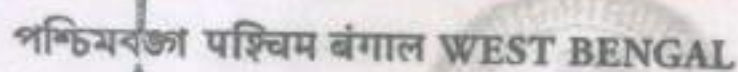


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Certified that the Document is admitted to  
Registration. The Signature Sheet and the  
endorsement sheets attached to this document  
are the part of this Document.

14 SEP 2017

Additional Register  
of Assurance-1, Kolkata

THIS INDENTURE made this 14<sup>th</sup> day of September, Two Thousand Seventeen, BETWEEN, SMT. RINI GHOSH, wife of Abhik Kumar Ghosh, since deceased, by faith - Hindu, by occupation - Business, Nationality - Indian, having Income Tax PAN NO : AGTPG7834M, having Indian Pass Port No.L1226116 dated 17.01.2014, having her ancestral residence at 64, Jodhpur Park, Post Office : Jodhpur Park,

Cont.2...

60386

M/S. Irom Developers  
Pvt Ltd.

NAME  
ADD.  
31 AUG 2017  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, S. K. Road, Kol-3

333/m/2. Jussor.

KD-89

31 AUG 2017



14 SEP 2017



Ram Bahadur  
S/o Dil Bahadur.  
Add: 290/7, Sarat Bose Lane  
Kolkata - 700081  
P.S. - Airport  
P.O. - Raj'badh  
OCC + Snives



Police Station - Lake, Kolkata -700068, District : South 24 Parganas, and also residence at 6644, Locklenna Lane, Rancho Palos Verdes, California:90275, U.S.A. represented by her constituted attorney SRI SUBRATA SANYAL, son of Late Captain Subhash Chandra Sanyal, by faith - Hindu, by occupation - Service, Nationality - Indian, having Income Tax PAN NO : AMNPS5541F, residing 414, Jodhpur Park, 1<sup>st</sup> Floor, Post Office : Jodhpur Park, Police Station - Lake, Kolkata -700068, holding registered General Power of attorney Vide Book - IV, Being No. 03972, pages 6522 to 6532, C.D. Volume No. 5 for the year 2010, of Additional Registrar of Assurance -III, Kolkata, West Bengal hereinafter referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, legal representatives and assigns) of the 'FIRST PART'.

AND I) M/S. IRONY DEVELOPERS PVT. LTD. a Company incorporated under the Companies Act, 1956, having Income Tax PAN : AACCI2789P, having its office at 333/M/2, Jessore Road, Post Office : Lake Town, Police Station - Lake Town, Kolkata - 700089, represented by its Director SRI KUNTAL KUMAR SAHA, son of Sri Ranesh Chandra Saha, having Income Tax PAN : ALPPS7150R residing at P-321, Lake Town, Block -A, Post Office : Lake Town, Police Station : Lake Town, Kolkata -700089, II) SRI KUNTAL KUMAR SAHA, son of Sri Ranesh Chandra Saha, by faith Hindu, by occupation - Business, having Income Tax PAN: ALPPS7150R, residing at P-321, Lake Town, Block -A, Post Office : Lake Town, Police Station - Lake Town, Kolkata -700089, III) M/S. GOPALA INFRACON PRIVATE LIMITED, a Company within the meaning of the Companies Act, 1956 and having Income Tax PAN NO:AADCG0724H and having its registered Office at 333/M/2, Jessore Road, Post Office : Lake Town, Police Station - Lake Town, Kolkata -700089, District : North 24 Parganas, and is represented by its Director SRI KUNTAL KUMAR SAHA son of Sri Ranesh Chandra Saha, residing at P-321, Lake Town Block-A, Post Office : Lake Town, Police Station - Lake Town, Kolkata -700089, District : North 24 Parganas, hereinafter jointly and/or collectively referred to as the "PURCHASERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective(s) heirs, executors, legal representatives, nominees and assigns) of the "SECOND PART".



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**WHEREAS :**

- A. 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 R.S. Dag No. 914, under Khatian No. 212, and C.S. Dag No. 903, under C.S. Khatian No. 214, in Mouza - Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, being the divided and demarcated Northern Portion of the amalgamated premises No. 168, 169, 170, 171, 172, 173, 174, 175 and 176 B.B. Chatterjee Road, within the limits of Calcutta Municipal Corporation, Police Station formerly Tollygunge, then Jadavpur now Kasba, District - 24 Parganas now South 24 Parganas, along with his other properties.
- B. 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 of R.S. Dag No. 914, under Khatian No. 212, J.L. No. 13, in Mouza - Kasba, R.S. No. 233, Touzi No. 145, being the divided and demarcated Northern Portion of the amalgamated premises No. 168, BankuBehari Chatterjee Road, Calcutta together with other Plot of Land of the same and other Dag Nos. etc. He the said BibhutiBhusan 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 R.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 and demarcated Northern Portion of the amalgamated premises No. 168, Banku Behari 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 a registered Deed of Gift dated 20<sup>th</sup> 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 Together with all other common facilities.
- C. By and in terms of the said Deed of Gift dated the 20<sup>th</sup> day of February, 1974 the said SMT. RINI GHOSH, the VENDOR herein became the



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absolute owner of ALL THAT the said entire property being lying and situated in portion of R.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 the same a little more or less with all easement right into upon and over the 30' (Ft) wide common passage now Kolkata Municipal Corporation Road Together with all other common facilities of the said property.

AND while the VENDOR herein became the absolute owner of the said property, she mutated her name in the records of the Calcutta Municipal Corporation and got the premises No. 168A, BankuBehari Chatterjee Road, also known as B.B. Chatterjee Road, Calcutta and at that time constructed one single storyed cement flooring building and R.T. Tin Shed all together measuring an area of 4200 (Four Thousand Two Hundred) Sq.ft. be the same a little more or less and is in absolute possession and enjoyment of the said property and regularly paying the Municipal Taxes for the said property.

- D. THUS the VENDOR herein seized, possessed and in enjoyment of her divided and demarcated Plot of Land measuring 26(Twenty Six) Cottahs, 15(Fifteen) Chittacks and 18(Eighteen) Sq.ft. be the same a little more or less together with 3(Three) Numbers of separate and old about 45 years structures standing thereon all together measuring an area of 4200 (Four Thousand Two Hundred) Sq.ft. be the same a little more or less being known as Premises No. 168 A,, Banku Behari Chatterjee Road, also known as B.B. Chatterjee Road, Police Station - Kasba, Kolkata - 700042, lying and situated at portion of Dag No. 914, Khatian No. 212, Touzi No. 145, J.L. No. 13, Mouza - Kasba, R.S. No. 233, Pargana Kalikata within the limits of the Kolkata Municipal Corporation Ward No. 91 morefully and particularly described in the First schedule hereunder written, shown and delineated in the Plan annexed hereto and marked by border line colour GREEN.

