

DATED 5TH DAY OF MAY, 2015

Orion

VENDOR

SMT. RINI GHOSH

A
N
D

PURCHASERS

KUNTAL KUMAR SAHA & ANRS.

Registered Deed of:-

AGREEMENT FOR SALE

06056/15

06271/15

भारतीय गैर न्यायिक

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रुपये

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Certified that the Document is admissible to the Court of Session in the District of ... and the Court of the District of ...

B7AA 368639

3.8.15

AGREEMENT FOR ABSOLUTE SALE OF IMMOVABLE PROPERTY

1. Date : 5th day of May 2015
2. Place : Kolkata
3. Parties :

A. VENDOR :

SMT. RINI GHOSH, Wife of Sri Abhik Kumar Ghosh, by faith Hindu, by occupation - Housewife, having Income Tax PAN : AGTPG7834M, at Present residing at 6644, Locklenna Lane Rancho Palos Verdes,

Subrata Ghosh
Being the Certified Attorney of
Mrs. Rini Ghosh

Kuntal Kumar Saha
IRONY DEVELOPERS PVT. LTD.

Kuntal Kumar Saha
Director
GOPALA INFRACON PVT. LTD.

Kuntal Kumar Saha

2/8
ANO-19385170
MV-29/193681/-

Serial No. 34177 Date 28 JAN 2015
Name A. Bose
Address Advocate Alipore Judges' Court
Kolkata- 700 027
Value Rs. 10/-
BIDYUT KR. SAHA
Licence Stamp Vendor
Alipore Judges' Court, 24 Pgs (S)

Licence Stamp

Vendor Signature

AGREEMENT FOR ABSOLUTE SALE OF

IMMUTABLE PROPERTY

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Vendor's Name: SAHA, BIDYUT KRISHNA
Date: 28/01/2015
The Vendor hereby declares that the above mentioned property is his own and he is selling the same to the Purchaser for the purpose of the above mentioned agreement.

California 90275, U.S.A., having her ancestral residence at 64, Jodhpur park, 5th Floor, P.S. Lake, Kolkata - 700 068, District : South 24-Parganas, having Indian Pass Port No.L1226116 dated 17.01.2014 and represented by his constituted attorney SRI SUBRATA SANYAL, son of Late Captain Subash Chandra Sanyal, residing at 414, Jodhpur Park, 1st Floor, Kolkata - 700 068, having Registered General Power of Attorney vide Book No.IV, C.D. Volume No. 5, Pages 6522 to 6532 being No. 03972 for the year 2010 of A.R.A.III, Kolkata, West Bengal herein after referred to as the '**VENDOR**' (which terms or expression shall unless excluded by or repugnant to the subject of context be deemed to mean and include her heirs, executors, legal representatives and assigns) of the FIRST PART.

B. PURCHASERS :

- i) **KUNTAL KUMAR SAHA**, Son of Sri Ranesh Chandra Saha, by faith - Hindu, by occupation - Business, by Citizen of India, having Income Tax PAN - ALPPS7150R, residing at 321, Lake Town, Block-A, Kolkata - 700 089.
- ii) **IRONY DEVELOPERS PRIVATE LIMITED**, a Company incorporated under the Companies Act 1956, having its registered office at Premises No. 333/M/2, Jessore Road, Police Station - Lake Town, Kolkata - 700 089, District : North 24-parganas, having Income Tax PAN - AACCI2789P, represented by its Director **KUNTAL KUMAR SAHA**, Son of Sri

Subrata Sanyal
Being the Constituted Attorney of
Mrs. Rini Ghosh

IRONY DEVELOPERS PVT. LTD.

Kuntal Kumar Saha
Director

Kuntal Kumar Saha
JELA MURCON PVT. LTD.

Kuntal Kumar Saha
Director



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**ADDITIONAL REGISTRAR
OF ASSURANCES-KOLKATA**
3 - AUG 2015

Ranesh Chandra Saha, residing at 321, Lake Town, Block-A, Kolkata - 700 089.

iii) M/S. GOPALA INFRACON PRIVATE LIMITED, a Company incorporated under the Indian Companies Act 1956, having Income Tax PAN : AADCG0724H, and having its registered office at 333/M/2, Jessore Road, Police Station - Lake Town, Kolkata - 700 089, District : North 24 - Parganas and hereof shall be represented by ~~two of its Directors are, RATAN HORE, Son of Late Ramani Mohan Hore, by faith - Hindu, by occupation - business, by Citizen of India, having Income Tax PAN : AASPH 3602F, residing at 9/3, Ramkrishna Lane, Kolkata - 700031~~ AND Kuntal Kumar Saha is as already referred herein before in "B-I", shall as another Director hereof.

Hereinafter jointly and / or collectively referred to as the PURCHASERS (which term or expression shall unless excluded by or repugnant to the subject of context be deemed to mean and include so far as the company is concerned its / their respective Directors, heirs, executors, legal representatives and assigns) of the SECOND PART.

Subrata Sanyal
Being the Constituted Attorney of
Mrs. Rini Ghosh

IRONY DEVELOPERS PVT. LTD.

Kuntal Kumar Saha
Director

GOPALA INFRACON PVT. LTD.

Kuntal Kumar Saha
Director



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
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WHEREAS:-

A. IN THIS AGREEMENT unless it be contrary or repugnant to the context :-

I. VENDOR shall mean SMT. RINI GHOSH and include her heirs, executors, administrators, legal representatives and assigns.

II. PURCHASERS shall mean i) **MR. KUNTAL KUMAR SAHA**, ii) **IRONY DEVELOPERS PRIVATE LIMITED**, AND iii) **M/S. GOPALA INFRACON PRIVATE LIMITED** and its / their respective heirs, executors, legal representatives and assigns.

