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भारतीय गैर न्यायिक

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TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

28AB 478432

S No. 1669176/2018.

MV = Rs. 1,12,50,000/-

Certified that the Document is submitted to
Registration. The Stamp is valid and the
document is a true and correct copy of the
original document.

-2 NOV 2018

[Signature]
Additional Registrar
of Assurances-1, Kolkata

INDENTURE OF SALE

THIS INDENTURE made this 02nd day of November, Two Thousand Eighteen (2018);

BETWEEN

069287

01 NOV 2018

Abhilasha Ruia

1/11/18, Joshpur Park

101-68

Sl. No. Date
Name
Add
AMT. 10/-


SOUMITRA CHANDA
Licensed Stamp Vendor
B-2, K. S. D. Road, Kol.





Identified by me -



(Sudipta Sarkar)

Adv.

High Court, Calcutta.

s/o. Santosh Chandra Sarkar

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA

- 2 NOV 2018

(1) **SUPRIYA DEY @ SUPRIA DEY** (having PAN ADEPD0330M), wife of Late Amit Dey, daughter of Late Sanat Kumar Chatterjea, by faith Hindu, by occupation- Housewife, by nationality- Indian, residing at 34B, Brojo Nath Mitra Lane, Raja Ram Mohan Sarani, S.O. Raja Ram Mohan Sarani, Police Station- Amherst Street, Kolkata 700009 (2) **SATYAKI CHATTERJEA** (having PAN: AIUPC5273D), son of Late Sarbajit Chatterjea, by faith Hindu, by occupation- Service, by nationality- Indian, residing at 1/277B, Jodhpur Park, Post Office - Jodhpur Park, Police Station - Lake, Kolkata-700068, and (3) **SIDDHARTHA CHATTERJEE @ SIDDHARTHA CHATTERJEA** (having PAN AHXPC5966H), son of Late Sarbajit Chatterjea, by faith Hindu, by occupation- Service, by nationality- Indian, residing at 1/277B, Jodhpur Park, Post Office - Jodhpur Park, Police Station - Lake, Kolkata-700068, hereinafter called referred to as the "**VENDORS**" (which term or expression shall unless otherwise excluded or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assign) of the **FIRST PART**.

AND

MRS. ABHILASHA RUIA, (having PAN: AGWPR2319H), wife of Mr. Abhishek Ruia, by faith Hindu, by occupation -Business, by nationality- Indian, residing at Premises No. 1/111/1 Jodhpur Park, Post Office - Jodhpur Park, Police Station - Lake, Kolkata-700068, hereinafter called as the "**PURCHASER**" (which term shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his successors-in-office and assigns) of the **OTHER PART**.

WHEREAS by an indenture of conveyance bearing dated the 24th December, 1965 made between the Bengal Secretariat Co-Operative Land Mortgage Bank & Housing Society Ltd. of the one part and one Tara Prosad Chatterjee of the other part and registered at the office of the Sub-Registrar at Alipore, District - 24 Parganas in Book No. I, Volume No.166, being No. 9667 for the year 1965 the purchaser therein purchased a plot of land being Plot No.277 of the Tollygunge Scheme (Jodhpur Club Lands) measuring 5 cottahs 3 chittaks and 13 square feet more or less being a portion of premises No.1, Gariahat Road in the District of 24 Parganas but within the municipal limits of the corporation of Kolkata and fully described in the schedule to the said



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- 2 NOV 2018

conveyance and delineated on the plan thereto annexed and colored red thereon (hereinafter referred to as the said plot) absolutely and forever free from all encumbrances.

AND WHEREAS by an indenture of conveyance dated 3rd August, 1967 and registered with the office of the Sub Registrar of Alipore and duly recorded in Book No. I, Volume No. 114, Pages from 30 to 36, Being No. 5820 out of the said land ad measuring about 5 cottahs 3 chittaks and 13 square feet the said Tara Prosad Chatterjee sold, transferred and alienated ALL THAT 1 cottah 11 chittaks 43 square feet more or less at the divided southern portion of the said plot (hereinafter referred to as the said land) in favour on Sanat Kumar Chatterjee.

AND WHEREAS during his lifetime the said Sanat Kumar Chatterjee (since deceased) upon obtaining sanction being sanction plan no. 209 Dist. T dated 10.09.1968 from the Corporation of Calcutta got a three storied house having an area of 2400 square feet super built up area (hereinafter referred to as the said building) constructed on the said land containing about 800 square feet super built up area more or less on each floor.

AND WHEREAS both the said entire land and the said entire building have morefully and particularly been described, together, in First Schedule written hereunder.