- E. While the VENDOR herein is in absolute Possession, enjoyment, seized and possessed the said property being premises No. 168 A, Banku Behari



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Chatterjee Road, also known as B.B. Chatterjee Road, Police Station - Kasba, Kalikata -700042, lying and situated at portion of Dag No. 914, Khatian No. 212, Touzi No. 145, J.L. No. 13, Mouza -Kasba, R.S. No. 233, Pargana Kalikata, within the limits of the Kalkata Municipal Corporation Ward No. 91, 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 Together with 3(Three) numbers of separate and about 45(Forty five) years old structures standing thereon ALL TOGETHER measuring an area of 4,200 (Four Thousand Two Hundred) sq.ft. be the same a little more or less, one of her near relative Sri Bishakh Kumar Ghosh son of Late Asoke Kumar Ghosh having his Income Tax Pan ADTPG6771C, was residing at 65/2, Hindustan Park, Police Station - Gariahat, Kalikata -700029 by way of one forged document such as Registered General Power of Attorney Vide Book No. IV, Pages 8311 to 8319, C.D. Volume No. 6, being No. 04410 for the year 2011 of Additional Registrar of Assurance -III, Kolkata, sold, transferred and conveyed against valuable consideration as mentioned therein the entire property being the Premises No. 168 A, BankuBehari Chatterjee Road, Police Station - Kasba, Kolkata -700042, within the limits of the Kolkata Municipal Corporation Ward No.91, 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, Together with 3(Three) numbers of structures about 45(Forty Five) years Old structure standing thereon to and infavour of 1) M/s. Irony Developers Pvt. Ltd. II) Sri Kuntal Kumar Saha, III) M/s. Gopala Infracon Private Limited, the PURCHASERS therein and also herein vide Book No. 1, C.D. Volume No. 13, Pages from 2871 to 2888, being No. 06076 for the year 2012 of District Sub-Registrar-III of South 24 Parganas, West Bengal, AND the said PURCHASERS after purchase the said property they mutated the said property and entered their name in the records of the Kolkata Municipal Corporation and deposited the Municipal Taxes in their name.

- F. Sometime in the year 2013, the facts hence come to the knowledge of the Principal Owner SMT. RINI GHOSH who had initiated a civil suit vide title suit No. 33 of 2013, in the Learned 5<sup>th</sup> Court of Civil Judge (Senior Division) at Alipore, District : South 24 Parganas, West Bengal against the



*[Handwritten signature]*

ADDITIONAL REGISTRAR  
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said M/s. Irony Developers Private Limited, Sri Kuntal Kumar Saha, M/s. Gopala Infracon Private Limited, Sri Bishakh Kumar Ghosh and Ors. AND after intervention of well wishers and common friends of the said plaintiff and the said Defendants one application under order 23 rule 3 of C.P. code for Compromise of the T.S. No. 33 of 2013, in the Learned 5<sup>th</sup> Civil Judge (Sr. Division) at Alipore District 24 Parganas filed on 22.07.2015 and the said Ld. 5<sup>th</sup> Civil Judge (Sr. Division) at Alipore Judges court passed the interim order on 05.08.2015 "That the suit be and same is decreed in terms of compromise petition.

"Let the compromise petition be treated as a part and parcel of the compromise decree. Plaintiff is directed to furnish the valuation certificate or requisition for concern Registering Authority to proceed further in drawing upto compromise decree".

AND thereafter in terms of the above referred order dated 5.8.2015 a registered Agreement for Sale between the said Plaintiff Smt. Rini Ghosh AND the defendants No. 1 to 3 M/s. Irony Developers Private Limited, Sri Kuntal Kumar Saha, M/s. Gopala Infracon Private Limited is made, executed on 05.05.2015 and registered on 05.08.2015, Vide Book No. 1, C.D. Volume No. 1901-2015 pages from 43736 to 43777, being No. 190106271 for the year 2015 of Additional Registrar of Assurance-I, Kolkata, West Bengal AND thereafter on 29.11.2016 the Ld. Court passed the final decree and ordered "that the compromise decree be treated to be a final decree in connection with suit being T.S. No. 33/2013 obviously in view of the spirit of the earlier order dated 05.08.2015." (The copies of above referred order of Ld. 5<sup>th</sup> Civil Judge (Sr. Divi) at Alipore are enclosed herewith and marked as annexure 'A'.

- G. By virtue of the final decree in connection with the suit being T.S. No. 33/2013 in the Learned 5<sup>th</sup> Court of Civil Judge (Sr. Division) at Alipore, District : South 24 Parganas, West Bengal, the authority of the Kolkata Municipal Corporation cancelled and deleted the name of then recorded owners M/s. Irony Developers Private Limited, Mr. Kuntal Kumar Saha and M/s. Gopala Infracon Private Limited and inserted therein the name of Principal Owner "SMT. RINI GHOSH" in the records of the Kolkata

and Mr. Jony Developer Private Limited, 24 Kunda Kumar, Salt Lake, Kolkata, West Bengal, India, 700061, India, and Mr. Jony Developer Private Limited, 24 Kunda Kumar, Salt Lake, Kolkata, West Bengal, India, 700061, India, after intervention of the court and common interest of the said parties and the said defendant one application under order 23 rule 1 of C.P.C. Code for Enforcement of the T.S. No. 23 of 2013, in the learned Civil Judge (2nd Division) at Alipore District 24 Kunda Kumar, Salt Lake, Kolkata, West Bengal, India, and the said Civil Judge (2nd Division) at Alipore District Court passed the interim order on 02.08.2013 that the suit be and same is decided in terms of compromise petition.

That the compromise petition be treated as a part and parcel of the compromise order. Plaintiff is directed to furnish the valuation certificate or application for election of arbitrator to proceed further in drawing up compromise order.

And thereafter in terms of the above interim order dated 2.8.2013, registered Agreement for Sale between the said Plaintiff and the Defendant and the defendant No. 1 to 3 Mr. Jony Developer Private Limited, 24 Kunda Kumar, Salt Lake, Kolkata, West Bengal, India, 700061, India, was executed on 02.08.2013 and registered on 02.08.2013, File No. 1 of 2013, Volume 1, Page 1, from 4371 to 4377, being the 1st of Additional Register of Assurances-I, Kolkata, West Bengal, India, on 29.11.2013 the said Court passed the order that the compromise order be placed in the file of the said suit and being T.S. No. 23 of 2013, obviously be a part and parcel of the said order dated 02.08.2013. (The copy of the order dated 02.08.2013, Civil Judge (2nd Div.) at Alipore District Court, Kolkata, West Bengal, India, is attached as annexure 'A'.



By virtue of the said order in connection with the said filing T.S. No. 23 of 2013 in the learned Civil Judge (2nd Division) at Alipore District Court, Kolkata, West Bengal, India, the authority of the Plaintiff to sue the Defendant is hereby withdrawn and the name of the Plaintiff is struck off the records of the Court. The name of the Plaintiff is Mr. Jony Developer Private Limited, 24 Kunda Kumar, Salt Lake, Kolkata, West Bengal, India, 700061, India.

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Municipal Corporation on 19.04.2017. AND the Assessee No. 21-091-03-0100-7 remaining as unaltered.

Hence there is no leg to stand the said registered Deed of Conveyance (unlawfull and/or forged document) dated 11<sup>th</sup> day of May, 2012 Vide Book No. I, C.D. Volume No. 13, Pages 2871 to 2888 being No. 06076, for the year 2012 of C.D. D.S.R.-III, Alipore, South 24 Pargans, West Bengal, AND also the said General Power of Attorney vide Book No. IV, Pages 8311 to 8319, C.D. Volume No. 6, for the year 2011 of Additional Registrar of Assurance -III, Kolkata.

Thus the VENDOR herein became and/or stands as per provision of law, rules and Act. as the absolute owner and seized possessed and in enjoyment the said property being Premises No. 168 A, Banku Behari Chatterjee Road, also known as B.B. Chatterjee Road, Police Station - Kasba, Kolkata -700042, within the limits of the Kolkata Municipal Corporation Ward No. 091, being the portion of R.S. Dag No. 914, R.S. Khatian No. 233, Pargana Kolkata, District : South 24 Parganas measuring an area 1(One) Bigha, 6(Six) Cottahs, 15(Fifteen) Chittacks and 18(Eighteen) Sq.ft. be the same a little more or less together with about 45(Forty Five) years Old partly pacca and Partly katcha 3(Three) numbers of separate structure standing thereon all together measuring an area of 4200 (Four Thousand Two Hundred) sq.ft. be the same a little more or less fully occupied by Old Tenants and in otherwise the same is free from all other encumbrances, charges, liens, lespondences, allotment, trust whatsoever.