III. **PROPERTY :**

A. RECITAL :

i) one Bibhuti Bhusan Ghosh since deceased son of Late Ashutosh Ghosh, was the absolute owner of the entire plot of land comprised in portion of C.S. Dag No. 914, under Khatian No. 212, and C.S. Dag No. 903, under Khatian No. 214, in Mouza - Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, being the divided Northern Portion of the amalgamated premises No. 168, 169, 170,

171, 172, 173, 174, 175 and 176 B.B. Chatterjee Road,

Satish Sanyal.
Being the Constituted Attorney of
Mrs. Rini Ghosh

IRONY DEVELOPERS PVT. LTD
Kuntal Kumar Saha
Director

Kuntal Kumar Saha
FOR GOPALA INFRACON PVT. LTD.
Kuntal Kumar Saha
DIRECTOR



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R

ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
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within the Municipal limits of Calcutta, Police Station Sadar Tollygunge, Sub-Registration Office Sadar Alipore and in the District - 24 Parganas now South 24 Parganas, along with his other properties.

ii) While the said Bibhuti Bhusan Ghosh since deceased had in possession, seized, possessed and in enjoyment of the said property being the Plot of Land lying and situated in portion C.S. Dag No. 914, under Khatian No. 212, J.L. No. 13, in Mouza - Kasba, C.S. No. 233, Touzi No. 145, being the divided Northern Portion, of the amalgamated premises No. 168, Banku Behari Chatterjee Road, Calcutta together with other Plot of Land of the same and other Dag Nos. etc. He the said Bibhuti Bhusan Ghosh, since deceased due to natural love and affection to his daughter in law (being wife of his son Abhik Kumar Ghosh) gifted the divided and demarcated portion of the said property being the portion of C.S. Dag No. 914, under khatian No. 212, in Mouza - Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, being the divided Northern Portion of the

amalgamated premises No. 168, Banku Behari

Sudhakar Seal.
Being the Constituted Attorney of
Mrs. Rini Ghosh

IRONY DEVELOPERS PVT. LTD

(Ante) (Amu) S. M.
Director

(Ante) (Amu) S. M.
FOR GOPALA INFRACON PVT. LTD.

(Ante) (Amu) S. M.
DIRECTOR

Chatterjee Road, Calcutta measuring an area of 1(One) Bigha, 6(Six) Cottahs, 15(Fifteen) Chittacks and 18(Eighteen) Sq.ft. be the same a little more or less by way of registered Deed of Gift dated 20th day of February, 1974, vide book No. 1, Volume No. 26, Pages 191 to 196, being No. 935 of 1974 of Additional District Sub- Registrar, Alipore, 24 Parganas, now South 24 Parganas with all easement rights into upon and over the 30'(Ft) wide common passage, presently Kolkata Municipal Corporation Road and all other common facilities.

iii) By and in terms of the said Deed of Gift bearing dated the 20th day of February, 1974 the said SMT. RINI GHOSH. the VENDOR herein became the absolute owner of ALL THAT the said entire property being lying and situated in portion of C.S. Dag No. 914, under Khatian No. 212, J.L. No. 13, R.S. No. 233, Touzi No. 145 in Mouza - Kasba, within the limits of Calcutta Municipal Corporation Ward No.91, District : South 24 Parganas, measuring an area of 1(One) Bigha, 6(Six) Cottahs, 15(Fifteen) Chittacks and 18(Eighteen) Sq.ft. be

Satish Sanyal

For and on behalf of the
BANK OF INDIA

IRONY DEVELOPERS PVT. LTD

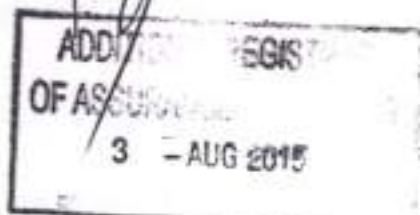
Antul Kumar Saha
Director

Antul Kumar Saha
FOR GOPALA INFRACON PVT. LTD.

Antul Kumar Saha
DIRECTOR



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
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Hundred) Sq.ft. be the same a little more or less more fully and particularly described in the Second Schedule hereunder written and shown and delineated in the Plan annexed hereto and marked by border line colour RED the property is free from all encumbrances, charges, liens etc. subject to presently under T.S. No. 33 of 2013 of Learned 5th Court of Civil Judge (Senior Division) at Alipore is pending.

IV) "SINGULAR" shall mean the "PLURAL" and vice- versa.

IV. MASQUINE shall include the FEMININE and vice versa.

V. The 'VENDOR' herein doth hereby declare as follows:-

A) i) That the said PROPERTY is presently occupied by old Tenants and in otherwise it is free from all other encumbrances, liens, lespondences, charges, allotment, trust whatsoever. Subject to the T.S. No. 33 of 2013 of the Learned Court of 5th Civil Judge (Senior Division) at Alipore which matter is under compromise stage out of the Court between the parties of the said suite matter.

Satvati Sanyal.
Being the Constituted Attorney of
Mrs. Rini Ghosh

IRONY DEVELOPERS PVT. LTD

(Antel Annu Saha)
Director

(Antel Annu Saha)
FOR GOWAL & SATTAR PVT. LTD.

(Antel Annu Saha)
2014-15



R

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ii) That the VENDOR has full power, right and absolute authority to enter into this Agreement for sale of the property, with the intending PURCHASERS.

iii) That the VENDOR herein shall execute and register proper Deed of Conveyance in respect of the said property in favour of the PURCHASERS herein and / or its nominees, assignees within 6 (six) months from this day. Subject to mutual compromise is granted by the Hon'ble Court, AND payment of full consideration be made by the PURCHASERS.

iv) The VENDOR herein shall hand over the vacant and peaceful possession of the divided and demarcated ^{Southern} portion 'B-MARKED' of the entire property to the PURCHASERS herein and / or its nominees or assignees AND shall handover the vacant and peaceful possession of the said property on or before execution of Deed of Conveyance on payment of full and final consideration in terms

Sushil Singh
Being the Constituted Attorney of
Mrs. Rini Ghosh

IRONY DEVELOPERS PVT. LTD

Rishi Kumar Singh
Director

Rishi Kumar Singh
FOR GOPALA INFRACON PVT. LTD.