AND WHEREAS on 21st December, 1970 the said Sanat Kumar Chatterjee had passed away leaving behind his wife, namely, Kamala Chatterjea, and four children, namely, Sabyasachi Chatterjea, Supriya Dey, Sunanda Mukherjee (since deceased) and Sarbajit Chatterjea (since deceased) and thus all the aforesaid children became entitled to undivided, undemarcated and unpartitioned proportionate 20% share in the said entire property i.e. the entire land measuring about 1 cottah 11 chittaks 43 square feet and the entire brick built straight three storied building measuring about 2400 square feet super built up area.

AND WHEREAS on 27th September, 2002 the said Kamala Chatterjea had passed away leaving behind her four children, namely, Sabyasachi Chatterjea, Supriya Dey, Sunanda Mukherjee (since deceased) and Sarbajit Chatterjea (since deceased) and thereby her 20% share in the



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ADDITIONAL REGISTRAR
OF COMPANIES-I, KOLKATA
- 2 NOV 2018

said property had devolved into them in equal share and thus all the aforesaid children became entitled to undivided, undemarcated and unpartitioned proportionate 25% share in the said entire property i.e. the entire land measuring about 1 cottah 11 chittaks 43 square feet and the entire brick built straight three storied building measuring about 2400 square feet super built up area.

AND WHEREAS by reason of the aforesaid the said Supriya Dey, Vendors No. 1 hereto, has inherited undivided, undemarcated and unpartitioned proportionate 25% right, title and interest in the said First Schedule property.

AND WHEREAS during her lifetime Sunanda Mukherjee also inherited undivided, undemarcated and unpartitioned proportionate 25% right, title and interest in the said First Schedule property.

AND WHEREAS on 15th December, 2007 the said Sunanda Mukherjee had passed away intestate leaving behind Sourindra Mohan Mukherjee, her husband, and Mr. Debasish Mukherjee, only son upon whom her 25% right, title and interest in the said First Schedule property devolved in equal share and each inherited of 12.5% right, title and interest in the said First Schedule property.

AND WHEREAS on 3rd March, 2008 the said Sourindra Mohan Mukherjee had passed away intestate leaving behind Mr. Debasish Mukherjee, only son upon whom his 12.5% right, title and interest in the said First Schedule property devolved and thereby Mr. Debasish Mukherjee acquired 25% right, title and interest in the said First Schedule property.

AND WHEREAS by and under a Deed of Gift dated 6th September, 2018 and registered with the office of the Additional Registrar of Assurances - I, Kolkata and duly recorded in Book No. I, Volume No. 1901-2018, Pages from 288965 to 288989, Being No. 190106935, the said Debasish Mukherjee had fully and absolutely gifted and donated his entire 25% share of right, title and interest in the said First Schedule property in favour of the said Satyaki Chatterjee and Siddhartha Chatterjee in equal share, i.e., 12.5% each and both of them have duly accepted such gift.



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AND WHEREAS during his lifetime the said Sarbajit Chatterjea got married to Suchandra Chatterjea and out of the said wedlock two children, namely, Satyaki Chatterjee and Siddhartha Chatterjee were born.

AND WHEREAS on 26th July, 2004 the said Suchandra Chatterjea demised.

AND WHEREAS on 1st November, 2006 the said Sarbajit Chatterjea had passed away intestate leaving behind Satyaki Chatterjee and Siddhartha Chatterjee.

AND WHEREAS upon demise of the said Sarbajit Chatterjee, the said Satyaki Chatterjee and Siddhartha Chatterjee inherited his 25% share of right, title and interest in the First Schedule property and as such each of them acquired or inherited 12.5% share of right, title and interest in the First Schedule property.

AND WHEREAS by reason of the above each of the said Supriya Dey, Satyaki Chatterjea and Siddhartha Chatterjea, i.e., each of the Vendors, has become owner and has acquired 25% share of right, title and interest in the said First Schedule property.

AND WHEREAS the Vendors together are seized and possessed of or otherwise well and sufficiently entitled as and for an absolute and indefeasible estate of inheritance in fee simple in possession or an estate equivalent thereto as regards undivided, undemarcated and unpartitioned proportionate 75% share (hereinafter referred to as the Second Schedule Property) in the said First Schedule property free from all encumbrances charges attachments liens and lispendens whatsoever.

AND WHEREAS all the vendors have jointly agreed to sell their respective undivided, undemarcated and unpartitioned proportionate 25% share being 75% aggregate in the said entire property, being the said land and building, morefully and particularly described in Second Schedule hereunder.

AND WHEREAS by and under a Sale Deed dated 6th September, 2018 and registered with the office of Additional Registrar of Assurances - I, Kolkata and duly recorded in Book No. I, Volume No. 1901-2018, Pages



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Adm. No.	MS-11
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- 2 NOV 2018	

from 289208 to 289246, Being No. 190106977 for the year 2018, the said Sabyasachi Chatterjea through his attorney Debasish Mukherjee had fully and absolutely sold and alienated his entire 25% share of right, title and interest in the said First Schedule property in favour of Abhishek Ruia and the said Abhishek Ruia acquired 25% share of right, title and interest in the said First Schedule property.