- H. Thus the VENDOR herein has full Power, right, title and absolute authority to sell, transfer and convey the said property and/or any part or portion thereof.
- I. WHILE the VENDOR herein is in absolute possession, enjoyment, seized and possessed of her said divided and demarcated portion of the said property being Plot of Land measuring an area of 26(Twenty Six) Cottahs, 15(Fifteen) Chittacks and 18(Eighteen) Sq.ft. be the same a little more or less together with 3(Three) Numbers of separate and about 45 years old structures standing thereon all together measuring an area of 4200 (Four Thousand Two Hundred) Sq.ft. be the same a little more or less fully



*m*

ADDITIONAL INFORMATION  
OF ASSIGNED  
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occupied by Old Tenants, being known as Premises No. 168 A, BankuBehari Chatterjee Road, also known as B.B. Chatterjee Road, Police Station - Kasba, Kolkata - 700042, lying and situated at portion of Dag No. 914, Khatian No. 212, Touzi No. 145, J.L. No. 13, Mouza - Kasba, R.S. No. 233, Pargana Kalikata within the limits of the Kolkata Municipal Corporation Ward No. 91 has agreed to sell, transfer and convey her all right, title and interest of the divided and demarcated Southern Portion of the entire property morefully described in the Second Schedule hereunder written measuring an area of Plot of Land 14(Fourteen) Cottahs be the same a little more or less Together with about 45(Forty Five) years Old Structure dwelling house/ tenement herein standing thereon measuring an area of 3200 (Three Thousand Two Hundred) Sq.ft. be the same a little more or less out of the Total old structure measuring an area of 4200 (Four Thousand Two Hundred) Sq.ft. be the same a little more or less fully occupied by non-rent paying OLD TENANTS namely Mr. Subrata Sanyal and Mr. Dilip Kumar Raha at the agreed Net Cash/Liquid consideration of Rs.2,60,00,000/- (Rupees Two Crore Sixty Lacs) only, payable to the VENDOR, which already includes and considers payment/ deduction of cost of stamp duty, registration fees, legal expenses etc. which are mostly paid by the PURCHASER under this head during this period. The PURCHASERS shall directly compensate/provide 3(Three) numbers of residential flats to said existing OLD TENANTS, specifically to Mr. Subrata Sanyal and/or his legal heirs or assignors measuring of 1200 (One Thousand Two Hundred) Sq.ft. be the same a little more or less on 4<sup>th</sup> Floor, (South Facing), measuring of 1200 (One Thousand Two Hundred) Sq.ft. be the same a little more or less on 5<sup>th</sup> Floor, (South Facing), and to Mr. Dilip Kumar Raha one residential Flat measuring of 800 (Eight Hundred) Sq.ft. be the same a little more or less on 2<sup>nd</sup> Floor, (South Facing), shall be in tune of Built up area of 3(Three) Flats AND 2(Two) numbers of covered Car Parking Space to said Mr. Subrata Sanyal. All flats and parking spaces shall be as per sanction plan of the proposed building to be constructed on the said divided and demarcated Southern Portion of the Plot of Land of the Premises No. 168 A, BankuBehari Chatterjee Road, Police Station - Kasba, Kolkata -700042, more fully

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ADDITIONAL CERTIFICATE  
OF ASSURANCE  
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described in the THIRD SCHEDULE hereunder written. AND the said Plot of Land is fully described in the SECOND SCHEDULE hereunder written, shown and delineated in the Plan annexed hereto marked by border line colour 'RED' between the VENDOR herein AND the PURCHASERS herein and accordingly entered into an agreement for Sale, Transfer and Convey the said divided and demarcated Southern Portion of the property against valuable consideration as mentioned herein above and duly register the said Agreement for Sale, dated 5<sup>th</sup> May, 2015 Vide Book No. 1, C.D. Volume No. 1901-2015, pages from 43736 to 43777, being No. 190106271 for the year 2015 of Additional Registrar of Assurance-I, Kolkata on 04.08.2015. AND on request of the PURCHASERS the VENDOR herein executed and register the Deed of Conveyance in favour of the PURCHASERS herein at the said agreed consideration as mentioned herein above and as per the said registered Agreement for Sale dated 05.05.2015 duly registered on 04.08.2015 and against the said agreed terms and cost of consideration as mentioned therein and herein AND the proper stamp duty is paid Rs. 20,43,564/- (Rupees Twenty Lacs Forty Three Thousand Five Hundred and Sixty Four) only on the market value assessed by the Registering authority at Rs.2,91,93,631/- (Rupees Two Core Ninety One Lacs Ninety Three Thousand Six Hundred and Thirty One) only at the time of registration of said Agreement for Sale.

AND due to some other Business engagement the VENDOR herein is personally unable to look after the said matter and accordingly appointed her constituted attorney SRI SUBRATA SANYAL by executing registered Power of Attorney vide Book No. IV, Being No. 03972, pages 6522 to 6532, C.D. Volume No. 5 for the year 2010 of ARA-III, Kolkata. AND also forwarded a letter through her email dt. 04.09.2017 to her Learned Advocate Shyamal Kanti Banerjee intimating that the power given to Sri Subrata Sanyal vide Deed No. 03972 for the year 2010 is still existing and thereby issued her full consent on approval of the draft deed which is now being executed for registration.

- J. On request of the PURCHASERS herein the VENDOR herein doth agree to execute the Deed of Conveyance in favour of the PURCHASERS herein the said divided and demarcated Southern Portion of the property being Plot of Land measuring an area of 14(fourteen) Cottahs, be the same a little



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more or less together with 3(Three) Numbers of separate and about 45(Forty Five) years old structures standing thereon clubbed all together measuring an area of 3200 (Three Thousand Two Hundred) Sq.ft. be the same a little more or less fully occupied by Old TENANTS, being prior to the apportionment is i.e. presently known as Premises No. 168 A, BankuBehari Chatterjee Road, Police Station - Kasba, Kolkata - 700042, lying and situated at portion of Dag No. 914, Khatian No. 212, Touzi No. 145, J.L. No. 13, Mouza - Kasba, R.S. No. 233, Pargana Kolkata within the limits of the Kolkata Municipal Corporation Ward No. 91 morefully 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' free from all encumbrances, charges, liens, lispendences and trust etc. subject to occupation of the said OLD TENANTS named above for a total cheque/R.T.G.S consideration of Rs.2,60,00,000/- (Rupees Two Crore Sixty Lacs) payable directly to the VENDOR which already includes and considers payment/ deduction of the cost of stamp duty registration fee and legal expenses for Rs.30,00,000/- (Rupees Thirty Lacs) only. Aside from compensation of the VENDOR, The PURCHASERS will compensate the OLD TENANTS 3(Three) numbers of residential flats, measuring of 1200(One Thousand Two Hundred) Sq.ft. be the same a little more or less on 4<sup>th</sup> Floor (South Facing), measuring of 1200 (One Thousand Two Hundred) Sq.ft. be the same a little more or less on 5<sup>th</sup> Floor (South Facing) and measuring of 800(Eight Hundred) Sq.ft. be the same a little more or less on 2<sup>nd</sup> Floor (South Facing) all together 3200 (Three Thousand Two Hundred) Sq.ft. be the same a little more or less all shall be in tune of Built up area and 2(Two) numbers of covered Car Parking Space (all are shall be as per the K.M.C. sanction plan of proposed building to be constructed on the said Plot of Land, as mentioned earlier in this agreement.