Rishi Kumar Singh
DIRECTOR



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of the said compromise petition is as being filed by the PLAINTIFF and the DEFENDANTS, within 6 (Six) months from the date of this Agreement. AND handover the original Deed of Conveyance and the all other supporting documents in respect of the said property.

Subho Sanyal
1 Contd (Annex 1 to 6)

v) The Vendor herein is at liberty to give partial physical possession and also give in the liberty to ~~process~~ possession of getting sanction plan like soil test and other activities for the same.

vi) That there will be no scope of escalation in the price.

B) Relying upon the above representation made by the party of the SECOND PART herein the PURCHASERS, who are also the parties of the said compromise petition as Defendant No. 1, 2, 3 and 7 are presently pending before the Learned Court for consideration, have agreed to purchase the said divided and demarcated portion of the property being the portion of Municipal Premises No.

168 A, Banku Behari Chatterjee Road, Police Station -

Subho Sanyal
Being the Constituted Attorney of
Mrs. Rini Ghosh

1 Contd (Annex 1 to 6)
IRONY DEVELOPERS PVT. LTD
1 Contd (Annex 1 to 6)
Director

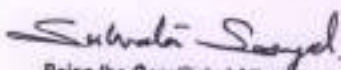
FOR GCPALA INFRACON PVT. LTD.

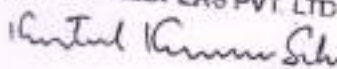
1 Contd (Annex 1 to 6)
DIRECTOR

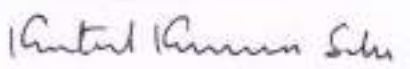
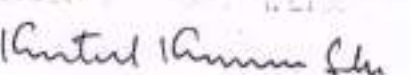


Kasba, within the limits of the Kolkata Municipal Corporation Ward No. 91, Kolkata - 700042, District : South 24-Parganas, measuring an area of the Plot of Land 14 (Fourteen) Cotahs be the same a little more or less out of the total area of the land measuring 26(Twenty Six) Cottahs, 15(Fifteen) Chittacks and 18(Eighteen) Sq.ft. be the same a little more or less together with portion of old dwelling Tenanted Houses and structures standing thereon measuring 3200(Three Thousand Two Hundred) Sq.ft. out of total area 4200(Four Thousand Two Hundred) Sq.ft. be the same a little more or less at the agreed consideration of Rs.2,60,00,000/- (Rupees Two Crores Sixty lakhs) only and Rs.30,00,000/- (Rupees thirty lacs) only toward cost of Stampduty, Registration Fee and legal expenses be payable by the PURCHASERS herein thus totaling Rs. 2,90,00,000/- (Rupees Two Crore Ninety Lacs) only and 3 (Three) numbers of residential Flat of measuring 1200+1200+ 800 Sq.ft. be the same or a little more or less shall be in tune of Built-Up Areas and 2 numbers of Covered Car Parking Spaces are all shall be as per Sanctioned Plan of proposed Building, to be constructed on the said plot of land.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed and declares by and between the parties hereto as follows :


Being the Constituted Attorney of
Mrs. Rini Ghosh

IRONY DEVELOPERS PVT. LTD.

Director



ADDITIONAL REGISTRAR
OF ASSURANCES-KOLKATA
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FOR OFFICIAL USE ONLY

1. The PURCHASERS shall pay a sum of Rs. 60,00,000/- (Rupees Sixty Lakhs) only, as an earnest money and / or part payment of the total consideration money to the VENDOR herein on this day. AND Balance amount of Rs. 2,00,00,000.00 of the consideration money shall be payable by the PURCHASERS and / or it's assignees to the VENDOR herein on or before execution of Deed of Conveyance and to handover the peaceful and vacant possession of the divided and demarcated portion of the property to the PURCHASERS herein or its nominees.

AND Simultaneously Agreement for giving the said 3 (Three) numbers of residential flats and 2 (Two) numbers of Covered Car Parking Space to be provided in the said property is as specified in 'Compromise Petition' and shall have to be handed over those to the VENDOR by execution of the Deed of Conveyance at all the applicable cost of Vendor to get it registered in favour of Vendor or her nominees.

2. In consideration of the payments, promised and covenants hereinafter contained and on the part of the

Sushruti Sanyal.
Being the Constituted Attorney of
Mrs. Rini Ghosh

IRONY DEVELOPERS PVT. LTD.

Antul Kumar Saha
Director

Antul Kumar Saha
FOR GOPALA INFRACON PVT. LTD.

Antul Kumar Saha
DIRECTOR



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ADDITIONAL REGISTRAR
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PURCHASERS to be paid observed and performed the
VENDOR herein agreed to sell, transfer and convey the
said property free from all encumbrances, charges, liens,
lispendences, mortgage, trust etc. within 6 (six)
months from this day subject to compromise of T.S.
No. 33 of 2013 if passed /corrected by the Hon'ble
Court and at all reasonable times thereafter the
PURCHASERS or its nominees herein shall be fully and
absolutely entitled to the said property free from all
encumbrances, charges, lien etc.

3. The PURCHASERS do hereby agree to pay to the VENDOR
herein as consideration of the said property the sum of
Rs.2,60,00,000/- (Rupees Two Crores Sixty Lacs) only
and 3 (Three) numbers of residential flat measuring 1200
Sq.ft. (5th Floor, South Facing) + 1200 Sq.ft.(4th Floor, South
Facing) + 800 Sq.ft. (2nd Floor, South Facing) Sq.ft. in Built-
up Area and 2 (Two) numbers of Covered Car Parking
Spaces are as per detailed referred herein before with
facilitation of free entry and exit.

