Rash Behari Avenue, Kolkata 700026.

Description of the Immovable Property

1. All that piece and parcel of land measuring more or less 1 Bigha 2 Cottahs 15 Chittacks, 31 Sq.Ft. under khatian Nos. 339 and 373 Mouza- Baikunthapur, J.L. No. 36, a portion of the R.S. Dag nos. 5,6,7 and 8 under Police Station- Baruipur, in the district of 24 Paraganas (South). On the North by R.S. Dag No.3, on the South by R.S. Dag No.10, On the East by 8 ft. Wide Road, On the West by R.S. Dag No.475 under Mouza- Gobindapur.

2. Plant and Machinery.

Date : 06.07.2015

Place : Kolkata

AUTHORISED OFFICER



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ADDITIONAL REGISTRAR
WEST BENGAL GOVT. CALCUTTA
22 JUL 2012

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

GRN: 19-201617-001486383-1 Payment Mode Online Payment
GRN Date: 22/07/2016 11:19:34 Bank : HDFC Bank
BRN : 242695727 BRN Date: 22/07/2016 11:34:39

DEPOSITOR'S DETAILS

Id No. : 19010000974686/7/2016

[Query No./Query Year]

Name : ANTRAY DEVELOPERS LLP
Contact No. : Mobile No. : +91 9903010400
E-mail :
Address : 52A SHAKESPEARE SARANI, KOLKATA 700 017
Applicant Name : Mr Arun Senapati
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Certificate of sale executed by Party Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010000974686/7/2016	Property Registration- Registration Fees	0030-03-104-001-16	116236
2	19010000974686/7/2016	Property Registration- Stamp duty	0030-02-103-003-02	633402

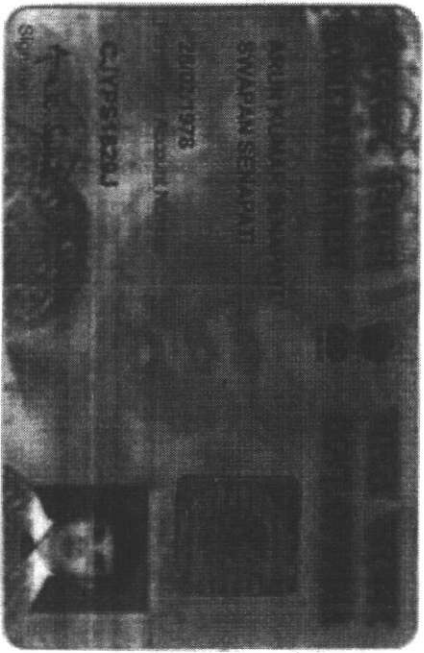
Total

749638

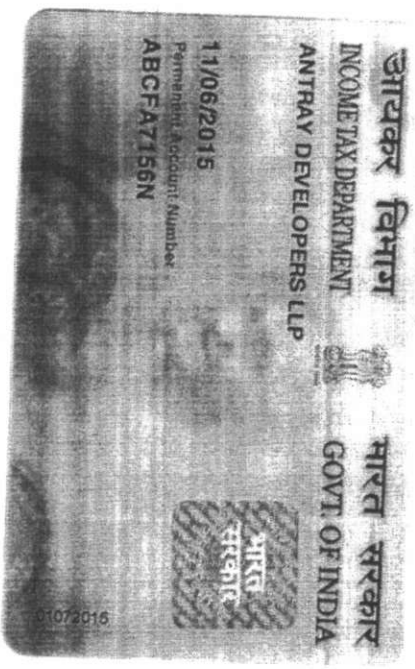
In Words : Rupees Seven Lakh Forty Nine Thousand Six Hundred Thirty Eight only



ADDITIONAL BUSINESS
22 JUL 1918



From Singapore



ANTRAY DEVELOPERS LLP
Pranav Sinapath
Partner/Authorized Signatory

**GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE**

Driving Licence No: **WB-0120130987350**

Name: **JASOBANTA SWAIN**

Address
2/2 BROJEN MUKHERJEE ROAD
BEHALA KOL 700034

FORM 7
Licence Holder's Photograph

S/D/W OF: **K SWAIN**

Date of Issue	17/06/2013	Blood Group	U
Valid Till (NT)	01/05/2020	Date of Birth	02/05/1970
Valid Till (T)	X	Licence holder sign	Jasobanta Swain

Licencing Authority: **P.V.D, Kolkata** Licencing Authority Sign:



Authorisation to drive the following vehicle class throughout India

Vehicle Class	Date of Issue
MCWG	17/06/2013

DL-01-13-184426

Jasobanta Swain

Seller, Buyer and Property Details

A. Judgment-debtor & Auction-purchaser Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Arun Senapati 52A, Sheakespeare Sarani, Kolkata, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700014

Judgment-debtor Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	ORIENTAL BANK OF COMMERCE 43, Rashbehari Avenue, SSI Branch, Kolkata, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700064 PAN No. AAACO0191M,; Status : Organization; Represented by representative as given below:-
1(1)	Mr Dinesh Kumar Gupta Regional Office And Asset Recovery Managment Branch, DD-11, Salt Lake City, Sector-1, Kolkata, P.O:- Sech Bhawan, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,; Status : Representative; Date of Execution : 22/07/2016; Date of Admission : 22/07/2016; Place of Admission of Execution : Pvt. Residence