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement dated 05.05.2015 and in Net Cash Liquid consideration of the sum of Rs.2,60,00,000/- (Rupees Two Crore Sixty Lacs) only, payable to the actual VENDOR, in cheque/R.T.G.S which already includes and considers payment/ deduction of the cost of stamp duty, registration fee, legal expenses for



ADDITIONAL REGISTRAR  
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Rs.30,00,000/- (Rupees Thirty Lacs) only mostly paid by the PURCHASERS during this period in terms of said registry Agreement dated 05.05.2015. The PURCHASERS will directly compensate the OLD TENANTS 3(Three) numbers of residential Flats measuring of 1200(One Thousand Two Hundred) Sq.ft. be the same a little more or less on 4<sup>th</sup> Floor (South Facing), measuring of 1200 (One Thousand Two Hundred) Sq.ft. be the same a little more or less on 5<sup>th</sup> Floor South Facing and measuring of 800(Eight Hundred) Sq.ft. be the same a little more or less on 2<sup>nd</sup> Floor (South Facing) all together 3200 (Three Thousand Two Hundred) sq.ft. be the same a little more or less shall be tune of Built up area of 3(Three) Flats and 2(Two) numbers of covered Car Parking Space, having independent entrance and exit all shall be as per sanction plan in the proposed Building to be constructed on the said Plot of Land as per sanction plan by the K.M.C. along with the Completion Certificate. Expenses to this account, including the Necessary Cost of execution of Deed of Conveyance, Govt. statutory revenue, registration fees, Taxes- including service and other applicable taxes- etc. for the said 3(Three) numbers of residential flats and 2(Two) numbers Car Parking Spaces shall be entirely borne by the recipient OLD TENANTS, respectively. Being the cheque/R.T.G.S consideration in full is paid by the PURCHASERS at or before the execution of these presents (the receipt of the Cheque/R.T.G.S portion where of the VENDOR AND hereby acknowledge as also by the receipt hereunder written admit and acknowledge and of and from the payment of the same and every Part thereof hereby acquit release and forever discharge infavour of the PURCHASERS herein). AND the PURCHASERS herein agreed to give vacant and peaceful possession of the said residential Flats and covered Car Parking Space in finished condition to the OLD TENANTS and the same to be constructed as per the plan to be sanctioned by the Kolkata Municipal Corporation AND the VENDOR herein doth hereby grant, transfer, convey, sell, assign and assure the PURCHASERS all that the piece or parcel of the divided and demarcated portion of land contained by admeasuring an area of 14(Fourteen) Cottahs, be the same a little more or less together with several numbers of separate dwelling units about 45 (Forty Five) years old structure standing thereon measuring an area of 3200 (Three Thousand Two Hundred) Sq.ft. be the same a little more or less fully occupied by OLD TENANTS morefully



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OF ASSURANCES-I, KOLKATA  
14 SEP 2017



and particularly described in the Second Schedule hereunder written and particularly shown and delineated in the map or plan hereto annexed and thereon bordered by colour "RED" or howsoever otherwise the said plot of land hereditament and premises or any part thereof now is or are or heretofore was or were situated butted bounded called known numbered described or distinguished and always used the yards, drains, water courses paths passages road lights liberties easements privileges appendages and appurtenance whatsoever to the said plot of land and hereditaments belonging or in any way appertaining thereto or with the same or any part thereof heretofore enjoyed or known or taken as part and parcel or numbered thereof and the reversion or reversions, remainder and remainders and rents issues and profits thereof and all the estate right title interest property claim and demand whatsoever both at law and in equity of the said VENDOR of and upon the said divided and as per demarcated Southern Portion of the plot of land and hereditaments and every part thereof TO HAVE AND TO HOLD the said plot of land, hereditaments, and premises hereby granted, transferred, sold, conveyed, and confirmed or expressed or intended so to be unto the PURCHASERS absolutely and forever free from all encumbrances, charges, liens, lispendences whatsoever. And the VENDOR doth hereby covenant with the PURCHASERS and made done or executed or knowingly suffered to the contrary the VENDOR has good right full power and absolute authority to grant, sell, transfer, convey, assign assure and confirm the said premises and hereditaments hereby granted, sold, transferred, conveyed, assigned and assured or intended so to be unto the PURCHASERS in the manner aforesaid AND that the PURCHASERS shall and may at all times hereafter peaceably and quietly possess and enjoy the said divided and demarcated Southern Portion of the premises and hereditaments and each and every part thereof and receive the rents and profits thereof without any lawful eviction interruption claim or demand from or by the VENDOR or any person or persons claiming under her AND THAT free, clear and freely and clearly and absolutely discharged and exonerated well and sufficiently saved defended kept harmless and indemnified of from against all estates, charges, liens lispendens, claims trust attachments and encumbrances whatsoever made done or created by the VENDOR or any person or persons





claiming under her/them. AND FURTHER THE VENDOR and all persons having or lawfully or equitably claiming any estate or inheritance in the said plot of land and hereditaments or any part thereof from under or in trust for the VENDOR shall and will from time to time and at all times hereafter at the request and costs of the PURCHASERS does and executes or cause to be done and executed all such further and other acts, deeds and things for further and more perfectly assuring the said premises and hereditaments and every part thereof unto the PURCHASERS their heirs executors administrator representatives and assigns in manner aforesaid as may be reasonably required. AND THIS INDENTURE FURTHER WITNESSETH that in pursuance of the said agreement and for the consideration aforesaid the VENDOR doth hereby grant unto the PURCHASERS right to passage on foot or by conveyance over the 30'(ft) wide road and other Road, as shown in the plan for ingress and egress to the said plot of land from the main K.M.C. Road and/or from any adjacent common passage(s) AND the right to lay filtered and unfiltered water pipes, sewer and drainage pipes through the said road for connection with the K.M.C. Road common passage and electricity line subject to the rules of the Calcutta Electric Supply Corporation Ltd., the right to use the existing electric connection and also to obtain new electric connection from the Calcutta Electric Supply Corporation Ltd. AND at all times hereafter at the request and at the cost of the PURCHASERS make do execute and perform all acts, deeds, matters and things whatsoever for better and more perfectly measuring the said divided and demarcated Southern Portion of the said premises and every part thereof unto the PURCHASERS as shall or may be reasonably required. AND the VENDOR herein further witness that she will pay all the Municipal Taxes, revenues and duties if any payable for the said property for the period upto the date of this Conveyance and to give the vacant possession of the said divided and demarcated property AND the PURCHASERS herein witness that they will pay all such taxes, duties and revenues for the said property on and from the date of execution of this Deed of Conveyance and to receive the peaceful and vacant possession subject to said tenants occupied portion by of the PURCHASERS herein from the VENDOR herein.

N.B  
X

THE ATTORNEY GENERAL  
CALCUTTA  
SEAL OF THE ADDL REGISTRAR  
CALCUTTA



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
14 SEP 2017



The portion for existing Tenants to be constructed and provided to them in terms of said registered Agreement dated 05.05.2015.

ALL THAT proposed self content residential 3(Three) numbers of Flats I) built up area measuring of 1200(One Thousand Two Hundred) Sq.ft. be the same a little more or less on 4<sup>th</sup> floor, (South Facing) for OLD TENANT Sri Subrata Sanyal II) built up area measuring of 1200 (One Thousand Two Hundred) Sq.ft. be the same a little more or less on 5th Floor, (South Facing) for OLD TENANT Sri Subrata Sanyal and/or his legal heirs or assignors, III) built up area measuring of 800(Eight Hundred) Sq.ft. be the same a little more or less on 2<sup>nd</sup> Floor, (South Facing) for OLD TENANT Sri Dilip Kumar Raha subject to final approval of Ms. Rini Ghosh for said Sri Dilip Kumar Raha only.