Subrata Sanyal
Being the Constituted Attorney of
Mrs. Rini Ghosh

IRONY DEVELOPERS PVT. LTD

Antul Kumar Saha
Director

FOR GOPALA INFRACON PVT. LTD.

Antul Kumar Saha
DIRECTOR



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
3 - AUG 2015

Subash Singh
(Attul Kumar Sh)

The measurement of the said property is 14 (Fourteen) Cottahs, be the same a little more or less ^{occupied by the} ~~with~~ old Tenants and together with old dwelling houses and pucca Structures measuring 4200 (Four Thousand Two Hundred) Sq.ft. be the same a little more less more fully and particularly described in the Second Schedule hereunder written and shown and delineated in the plan annexed hereto and marked by border line colour RED.

4. The PURCHASERS herein do hereby covenant with the VENDOR herein as follows :-

- a) To have the said property free from all encumbrances, charges, lien etc.
- b) To pay from time to time from the date of execution the Deed of Conveyance and obtaining physical possession of the said property of all Municipal Taxes including ^{appear} ~~area~~ of Taxes of the Kolkata Municipal Corporation and other revenue and charges for the said occupied portion of the property in the name of the VENDOR till the date of mutation is done in favour of the Purchasers.

Subash Singh
(Attul Kumar Sh)

Subash Singh
 Being the Constituted Attorney of
 Mrs. Rini Ghosh

IRONY DEVELOPERS PVT. LTD
(Attul Kumar Sh)
 Director

(Attul Kumar Sh)
 FOR GOPALA INFRACON PVT. LTD.
(Attul Kumar Sh)
 DIRECTOR



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**ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA**
3 - AUG 2015

5. All costs of preparing stamping of this agreement and / or all documents such as Deed of Conveyance etc. to be executed in pursuance hereof shall be borne and paid by the PURCHASERS.

6. THE VENDOR HEREIN DOTH HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :-

a) The PURCHASERS after paying the total consideration and enter into the agreement for allocation of the 3 (Three) numbers of residential Flats and 2 (Two) numbers of Covered Car Parking Space with free entry and exit on the said divided and demarcated Plot of land of the said property and the aforesaid and observing and performing the covenants and conditions herein contained and on the part of the PURCHASERS to be paid, observed fulfilled and performed, the PURCHASERS shall peacefully and quietly hold and enjoy the said property without any interruption from the VENDOR or any person claiming through or under the VENDOR.

Being the Constituted Attorney of
Mrs. Rini Ghosh

IRONY DEVELOPERS PVT. LTD

Director

FOR GOPALA INFRACON PVT LTD.

DIRECTOR



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ADDITIONAL REGISTRAR
OF ASSURANCES-KOLKATA
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b) To allow and repugnant to the PURCHASERS at all times the right of easements and quasi-easements contained in respect of the said property.

c) The VENDOR herein shall handover the documents to the intending purchaser herein on or before filing the compromise petition before the Ld. Court such as Xerox copy of Power of Attorney executed infavour of Sri Subrata Sanyal, son of Late Captain Subash Chandra Sanyal, residing at 414, Jodhpur Park, 1st Floor, Kolkata - 700068, xerox copy of Deed of Gift/ Conveyance of the property, Income Tax PAN Card, Identity Card, Passport etc. of VENDOR and her attorney.

d) The List of Tenants is as under :-

i) SRI SUBRATA SANYAL, son of Late Captain Subash Chandra Sanyal, having tenancy, right of 2400 (Two Thousand Four Hundred) Sq.ft. built up area be the same a little more or less and 2(Two) Nos. of Covered Car Parking Spaces of the existing Building.

ii) SRI DILIP RAHA, son of Late ^{Baidyanath} Baidyanath Raha, having tenancy right of 800(Eight Hundred) Sq.ft. built up area be the same a little more or less of the existing Building.

Subrata Sanyal
Being the Constituted Attorney of
Mrs. Rini Ghosh

IRONY DEVELOPERS PVT. LTD

Rintul Kumar Saha
Director

Rintul Kumar Saha
FOR GOPALA INFRACON PVT. LTD.

Rintul Kumar Saha
DIRECTOR



R

**ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA**
3 - AUG 2015

7. If the PURCHASERS herein ready to pay the full and final payment within Schedule time and ready to enter into this Agreement for purchasing the demarcated portion of property measuring 14 (Fourteen) kottahs be the same a little more or less of land morefully described in the Second Schedule hereunder written but the VENDOR herein fails and / or neglect to execute the Deed of Conveyance and deliver the vacant and peaceful possession of the said divided and demarcated Plot of land portion of the said Second Schedule property within the said stipulated period in that event the PURCHASERS herein have every right to proceed for specific performance of this agreement and claim Rs. 2,00,00,000/- (Rupees Two Crores) only as cost of legal expenses, compensation and interest on the amount paid by the PURCHASERS to the VENDOR herein and / or spent for the said matter during this period over and above the amount paid by the PURCHASERS to the VENDOR herein and in the case the VENDOR herein shall be bound to refund the said amount along with the said compensation money within 30 (Thirty) days from the date of such notice failing which the VENDOR shall

Subrata Sen
Being the Constituted Attorney of
Mrs. Rini Ghosh

IRONY DEVELOPERS PVT. LTD

Antul Kumar Saha
Director

Antul Kumar Saha
FOR GOPALA INFRACON PVT. LTD.

Antul Kumar Saha
DIRECTOR



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**ADDITIONAL REGISTRAR
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pay the interest @ 2% per month on the amount payable by her for the period of such delay.