Auction-purchaser Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	ANTRAY DEVELOPERS LLP 52A, Sheakespeare Sarani, Kolkata, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 PAN No. ABCFA7156N,; Status : Organization; Represented by representative as given below:-
1(1)	Mr Arun Senapati 52A, Sheakespeare Sarani, Kolkata, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No. CJYPS1820J,; Status : Representative; Date of Execution : 22/07/2016; Date of Admission : 22/07/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Jasobanta Swain Son of Mr Kapil Swain 52A, Shakespeare Sarani, Kolkata, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24- Parganas, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India,	Mr Dinesh Kumar Gupta, Mr Arun Senapati	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 52 Dec , RS Khatian No:- 339		4,37,500/-	5,35,950/-	Proposed Use: Bastu, ROR: Doba, Width of Approach Road: 8 Ft., Adjacent to Metal Road,

Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 6 , RS Khatian No:- 339	16 Dec	31,20,000/-	42,87,600/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 8 Ft., Adjacent to Metal Road,
L3	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 7 , RS Khatian No:- 339	18 Dec	35,10,000/-	48,23,550/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 8 Ft., Adjacent to Metal Road,
L4	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur	RS Plot No:- 8 , RS Khatian No:- 339	2 Dec	4,37,500/-	5,35,950/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 8 Ft., Adjacent to Metal Road,

Structure Details

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F1	Floor No: 1	500 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1, L2, L3, L4	500 Sq Ft.	3,75,000/-	3,75,000/-	Structure Type: Structure

Transfer of Property from Judgment-debtor to Auction-purchaser

Sch No.	Name of the Judgment-debtor	Name of the Auction-purchaser	Transferred Area	Transferred Area in(%)
L1	ORIENTAL BANK OF COMMERCE	ANTRAY DEVELOPERS LLP	2	100

Transfer of Property from Judgment-debtor to Auction-purchaser

Sch No.	Name of the Judgment-debtor	Name of the Auction-purchaser	Transferred Area	Transferred Area in(%)
L2	ORIENTAL BANK OF COMMERCE	ANTRAY DEVELOPERS LLP	16	100
L3	ORIENTAL BANK OF COMMERCE	ANTRAY DEVELOPERS LLP	18	100
L4	ORIENTAL BANK OF COMMERCE	ANTRAY DEVELOPERS LLP	2	100

D. Applicant Details**Details of the applicant who has submitted the requisition form**

Applicant's Name	Arun Senapati
Address	Sealdah Civil Court, Kolkata, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014
Applicant's Status	Advocate

Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190105764 / 2016

Query No/Year	19010000974686/2016	Serial no/Year	1901005282 / 2016
Deed No/Year	I - 190105764 / 2016		
Transaction	[0113] Sale, Certificate of sale executed by Party		
Name of Presentant	Mr Arun Senapati	Presented At	Private Residence
Date of Execution	22-07-2016	Date of Presentation	22-07-2016

Remarks

On 15/07/2016

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 1,05,58,050/-



(Sujan Kumar Maity)

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

On 22/07/2016

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

Presented for registration at 19:52 hrs on : 22/07/2016, at the Private residence by Mr Arun Senapati ,

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

Execution is admitted on 22/07/2016 by


Mr Dinesh Kumar Gupta Authorised Officer, ORIENTAL BANK OF COMMERCE, 43, Rashbehari Avenue, SSI Branch, Kolkata, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700064 Mr Dinesh Kumar Gupta, Son of Mr Munna Lal Gupta, Regional Office And Asset Recovery Management Branch, DD-11, Salt Lake City, Sector-1, Kolkata, P.O: Sech Bhawan, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By profession Service Indetified by Mr Jasobanta Swain, Son of Mr Kapil Swain, 52A, Shakespeare Sarani, Kolkata, P.O: Circus Avenue, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, By caste Hindu, By Profession Private Service

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

Execution is admitted on 22/07/2016 by

Mr Arun Senapati Authorised Signatory, ANTRAY DEVELOPERS LLP, 52A, Sheakespeare Sarani, Kolkata, P.O:- Circus Avenue, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 Mr Arun Senapati, Son of Mr Swapan Senapati, 52A, Sheakespeare Sarani, Kolkata, P.O: Circus Avenue, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, By caste Hindu, By profession Advocate

Indetified by Mr Jasobanta Swain, Son of Mr Kapil Swain, 52A, Shakespeare Sarani, Kolkata, P.O: Circus Avenue, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, By caste Hindu, By Profession Private Service



(Sujan Kumar Maity)

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

On 23/07/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,16,236/- (A(1) = Rs 1,16,138/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB


1. Rs. 1,16,236/- is paid, by online on 22/07/2016 11:34AM with Govt. Ref. No. 192016170014863831 on 22-07-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 242695727 on 22/07/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,33,503/- and Stamp Duty paid by

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 6,33,402/- is paid, by online on 22/07/2016 11:34AM with Govt. Ref. No. 192016170014863831 on 22-07-2016, Bank: HDFC Bank (HDFC0000014), Ref. No. 242695727 on 22/07/2016, Head of Account 0030-02-103-003-02



(Sujan Kumar Maity)

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

On 02/08/2016

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 Stamp Duty


Certified that required Stamp Duty payable for this document is Rs. 6,33,503/- and Stamp Duty paid by Draft Rs 10/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 42061, Purchased on 17/06/2016, Vendor named Abanish Kumar Das.

Description of Draft

1. Rs 10/- is paid, by the Draft(8554-16) No: 050756000442, Date: 02/08/2016, Bank: STATE BANK OF INDIA (SBI), SHAKESPEAR SARANI.



(Sujan Kumar Maity)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 193957 to 193984

being No 190105764 for the year 2016.



Digitally signed by SUJAN KUMAR
MAITY

Date: 2016.08.05 10:39:35 +05:30

Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 05/08/2016 10:39:34
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