**AND** Together with 2(Two) numbers of covered Car Parking Spaces for said OLD TENANT Mr. Subrata Sanyal and/or his legal heirs or assignors with free entry and exit in accordance with the sizes of Car Parking Spaces on sanctioned parking place of the proposed building to be constructed as per the Building Plan to be sanctioned by the Kolkata Municipal Corporation. **AND** Together with undivided proportionate share of Land of the Premises and right to use all the common areas, space, amenities, facilities etc. of the proposed building to be constructed on the Plot of Land described in the Second Schedule hereinabove.

THE 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. 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 R.S. Dag No.914, R.S.Khatian No. 212, and C.S. Dag No. 903, C.S. 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,



14 SEP 2017



173, 174, 175 and 176, B.B. Chatterjee Road, within the Municipal limits of Calcutta, now Kolkata Municipal Corporation Police Station Sadar Tollygunge then Jadavpur now Kasba, Sub-Registration office Sadar Alipore and in the District : 24-Parganas now South 24 Pargans. The said property is occupied mostly by old Tenants, otherwise free from all encumbrances, charges, liens etc. shown and delineated by border line colour "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 K.M.C. Road.

THE SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(the portion conveyed under this Deed of Conveyance)

ALL THAT the piece and parcel of divided and demarcated Southern portion of Plot of land measuring 14 (Fourteen) Cottahs be the same a little more or less is being the Southern portion of First Schedule property, Together with cement flooring 3200 (Three Thousand two hundred) Sq.ft. be the same a little more or less, about 45(forth five) years old Tin Shed structure standing thereon fully occupied by OLD TENANTS namely Mr. Subrata Sanyal and Mr. Dilip Kumar Raha being the divided and demarcated portion of Premises No. 168 A, Banku Behari Chatterjee Road also known as B.B. Chatterjee Road, Police Station - Kasba, within the limits of the Kolkata 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 Northern portion of Premises No. 168A, B.B. Chatterjee Road, Kolkata - 700 042 shown and delineated in annexed plan marked by colour 'PINK'.



ADDITIONAL REGISTRATION  
OF ASSURANCE INFORMATION  
14 SEP 2017

14 SEP 2017



- 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 K.M.C. Road.

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

SIGNED SEALED AND DELIVERED by the  
VENDOR at Kolkata in the presence of:

1. Ram Bahadur.  
 290/7, Sarat Bose Lane  
 Kolkata - 700081

2. Goutam Sarkar  
 Dakshin Pura.  
 Bahadur.  
 Kolkata - 700124

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

VENDOR

SIGNED SEALED AND DELIVERED by the  
PURCHASERS at Kolkata in the presence of:

1. Ram Bahadur.
2. Goutam Sarkar

IRONY DEVELOPERS PVT. LTD.

*Kuntal Kumar Saha*  
 Director

*Kuntal Kumar Saha*

FOR GOPALA ENTERPRISES PVT. LTD.

*Kuntal Kumar Saha*  
 DIRECTOR

PURCHASERS

Drafted by

*Raghu Nath Chowdhury*

**RAGHU NATH CHOWDHURY**

(Advocate)

2, Church Lane,  
 Kolkata - 700001

Reg. No. W8/1160/1978



*m*

ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
14 SEP 2017



RECEIVED from the within named PURCHASERS the within mentioned sum of Rs.2,60,00,000/- (Rupees Two Crore Sixty Lacs) only as portion of cheque/R.T.G.S consideration of the cost of consideration of property as per memo below :-

MEMO OF CONSIDERATION

By Cheque No. 000185 dated 05.05.2015,  
Drawn on HDFC Bank, Lake Town Branch,  
Kolkata -700089.

Rs. 60,00,000/-

By Manager Cheque No. 014948 dated 13.09.2017  
Drawn on HDFC Bank, Lake Town Branch,  
Kolkata-700089

Rs. 2,00,00,000/-

TOTAL :

Rs. 2,60,00,000/-

(Rupees Two Crore Sixty Lacs) only.

WITNESSES :-

1. *Ram Bahadur.*

2. *Goutam Sanyal*

*Sulata Sanyal.*  
Being the Constituted Attorney of  
Mrs. Rini Ghosh

VENDOR

RESERVE from the other named SUBSIDIARIES the value mentioned and to  
Rs. 1,00,00,000/- (Rupees Two Crore Only) only as per the  
provisions of the Act in consideration of the sale of property as per  
order below:-

**MODE OF CONSIDERATION**

By Cheque No. 000185 dated 02.09.2017  
Drawn on HFC Bank, Lake Town Branch  
Kolkata-700034

Rs. 50,00,000/-

By Money Order No. 014683 dated 13.09.2017  
Drawn on HFC Bank, Lake Town Branch  
Kolkata-700034

Rs. 50,00,000/-

Rs. 1,00,00,000/-



*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
14 SEP 2017

VENDOR



4038  
18  
DATED THIS 14<sup>th</sup> DAY OF SEPTEMBER, 2017

B  
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SMT. RINI GHOSH.

VENDOR

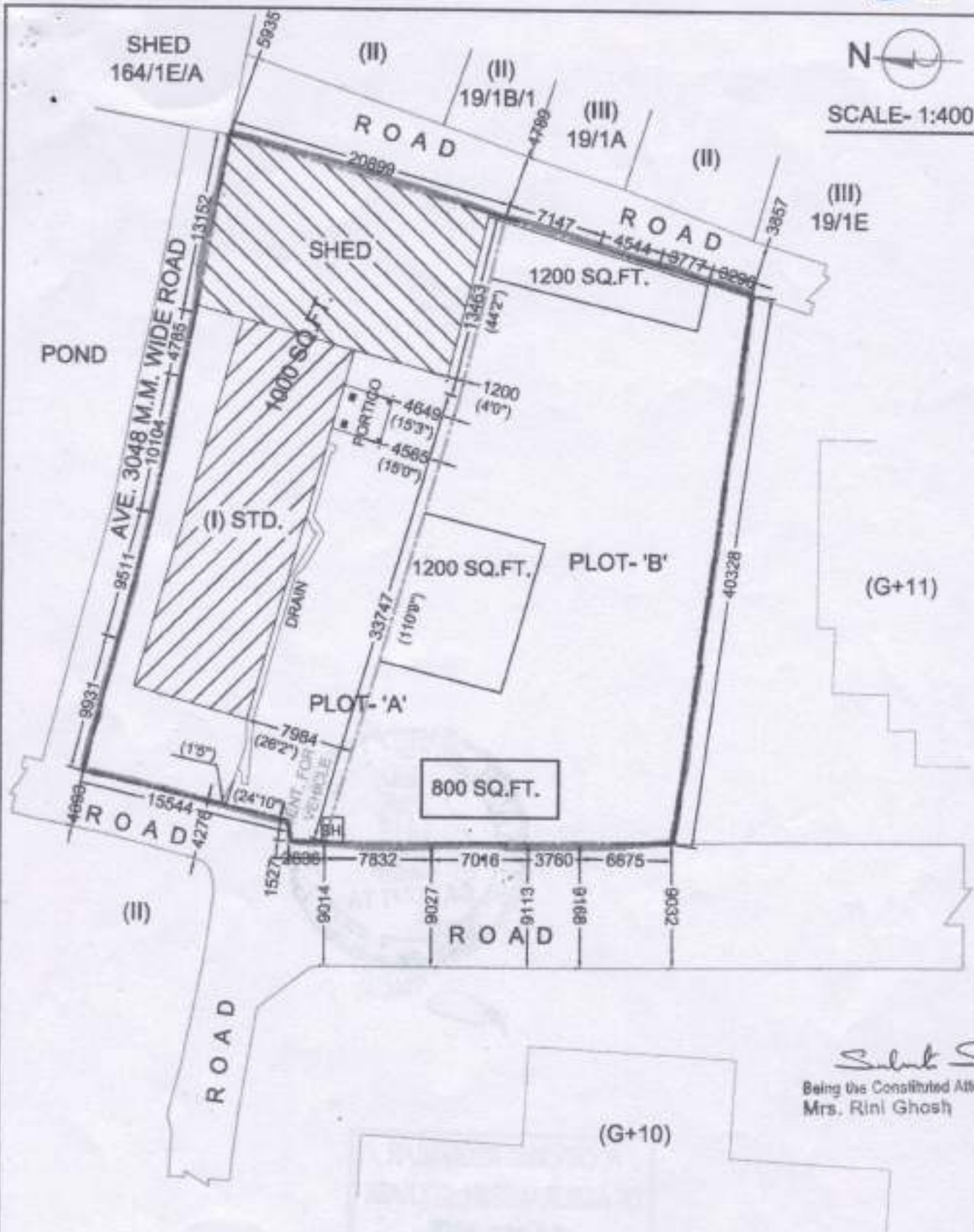
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D