8. In any event if the VENDOR is ready to execute the Deed of Conveyance and give the vacant and peaceful possession of the said property but the PURCHASERS herein fail and / or neglect to make payment of the Balance amount of consideration and neglect the terms of this Agreement and/or the said compromise petition in that event the VENDOR may go for specific performance on the same and in that case the Purchasers shall become liable to compensate the Vendor for Rs. 2,00,00,000/- (Two Crores) within 30 days from the date of such notice, if served by the Vendor.

9. The VENDOR shall become liable to pay the service tax ^{and the cost of registration} in connection with hereof 3 Nos. (1200 Sq.ft. x 2 Nos. + 800 Sft. X 1 No. of residential Flats + 2 Nos. of Car Parking space, if thereof attracts by provision of Law of Finance Act is on the same.

10. a) It is agreed by and between both the parties being the Plaintiff and/or Vendor AND the Defendants (Nos. are 1,2,3

Subrata Sanyal.
Being the Constituted Attorney of
Mrs. Rini Ghosh

IRONY DEVELOPERS PVT. LTD
1/Control 1/Amun Sanyal
Director

1/Control 1/Amun Sanyal
FOR GOPALA INFRACON PVT. LTD.

1/Control 1/Amun Sanyal
DIRECTOR



2

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
3 - AUG 2015

Sudhakar Sanyal
Att. to Rini Ghosh

and 7) and/or Purchasers as to be a mandatory part to have a REVERSAL ENTRY of Mrs. Rini Ghosh in the Books of record of The Kolkata Municipal Corporation onwards having passed the Decree by virtue of the said compromise^{petition} and by The Hon' Court prior to executing the said Deed of Conveyance in favour of the above Purchasers hereof.

b) Also agreed by Purchasers hereof to bear the necessary cost to the same by Purchasers for the above said REVERSAL ENTRY with the initiation of both the parties hereof.

c) Vendor hereon fully agreed as to be legally bound to execute the Deed of Conveyance in favour of the Purchasers herein and/or their legal heirs on recorded her name as said above and on receiving the balance amount of the consideration money of Rs.2,00,00,000/- (Rupees Two Crores) only.

11. The Hon'ble High Court at Calcutta will be the jurisdiction of this matter.

FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring 26(Twenty

Six) Cottahs, 15(Fifteen) Chittacks and 18(Eighteen) Sq.ft.

Sudhakar Sanyal
 Being the Constituted Attorney of
 Mrs. Rini Ghosh

Att. to Rini Ghosh
 IRONY DEVELOPERS PVT LTD
Att. to Rini Ghosh
 Director

FOR GORILA BIRTH CONTROL PVT. LTD.

Att. to Rini Ghosh
 DIRECTOR



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together with old dwelling houses and pucca structures standing thereon measuring 4200 (Four Thousand Two Hundred) Sq.ft. be the same a little more or less comprised of the contained in the Premises No. 168 A, Banku Behari Chatterjee Road, Police Station - Kasba, within the limits of the Kolkata Municipal Corporation Ward No. 91, Kolkata - 700 042, having Municipal Assessee No.21-091-03-0100-7, lying and situated in C.S. Dag No. 914, Khatian No. 212, and C.S. Dag No. 903 under Khatian No. 214 in Mouza - Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, being the divided Northern Portion of the amalgamated Premises Nos. 168, 169, 170, 171, 172, 173, 174, 175 and 176, B.B. Chatterjee Road, within the Municipal limits of Calcutta, Police Station Sadar Tollygunge, Sub-Registration office Sadar Alipore and in the District : 24-Parganas now South 24 Pargans. The said property is occupied by old Tenants, otherwise free from all encumbrances, charges, liens etc. subject to T.S. 33 of 2013 of the Ld. 5th Court of Civil Judge (Senior Division) shown and delineated by border line colour

Sankar Sanyal.
Being the Constituted Attorney of
MRS. Purni Ghosh

IRON DEVELOPERS PVT. LTD
Kuntal Kumar Saha
Director

Kuntal Kumar Saha
FOR GENERAL OFFICE
Kuntal Kumar Saha
DIRECTOR



R

ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
3 - AUG 2015

GREEN in the plan annexed hereto butted and bounded as under :-

On the North : By the land belonging to Aditya Mondal and Dwarik Mondal.

On the South : By Premises No. 168B, B.B.Chatterjee Road, Kolkata -700042.

On the East : By the land belonging to Bipin Behari Mondal.

On the West : By 30' Wide Common Passage.

SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Under this Agreement)

ALL THAT the piece and parcel of divided and demarcated portion of land measuring 14 (Fourteen) Cottahs be the same a little more or less is being the portion of First Schedule property, presently occupied by 2(Two) Nos. of old Tenants Together with ²²⁰⁰ ~~3600~~ ^{Three} ~~Three~~ Thousand ^{Two} ~~Two~~ hundred) Sq.ft. be the same a little more or less old structure standing thereon First Schedule property being within the divided and demarcated portion of Premises No. 168 A, Banku Behari Chatterjee Road, Police Station - Kasba, within the limits of the Kolkata -

Sukanta Sengupta

IRONY DEVELOPERS PVT. LTD.

Sukanta Sengupta

Sukanta Sengupta
GOPALA INFRACON PVT. LTD.

Sukanta Sengupta
Director



R

ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
3 - AUG 2015

Municipal Corporation, Ward No. 91, Kolkata - 700 042,
District : South 24-Parganas, shown and delineated in the
Plan annexure hereto and marked by border line colour Red
butted and bounded as under :-

On the North : By the divided demarcated (presently
undivided) portion of land of 168A, B.B.
Chatterjee Road, Kolkata - 700 042 and
as annexed plan.

On the South : By Premises No.168B, B.B. Chatterjee Road.

On the East : By one Metal Road and thereafter the land
belonging to Bipin Behari Mondal.

On the West : By 30' Wide Common Passage.

Subrata Sanyal
Being the Constituted Attorney of
Mrs. Rini Ghosh

IRONY DEVELOPERS PVT. LTD

Antul Kumar Das
Director

Antul Kumar Das
GOPALA INFRACON PVT. LTD.

Antul Kumar Das
Director



BY

3 AUG 2015

Being the Combined Library of
Mr. P. N. Ghosh

4/9

IN WITNESSES WHEREOF the VENDOR and PURCHASERS hereto
set and subscribed their respective hands and seals the day, month
and year first above written.

SIGNED AND DELIVERED by the VENDOR

above named at Kolkata in the presence of :

1. Gouram Sarkar
S/o - Snapan Sarkar
22, K.N.C. Road.
KOTK-15-700/24

2. Rajib Saha
S/o. Santosh Saha
333/M/2, Jessoro Rd,
Kol - 89.

Sushanta Sanyal.
Being the Constituted Attorney of
Mrs. Rini Ghosh
AMPS 554/F
VENDOR

SIGNED AND DELIVERED by the PURCHASERS

above named at Kolkata in the presence of :

1. Rajib Saha
S/o Sri Santosh Saha
333/M/2, Jessoro Rd,
Kol - 89.

2. Gouram Sarkar
S/o - Snapan Sarkar

Antul Kumar Saha
IRONY DEVELOPERS PVT. LTD
Antul Kumar Saha
Director

FOR GOPALA INFRACON PVT. LTD.

Antul Kumar Saha
DIRECTOR

PURCHASERS

Drafted by me.
Mounita Chowdhury
Advocate.

Enrollment No. WB/P/1903/1223/2009.

RECEIVED
1975

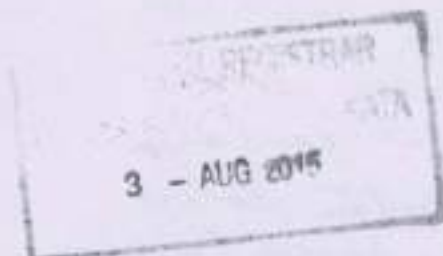


GOVT DEVELOPMENT PAT LTD

Director

FOR GOVT DEVELOPMENT PAT LTD

DIRECTOR



RECEIVED from the within named PURCHASERS the within mentioned sum of Rs. 60,00,000/- (Rupees Sixty lakhs) only being the part payment and/or earnest money as per Memo below:-

MEMO OF CONSIDERATION

Paid by Cheque No. 000185 Dt. 05.05.2015

Drawn on HDFC Bank, Lake Town Br.,

Kolkata - 700 089

60,00,000.00

Total 60, 00,000.00

(Rupees Sixty Lacs Only)

WITNESSES :-

1. Gouran Sarmah
S/o - Suman Sarmah
22, K.P.C. Road.
Kolkata - 700124
2. Rajib Saha
S/o, Sri Santosh Saha
333/4/2, Serrone Rd.
Kolkata - 700085.

Sushili Singh

Being the Vendor

VENDOR

HB: Subject to realisation.



24

ADDITIONAL SECRETARY
OFFICE OF THE SECRETARY
3 - AUG 2015

DATED THIS 5th DAY OF May 2015



AGREEMENT

SMT. RINI GHOSH

-----VENDOR

AND

M/S. IRONY DEVELOPERS
PRIVATE LIMITED AND
OTHERS

----PURCHASERS

AGREEMENT

Plot of Land Premises No.

168 A, Banku Behari

Chatterjee Road, Police Station-

Kasba, Kolkata-700 042.



ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
3 - AUG 2015

Divy registered at 350/-
03-07-15
Notary
Court
4-11-15



ADDITIONAL REGISTRAR
OF ASSURANCES KOLKATA
3 - AUG 2015

Duty executed at ⁶⁰⁰⁺ 5107
[Signature]
Registrar
Municipal Assurances Commr,
Bilpore



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



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



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



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



Sub: [illegible]



PHOTO

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
3 - AUG 2015

PHOTO

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

3

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

GRN: 19-201516-001404660-1

GRN Date: 01/08/2015 15:17:26

BRN: 169492111

Payment Mode: Online Payment

Bank: HDFC Bank

BRN Date: 01/08/2015 15:23:17

DEPOSITOR'S DETAILS

Id No.: 19011000193985/4/2015

(Query No./Query Year)

Name: GOPALA INFRACON PVT LTD

Contact No.: 25226305

Mobile No.: +91 9330055732

E-mail: belply@yahoo.co.in

Address: 333/M/2, JESSORE ROAD, KOLKATA - 700089

Applicant Name: Mr R N CHOWDHURY

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Sale, Sale agreement without possession

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	19011000193985/4/2015	Property Registration- Registration Fees	0030-03-104-001-16	101
2	19011000193985/4/2015	Property Registration- Stamp duty	0030-02-103-003-02	2043564
Total				2043665

In Words: ~~Rs~~ Twenty Lakh Forty Three Thousand Six Hundred Sixty Five only



3 AUG 2015



30 29

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	19011000193985/2015	Query Date	24/07/2015 4:01:31 PM
Office where deed will be registered	A.R.A. - I KOLKATA, District: Kolkata		
Applicant Name	R N CHOWDHURY		
Address	2, CHURCH LANE, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Advocate		
Other Details	Mobile No. : 9007420197		
Transaction	[0104] Sale, Sale agreement without possession		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]		
Set Forth value	Rs. 2,90,00,000/-	Total Market Value:	Rs. 2,91,93,631/-
Stampduty Payable	Rs. 20,43,574/-	Stampduty Article:-	5(d)
Registration Fee Payable	Rs. 101/-	Registration Fee Article:-	E, E, M(a), M(b), I
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 10/-
Mutation Fee Payable	DLRS server does not return any information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