M/S. IRONY DEVELOPERS PVT. LTD. &  
ORS.

PURCHASER

DEED OF INDENTURE

Land and Old Structure being the divided demarcated portion of Premises No. 168/A, BankuBehari Chatterjee Road, Police Station - Kasba, Kolkata - 700042.



AREA OF PLOT- 'A' (BEFORE DEPARTED) - 1803.51 SQ.M/ 26 KH.-15 CH.- 18 SQ.FT  
 AREA OF PLOT- 'B' - 936.45 SQ.M/ 14 KH.-00 CH.- 00 SQ.FT

ORIGINAL SITE PLAN OF PRE. NO.- 168A, B. B. CHATTERJEE  
 ROAD, KOLKATA- 700 042, WARD- 91, UNDER K.M.C.

*Sanku Singh*  
 Being the Constituted Attorney of  
 Mrs. Rini Ghosh





*m*

ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
14 SEP 2017

ORIGINAL SITE PLAN OF PRE. NO. 188A, B. S. CHATTERJEE  
ROAD, KOLKATA-700 042, WARD-91, UNDER K.M.C.

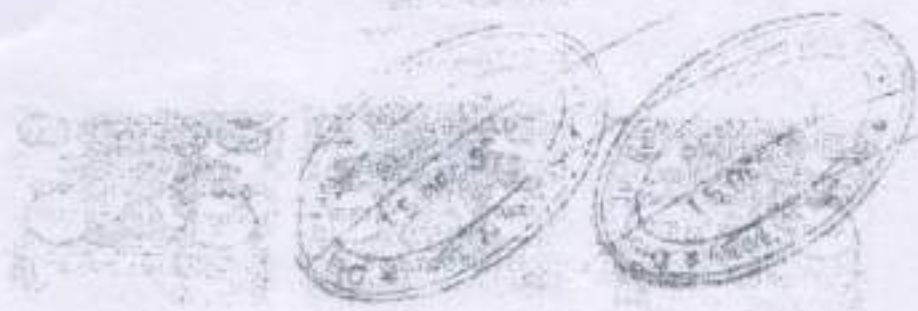




31

SEAL OF THE ADDL REGISTRAR OF ASSURANCES-I, KOLKATA

14 SEP 2017



15-12-16

Dated - 7/12/16.

In the court of the Civil Judge (Sr. Divn.), 5th Court, South 24 Parganas.

Plaintiff : Sri S.S. Mukherjee, 5th Civil Judge (Sr. Divn.), at 112, Rini Ghosh.

- Vs. -

M/s Irony Development Pvt. Ltd.

TRIAL SUIT NO. 33 OF 2013

DATE: 07.12.2016.

Today is fixed for hearing the petition dated 19.11.2016 filed by the plaintiff/petitioner.

By the instant petition it is stated that in terms of an order passed by this Court a registered agreement for sale has been got executed between the parties on 05.08.2013 after payment of the stamp duty and registration fee for the same and the market value assessed by the registering authority and the transfer order being dated 05.08.2013 has been completed in favour of the plaintiff/petitioner and accordingly the dispute between the parties has been resolved. I have no objection to the same. The parties appear to be satisfied with the market value of the property and the stamp duty and registration fee paid. I have no objection to the same.





REGISTRAR  
OF ASSURANCES, KOLKATA  
14 SEP 2017





- 2 -

the compromise decree to its final form.  
Hence it is

ORDERED

that the compromise decree be treated to be a final  
decree in connection with suit being T.C. No. 53/2013 advised  
in view of the spirit of the earlier order dated 05.03.2015.  
Dictated & Corrected by me.

sd/- R.N. Mukherjee.  
Civil Judge (Sr. Divn.)  
5th Court, Alipore,  
South 24-Parganas.

sd/- R.N. Mukherjee.  
Civil Judge (Sr. Divn.)  
5th Court, Alipore,  
South 24-Parganas.

Typed By

Sanjay Biswas. Dt.- 15/12/2016.  
*Sanjay Kumar Biswas*  
15/12/16



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
14 SEP 2017

and stamped.

General Branch

*[Faint handwritten notes at the bottom of the page]*

*[Handwritten signature]*



201-72015  
Es-1188  
D/S → 25 West  
com. no. 488m  
498m

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

TITLE SUIT NO. 33 OF 2013

Rini Ghosh vs M/s Irony Developers  
Pvt. Ltd & OHS.

dt. 05.08.2015

23

Today is fixed for passing order in connection with an application for compromise of the suit.

Both parties have filed haziras through their respective Ld. Advocates.

Perused the instant compromise petition.

It appears from the record that one, Subrata Sanyal the Constituted Attorney of the plaintiff is present in the Court and deposes on Dock and has been examined as PW-1. He had declined to cross examine. The defendant, namely, Sri Kuntal Kumar Saha is present in Court and depose on Dock for himself as well as on behalf of the other defendants and he has been examined as DW-1 and she had declined to cross examine.

It further appears from the record that both the parties have signed in the compromise petition. The terms and conditions as shown in the instant petition seems to be lawful. Heard the Ld. Advocate for both the parties.

Considering the submission of the Ld. Advocates of the respective parties and also considering the contents of the compromise petition as well as the oral evidence of plaintiff and defendant I am of the considered view that there is no legal impediment to allow the instant petition.

Hence it is

ORDERED

that the suit be and same is decreed in terms of compromise petition.  
Let the compromise petition be treated as a part and parcel of the compromise decree.  
Plaintiff is directed to furnish the valuation certificate or requisition for concerned Registering Authority to proceed further in drawing up the compromise decree.

Dictated & Corrected by me.

Civil Judge (Sr. Divn.)  
5th Court Alipore  
24 Parganas (South)

Civil Judge (Sr. Divn.)  
5th Court Alipore  
24 Parganas (South)

Es-1188/115. dt. 05.08.2015  
S. M. S. J.