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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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B. B. Chatterjee Road, Road Zone : ((Ward-91) – (Ward-91)) .	((Ward-91) - (Ward-91))	14 Katha	2,66,00,000/-	2,67,93,631/-	Proposed Use: Bastu, Width of Approach Road: 30 Ft., Encumbered by Tenant,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	3200 Sq Ft.	24,00,000/-	2,67,93,631/-	Structure Type: Structure Tenanted,
	Floor 0	3200 Sq Ft.		24,00,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Seller Details			
Name & Address	Status	Execution And Admission Details	Other Details
Smt RINI GHOSH Wife of Shri ABHIJ KUMAR GHOSH 61, JODHPUR PARK, P.O:- LAKE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068	Individual	Executed by: Attorney,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AGTPG7834M,

Attorney Details			
Attorney Name & Address	Other Details	Execution And Admission Details	Attorney of
Shri SUBRATA SANYAL Son of Late SUBASH CHANDRA SANYAL 414, JODHPUR PARK, P.O:- LAKE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,		Smt RINI GHOSH

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Buyer Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
Mr KUNTAL KUMAR SAHA Son of Shri RANESH CHANDRA SAHA 321, LAKE TOWN, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALPPS7150R,
M/S. IRONY DEVELOPERS PVT LTD 333/M/2, JESSORE ROAD, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089	Organization	Executed by: Representative,	PAN No. AACC12789P,
M/S. GOPAL INFRACON PVT LTD 333/M/2, JESSORE ROAD, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089	Organization	Executed by: Representative,	PAN No. AADCG0724H,
Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Mr KUNTAL KUMAR SAHA, Designation: DIRECTOR Son of Shri RANESH CHANDRA SAHA 321, LAKE TOWN, Block/Sector: A, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,		M/S. IRONY DEVELOPERS PVT LTD , M/S. GOPAL INFRACON PVT LTD
Identifier Details			
Identifier Name & Address	Other Details	Identifier of	
MOUMITA CHOWDHURY Daughter of Shri SUKUMAR CHOWDHURY 31/7, BAGHAJATIN ROAD, P.O:- BURROBAZAR, P.S:- Burrobazar, District:- Kolkata, West Bengal, India, PIN - 700036	Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Shri SUBRATA SANYAL, Mr KUNTAL KUMAR SAHA, Mr KUNTAL KUMAR SAHA,	

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Handwritten mark

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area In(%)
L1	Smt RINI GHOSH	Mr KUNTAL KUMAR SAHA	7.7 Dec	33.3333
L1	Smt RINI GHOSH	M/S. IRONY DEVELOPERS PVT LTD	7.7 Dec	33.3333
L1	Smt RINI GHOSH	M/S. GOPAL INFRACON PVT LTD	7.7 Dec	33.3333
Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area In(%)
S1	Smt RINI GHOSH	Mr KUNTAL KUMAR SAHA	1066.67 Sq Ft	33.3333
S1	Smt RINI GHOSH	M/S. IRONY DEVELOPERS PVT LTD	1066.67 Sq Ft	33.3333
S1	Smt RINI GHOSH	M/S. GOPAL INFRACON PVT LTD	1066.67 Sq Ft	33.3333
Bank Details				
Bank details have not been supplied				
For Information only				

- Note:
1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
 2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
 3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
 4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
 5. This e-Assessment report is to be signed by all Sellers and Buyers.
 6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
 7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
 8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
 9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Sujan Kumar Maity)



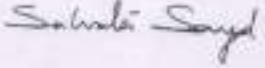
52

8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

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

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Smt RINI GHOSH Wife of Shri ABHIK KUMAR GHOSH 64, JODHPUR PARK, P.O:- LAKE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AGTPG7834M, Status : Self Represented by her constituted attorney as given below:-</p>		
1(1)	<p>Shri SUBRATA SANYAL Son of Late SUBASH CHANDRA SANYAL 414, JODHPUR PARK, P.O:- LAKE, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Attorney Date of Execution : 03/08/2015 Date of Admission : 03/08/2015 Place of Admission of Execution : Office</p>	 8/3/2015 1:10:19 PM hrs	 LTI 8/3/2015 1:10:38 PM hrs
		 8/3/2015 1:10:51 PM hrs	



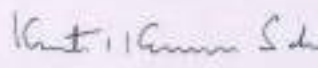


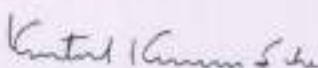


36

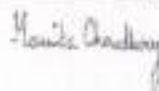
22

5

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr KUNTAL KUMAR SAHA Son of Shri RANESH CHANDRA SAHA 321, LAKE TOWN, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALPPS7150R, Status : Self Date of Execution : 03/08/2015 Date of Admission : 03/08/2015 Place of Admission of Execution : Office</p>	 8/3/2015 1:08:17 PM hrs	 LTI 8/3/2015 1:08:39 PM hrs
		 8/3/2015 1:08:49 PM hrs	
2	<p>M/S. IRONY DEVELOPERS PVT LTD 333/M/2, JESSORE ROAD, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 PAN No. AACC12789P, Status : Organization</p>		
3	<p>M/S. GOPAL INFRACON PVT LTD 333/M/2, JESSORE ROAD, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 PAN No. AADCG0724H, Status : Organization Represented by their (2-3) representative as given below:-</p>		
2-3 (1)	<p>Mr KUNTAL KUMAR SAHA, DIRECTOR Son of Shri RANESH CHANDRA SAHA 321, LAKE TOWN, Block/Sector: A, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 03/08/2015 Date of Admission : 03/08/2015 Place of Admission of Execution : Office</p>	 8/3/2015 1:09:15 PM hrs	 LTI 8/3/2015 1:09:33 PM hrs
		 8/3/2015 1:09:44 PM hrs	