14 SEP 2011

# **SPECIMEN FORM FOR TEN FINGER PRINTS**

23  
24



S. Subrata Sanyal

Subrata Sanyal

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



10.12.2019

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



PHOTO

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



Left Hand	Index Finger	Ring Finger	Middle Finger	Little Finger	Thumb



1-2-1-2

Right Hand	Index Finger	Ring Finger	Middle Finger	Little Finger	Thumb



Left Hand	Index Finger	Ring Finger	Middle Finger	Little Finger	Thumb



**ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA**  
14 SEP 2017

24/3/29  
25

  
घाटवत निर्वाचन आयोग  
भारतीय निर्वाचन आयोग  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
XVM1345339



निर्वाचक नाम : राम बाहादुर  
Electors Name : Ram Bahadur  
पिता नाम : राम बाहादुर  
Father's Name : Ram Bahadur  
लिंग/Sex : पुरुष / M  
जन्म तिथि  
Date of Birth : 05/08/1986

XVM1345339

पता  
110-मदम बासु रोड, उत्तर दमदम, राजबारी एयर पोर्ट, उत्तर 24 पारगनाहा-700081

Address:  
SARAT BASU LANE, NORTH DUM DUM,  
RAJBARI AIR PORT, NORTH 24  
PARGANAS-700081



Date: 29/12/2012

110-मदम बासु रोड, उत्तर दमदम, राजबारी एयर पोर्ट, उत्तर 24 पारगनाहा-700081  
Facsimile Signature of the Electoral  
Registration Officer for  
110-Dum Dum Uttar Constituency

ध्यान दें: यदि आप इस कार्ड को बदलना चाहते हैं तो आपको इसे बदलने के लिए निर्वाचन आयोग के कार्यालय में ले जाना होगा।  
In case of change in address mention this Card No.  
in the relevant form for including your name in the  
roll at the changed address and to obtain the card  
with your election.

Ram Bahadur.

26

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

IRONY DEVELOPERS PRIVATE  
LIMITED

12/04/2010

Participating Academic Institutions:

AACCI2709P

1

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\* Indicates a significant difference between groups ( $p < 0.05$ ).

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Journal of Management Inquiry 22(1) 3-17

January: The FAA's National Flight Safety

[illegible]

Wiley-Blackwell Journals Online

IRONY DEVELOPERS PVT LTD

Entered 16 June 54

Director





28

27

NAME (PRINT)

PERMANENT ACCOUNT NUMBER

ALPP57150R



MR NAME

KUNTAL KUMAR SAHA

MR MR FATHER'S NAME

RANESH CHANDRA SAHA

DATE BORN DATE OF BIRTH

12-03-1944

PRINT SIGNATURE

Kuntal Kumar Saha

Chitra

CHITRA

MASSGIVEN UP REGIME-143, W.B. 14

Kuntal Kumar Saha

इस कार्ड के लो / मिस होने पर सूचना जारी करने वाले अधिकारी को सूचित / बताना जरूरी है  
संयुक्त आयकर आयोग (पट्टाई एवं तकनीकी),  
बी-7,  
चौमिंगेर स्क्वैर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
B-7,  
Chowringhee Square,  
Calcutta- 700 069.

Kartul Kumar Saha





ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাভুক্তির আই-ডি / Enrollment No.: 1111/21453/05028

To  
কুন্তল কুমার সাহা  
KUNTAL KUMAR SAHA  
321 LAKE TOWN BLOCK A  
South Dum Dum (M)  
Lake Town  
North 24 Parganas  
West Bengal 700089

156110630



ML661108307FT



আপনার আধার সংখ্যা / Your Aadhaar No.:

**3659 5515 0663**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



কুন্তল কুমার সাহা  
KUNTAL KUMAR SAHA  
পিতা : রণেশ চন্দ্র সাহা  
Father : RANESH CHANDRA SAHA  
জন্মতারিখ / DOB : 13/03/1984  
লিঙ্গ / Male



**3659 5515 0663**

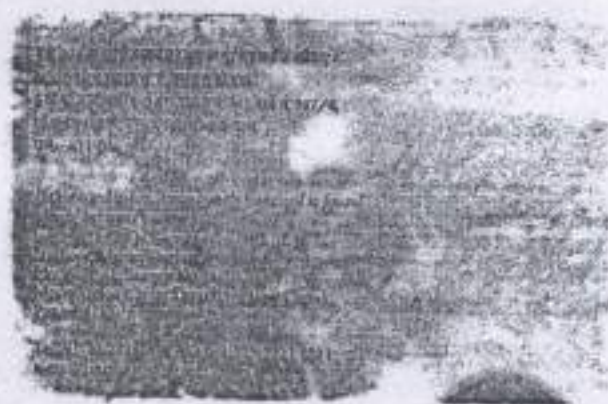
আধার - সাধারণ মানুষের অধিকার

Kuntal Kumar Saha



✓  
(30)  
(23)

Subroto Sanyal



30/1

No.

Date 31.1.1984.

Received from Dilip Kumar Raha.


the sum of Rupees Seventy five only. only as  
Electric & License charge for occupation of ~~Eastern~~  
~~Western~~ ~~outlet~~ ~~by~~ ~~hanging~~ ~~each~~ ~~shop~~ in respect of  
168 B.P. Chatterjee Road.  
Premises No. ~~100 B, Rameswar Junction~~ Calcutta ~~10~~ 42  
For the month of January 1984.


Rs 

 S. K. Ghosh



(31) 2

  
**ELECTION COMMISSION OF INDIA**  
 ভাৰতীয় নিৰ্বাচন কমিশ্যন  
**IDENTITY CARD** **KNH5701858**  
 পরিচয় পত্র

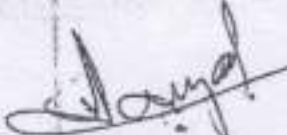


Elector's Name	SUBRATA SANYAL
নির্বাচকের নাম	সুব্রত সান্যাল
Father's Name	SUBASH CHANDRA
পিতার নাম	সুবাস চন্দ্র
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2001	46
১.১.২০০১-এ বয়স	৪৬

Address  
 414 GARIAHAT ROAD(SOUTH)(JODHPUR PARK) LAKE Calcutta 700068

ঠিকানা  
 ৪১৪ গারিহাট রোড(দক্ষিণ)যোমপুর পার্ক লেক  
 কলিকাতা ৭০০০৬৮

  
 Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচক নিবন্ধন অধিকারিক  
 For 151-Dhakuria  
 Assembly Constituency  
 ১৫১-ডাকুরিয়া  
 বিধানসভা নির্বাচন কেন্দ্র  
 Place Calcutta  
 স্থান কলিকাতা  
 Date 10.02.2001  
 তারিখ ১০.০২.২০০১

  
**SUBRATA SANYAL**  
 Being Constituted Attorney  
 of Mrs. RINI GHOSH

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RINI GHOSH

KARUNA SANKAR MUKHERJI

13/06/1947

Permanent Account Number

ASTPG2834M

Signature



आयकर विभाग - पानेवर, पुणे  
आयकर विभाग, पुणे  
आयकर विभाग, पुणे  
आयकर विभाग, पुणे  
पुणे - 411 002

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Income Tax P.O. Services Unit, NSDL,  
3rd Floor, Sapling Chambers,  
Near Bandra Telephone Exchange,  
Bandra, Pune - 411 005

For: 941 30 2277 (Pune) / 941 30 2277 (Mumbai)  
e-mail: income@nsdl.co.in

✓ Rini Ghosh

SUBRATA SANYAL  
Being Constituted Attorney  
of Mrs. RINI GHOSH







NOTIFICATION / (Date)

Other than / MISCELLANEOUS SERVICE

(Same)

Full / Complete address as per / Name of Father / Legal Guardian

KARUNA SANKAR MUKHERJEE

Relationship / Name of Mother

ANASUYA MUKHERJEE

Full name of the / Name of Spouse

ABHIJIT KUMAR GHOSH

Full / Address

6664 LOCKLENN LANE

RANCHO PALOS VERDES

CA 94275

When issued with this document and its foreign travel / On Passport, it is with Date and Place of issue

827750002

FBI - SAN FRANCISCO

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

34

GRN: 19-201718-007700553-1

Payment Mode Online Payment

GRN Date: 13/09/2017 17:47:28

Bank : HDFC Bank

BRN : 372631171

BRN Date: 13/09/2017 17:48:17

DEPOSITOR'S DETAILS

Id No. : 19011000308130/4/2017

(Query No./Query Year)

Name : R N CHOWDHURY

Contact No. : 03325226305

Mobile No. : +91 9007420197

E-mail : belply@yahoo.co.in

Address : 2 CHURCH LANE KOLKATA 700001

Applicant Name : Mr R N CHOWDHURY

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale after registered sale agreement without possession Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	19011000308130/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	20
2	19011000308130/4/2017	Property Registration- Registration Fees	0030-03-104-001-18	339325

Total

339345

In Words : Rupees Three Lakh Thirty Nine Thousand Three Hundred Forty Five only

*Bm*







## Major Information of the Deed

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X

Deed No :	I-1901-06089/2017	Date of Registration	14/09/2017
Query No / Year	1901-1000308130/2017	Office where deed is registered	
Query Date	05/09/2017 3:36:28 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	R N CHOWDHURY 2, CHURCH LANE, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700015, Mobile No. : 9007420197, Status : Advocate		
Transaction	Additional Transaction		
[0105] Sale, Sale after registered sale agreement without possession	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,90,00,000/-	Rs. 3,39,22,685/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 520/- (Article:23)	Rs. 3,39,325/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 190106271/2015 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

## Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		14 Katha	2,66,00,000/-	3,15,22,685/-	Width of Approach Road: 30 Ft, Encumbered by Tenant,
Grand Total :					23.1Dec	266,00,000 /-	315,22,685 /-	

## Structure Details :



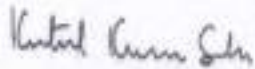
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3200 Sq Ft.	24,00,000/-	24,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 3200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent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

## Seller Details :



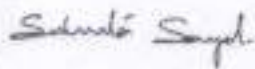
SI No	Name, Address, Photo, Finger print and Signature
1	Smt RINI GHOSH Wife of Shri ABHIK KUMAR GHOSH 64, JODHPUR PAKR, P.O:- LAKE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AGTPG7834M, Status :Individual, Executed by: Attorney, Executed by: Attorney





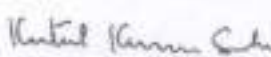
**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr KUNTAL KUMAR SAHA (Presentant)</b> Son of Shri RANESH CHANDRA SAHA Executed by: Self, Date of Execution: 14/09/2017 , Admitted by: Self, Date of Admission: 14/09/2017 ,Place : Office	 <small>14/09/2017</small>	 <small>LTI 14/09/2017</small>	 <small>14/09/2017</small>
	Son of Shri RANESH CHANDRA SAHA Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ALPPS7150R, Status :Individual, Executed by: Self, Date of Execution: 14/09/2017 , Admitted by: Self, Date of Admission: 14/09/2017 ,Place : Office			
2	<b>M/S. IRONY DEVELOPERS PVT LTD</b> 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, Executed by: Representative			
3	<b>M/S. GOPAL INFRACON PVT LTD</b> 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, Executed by: Representative			

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri SUBRATA SANYAL</b> Son of Late SUBASH CHANDRA SANYAL Date of Execution - 14/09/2017, , Admitted by: Self, Date of Admission: 14/09/2017, Place of Admission of Execution: Office	 <small>Sep 14 2017 1:07PM</small>	 <small>LTI 14/09/2017</small>	 <small>14/09/2017</small>
	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, , PAN No.: AMNPS5541F Status : Attorney, Attorney of : Smt RINI GHOSH			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr KUNTAL KUMAR SAHA</b> Son of Shri RANESH CHANDRA SAHA Date of Execution - 14/09/2017, , Admitted by: Self, Date of Admission: 14/09/2017, Place of Admission of Execution: Office	 <small>Sep 14 2017 1:35PM</small>	 <small>LTI 14/09/2017</small>	 <small>14/09/2017</small>

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, Representative of : M/S. IRONY DEVELOPERS PVT LTD (as DIRECTOR), M/S. GOPAL INFRACON PVT LTD (as DIRECTOR)

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**Identifier Details :**

Name & address	
Mr Ram Bahadur Son of Mr D Bahadur 290/60, Sarat Basu Road, Rajbari, P.O:- Rajbari, P.S:- Airport, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700081, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Shri SUBRATA SANYAL Mr KUNTAL KUMAR SAHA, Mr KUNTAL KUMAR SAHA	
Ram Bahadur.	14/09/2017

**Endorsement For Deed Number : I - 190106089 / 2017**

**On 08-09-2017**

**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 3,39,22,685/-

*Quach*

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

**On 14-09-2017**

**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.

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

Presented for registration at 12:55 hrs on 14-09-2017, 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 14/09/2017 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 Mr Ram Bahadur, , Son of Mr D Bahadur, 290/60, Sarat Basu Road, Rajbari, P.O: Rajbari, Thana: Airport, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by profession Service

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

Execution is admitted on 14-09-2017 by Mr KUNTAL KUMAR SAHA, DIRECTOR, 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; DIRECTOR, 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

Identified by Mr Ram Bahadur, , Son of Mr D Bahadur, 290/60, Sarat Basu Road, Rajbari, P.O: Rajbari, Thana: Airport, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by profession Service

**Executed by Attorney**

Execution by Shri SUBRATA SANYAL, , Son of Late SUBASH CHANDRA SANYAL, 414, JODHPUR PARK, P.O: LAKE, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by profession Othe as the constituted attorney of Smt RINI GHOSH 64, JODHPUR PAKR, P.O: LAKE, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068 is admitted by him

Identified by Mr Ram Bahadur, , Son of Mr D Bahadur, 290/60, Sarat Basu Road, Rajbari, P.O: Rajbari, Thana: Airport, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,39,325/- ( A(1) = Rs 3,39,227/- , E = Rs 14/- , J = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,39,325/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/09/2017 5:48PM with Govt. Ref. No: 192017180077005531 on 13-09-2017, Amount Rs: 3,39,325/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 372631171 on 13-09-2017, Head of Account 0030-03-104-001-16

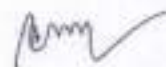
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 20/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 60386, Amount: Rs.500/-, Date of Purchase: 31/08/2017, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/09/2017 5:48PM with Govt. Ref. No: 192017180077005531 on 13-09-2017, Amount Rs: 20/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 372631171 on 13-09-2017, Head of Account 0030-02-103-003-02



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

38  
Certificate of Registration under section 60 and Rule 69.

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Registered in Book - I

Volume number 1901-2017, Page from 202839 to 202881  
being No 190106089 for the year 2017.



Digitally signed by MALAY  
CHAKRABORTY  
Date: 2017.09.15 18:07:55 +05:30  
Reason: Digital Signing of Deed.

(Malay Chakrabarty) 15-09-2017 18:07:50  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)



DATED 14<sup>th</sup> DAY OF SEPTEMBER, 2017

- Total Nos. of Page:-  
① Pre-Face's Page - 1 no.  
② Docs. Page - 39 nos.  
③ Introductory } - 1 no.  
Conclusion }

41 no. of Pages.  
R.H.

SI. NO.  
11

VENDOR

SMT. RINI GHOSH

AND

PURCHASERS

M/S. IRONY DEVELOPERS PVT. LTD. & ORS

## DEED OF INDENTURE

*Chamber :*

R. N. CHOWDHURY & CO.  
2, Church Lane,  
Room No.101/C, 1<sup>st</sup> Floor  
P.S. Hare Street  
Kolkata -700001.