B. Identifier Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	MOUMITA CHOWDHURY Daughter of Shri SUKUMAR CHOWDHURY 31/7, BAGHAJATIN ROAD, P.O:- BURROBAZAR, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700036 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Shri SUBRATA SANYAL, Mr KUNTAL KUMAR SAHA, Mr KUNTAL KUMAR SAHA,	 8/3/2015 1:11:39 PM hrs

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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B. B. Chatterjee Road, Road Zone : ((Ward-91) -- (Ward-91)) , Premises No. 168 A	((Ward-91) -- (Ward-91))	14 Katha	2,66,00,000/-	2,67,93,631/-	Proposed Use: Bastu, Width of Approach Road: 30 Ft., Encumbered by Tenant,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	3200 Sq Ft.	24,00,000/-	24,00,000/-	Structure Type: Structure Tenanted,
	Floor 0	3200 Sq Ft.		24,00,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Transfer of Property from Seller to Buyer

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)

4

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Smt RINI GHOSH	M/S. GOPAL INFRACON PVT LTD	7.7	33.3333
	Smt RINI GHOSH	M/S. IRONY DEVELOPERS PVT LTD	7.7	33.3333
	Smt RINI GHOSH	Mr KUNTAL KUMAR SAHA	7.7	33.3333

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
S1	Smt RINI GHOSH	M/S. GOPAL INFRACON PVT LTD	1066.67 Sq Ft	33.3333
	Smt RINI GHOSH	M/S. IRONY DEVELOPERS PVT LTD	1066.67 Sq Ft	33.3333
	Smt RINI GHOSH	Mr KUNTAL KUMAR SAHA	1066.67 Sq Ft	33.3333

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	R N CHOWDHURY
Address	2, CHURCH LANE, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate



(39)

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Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190106271 / 2015

Query No/Year	19011000193985/2015	Serial no/Year	1901006056 / 2015
Deed No/Year	I - 190106271 / 2015		
Transaction	[0104] Sale, Sale agreement without possession		
Name of Presentant	Mr KUNTAL KUMAR SAHA	Presented At	Office
Date of Execution	03-08-2015	Date of Presentation	03-08-2015

Remarks

On 03/08/2015

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

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

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

Presented for registration at 12:56 hrs on : 03/08/2015, at the Office of the A.R.A. - I KOLKATA by Mr KUNTAL KUMAR SAHA, one of the Claimants.

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

Execution is admitted on 03/08/2015 by

Mr KUNTAL KUMAR SAHA, Son of Shri RANESH CHANDRA SAHA, 321, LAKE TOWN, P.O: LAKE TOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, By caste Hindu, By Profession Business

Identified by MOUMITA CHOWDHURY, Daughter of Shri SUKUMAR CHOWDHURY, 31/7, BAGHAJATIN ROAD, P.O: BURROBAZAR, Thana: Burrobazar, , Kolkata, WEST BENGAL, India, PIN - 700036, By caste Hindu, By Profession Advocate

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

Execution is admitted on 03/08/2015 by

1. Mr KUNTAL KUMAR SAHA, DIRECTOR, M/S. IRONY DEVELOPERS PVT LTD , 333/M/2, JESSORE ROAD, P.O: LAKE TOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089
 2. Mr KUNTAL KUMAR SAHA, DIRECTOR, M/S. GOPAL INFRACON PVT LTD , 333/M/2, JESSORE ROAD, P.O: LAKE TOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089
- Identified by MOUMITA CHOWDHURY, Daughter of Shri SUKUMAR CHOWDHURY, 31/7, BAGHAJATIN ROAD, P.O: BURROBAZAR, Thana: Burrobazar, , Kolkata, WEST BENGAL, India, PIN - 700036, By caste Hindu, By Profession Advocate

Executed by Attorney

Execution by

Shri SUBRATA SANYAL, 414, JODHPUR PARK, P.O: LAKE, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068

as the constituted attorney of

1. Smt RINI GHOSH, 64, JODHPUR PAKR, P.O: LAKE, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068

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Indetified by MOUMITA CHOWDHURY, Daughter of Shri SUKUMAR CHOWDHURY, 31/7, BAGHAJATIN
ROAD, P.O: BURROBAZAR, Thana: Burrobazar, , Kolkata, WEST BENGAL, India, PIN - 700036, By caste
Hindu, By Profession Advocate
is admitted by him

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Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- , J = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-

Description of Online Payment

1. Rs 101/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: HDFC Bank (HDFC0000014)

Payment of Stamp Duty

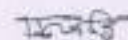
Certified that required Stamp Duty payable for this document is Rs. 20,43,574/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 20,43,564/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 34177, Purchased on 28/01/2015, Vendor named B K Saha.

Description of Online Payment

1. Rs 20,43,564/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: HDFC Bank (HDFC0000014)



(Sujan Kumar Maity)

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

On 24/07/2015

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 2,91,93,631/-



(Sujan Kumar Maity)

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

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 43736 to 43777
being No 190106271 for the year 2015.



Digitally signed by SUJAN KUMAR
MAITY
Date: 2015.08.04 15:20:45 +05:30
Reason: Digital Signing of Deed.

[Handwritten signature]

(Sujan Kumar Maity) 04-08-2015 3:20:44 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

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Expt - C
C.B. (S.A. No.)
S-8-15

Civil Judge (Sr. Division)
5th Court, Alipore
South 24-Parganas

DATED 5TH DAY OF MAY, 2015	
VENDOR	
SMT. RINI GHOSH	
A N D	
PURCHASERS	
KUNTA KUMAR SAHA & ANRS	
AGREEMENT FOR SALE	