AND WHEREAS upon being aware of such intention of the Vendors the Purchaser has agreed to purchase their undivided, undemarcated and unpartitioned proportionate 75% share being the Second Schedule Property out of the entire said property fully described in the First Schedule hereunder written at or for the price of **Rs. 37,50,000/- (Rupees Thirty Seven Lakhs Fifty Thousand) only to each of the said three vendors, i.e., in aggregate, Rs. 1,12,50,000/- (Rupees One Crore Twelve Lakhs and Fifty Thousand) only.**

AND WHEREAS it has been agreed to meet the statutory liability the Purchaser will deduct the Tax at Source (TDS) @ 1% of the consideration amount, i.e., Rs. 37,500/- (Rupees Thirty Seven Thousand and Five Hundred) only in respect of each of the Vendors and deposit the same with the Government and thus he will make over to each of the Vendors Rs. 37,12,500/- (Rupees Thirty Seven Lakhs Twelve Thousand and Five Hundred) only.

AND WHEREAS simultaneously with execution of the instant instrument the Vendors hereby jointly hand over free, vacant, peaceful and khas actual physical possession of the entire First Schedule property free from all encumbrances unto the Purchaser.

NOW THIS AGREEMENT WITNESSETH that in pursuance of the said agreement and in consideration of the sum of **Rs. 37,50,000/- (Rupees Thirty Seven Lakhs Fifty Thousand) only to each of the said three vendors, i.e., in aggregate, Rs. 1,12,50,000/- (Rupees One Crore Twelve Lakhs and Fifty Thousand) only** already paid by the purchaser to the vendors on or before the execution of these presents (the receipt whereof the vendors doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof for ever acquit release and discharge the Purchaser) the vendors doth hereby grant transfer and convey unto the purchaser **ALL THAT** piece or parcel of land fully described in the Second Schedule hereunder



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- 2 NOV 2018

written or **HOWSOEVER OTHERWISE** the said Second Schedule Property hereby transferred now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished **TOGETHER WITH** all paths passages sewers drains waters water courses and all lights rights liberties privileges easements profits appendages and appurtenances to the said premises belonging or appertaining and all the estate right title interest inheritance use trust possession property claim and demand whatsoever both at law and in equity of the vendors in to and upon the said premises or any part thereof and all deeds pattas monuments writings and evidences of title which relate to or concern the said Second Schedule Property and which are or hereafter shall or may be in the custody power or possession or the vendors or any other person or persons from whom he can procure the same without any action or suit **TO HAVE AND TO HOLD** the said premises and all other to premises hereby transferred or expressed or intended so to be with appurtenances upto the purchaser absolutely and forever and the vendors doth hereby covenant with the purchaser that notwithstanding any act deed or thing by the vendors done or executed or knowingly suffered to the contrary the vendors now has good right full power and absolute authority to grant transfer and convey the said premises and all other the premises hereby transferred or expressed or intended so to be unto the purchaser in manner aforesaid and that the purchaser shall and may at all times hereafter peaceably or quietly possess and enjoy the said premises and all other the premises hereby transferred and receive the rents issues and profits thereof without any interruption claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming from under or in trust for the vendors and that free and clear and freely and clearly ad absolutely acquitted exonerated and released or otherwise by and at the cost and expenses of the vendors well and sufficiently indemnified from and against all claims damages liens debts attachments lis pendence and encumbrances whatsoever made or suffered by the vendors or any person or persons lawfully or equitably claiming as aforesaid and further that the vendors and all persons having or lawfully or equitably claiming any estate or interest in the said premises and all other the premises hereby transferred or any part thereof shall and will from time to time and at all times hereafter upon the request and at the cost of the purchaser do and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the



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ADDITIONAL SECRETARY
OF ASSESSMENT, KOLKATA
- 2 NOV 2018

said premises and all other the premises hereby transferred unto the purchaser in the manner aforesaid as shall or may be reasonably required and the vendors doth hereby further covenant with the purchaser that he the vendors shall unless prevented by theft fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and cost of the person or persons requiring the same produce or cause to be produced to the purchaser or his attorneys or agents or at any trial hearing commission examination or otherwise as occasion shall require the deed and writing set out in the second schedule hereunder written for the purpose of showing his title to the said premises and also at the like request and costs deliver or cause to be delivered unto the purchaser such attested and other copies or extracts of or from the said deed and writing as he may require and will in the meantime unless prevented as aforesaid keep the said deed and writing safe unobliterated and uncanceled.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That the right, title and interest which the Vendors do hereby profess to transfer subsists and that notwithstanding any act, deed, matter or thing by the Vendors at any time done or executed or knowing suffered to the contrary, the Vendors has good right, title and interest, full power, absolute authority and indefeasible title to sell, transfer, convey, assign, confirm and assure unto the Purchaser the said Second Schedule property being the said land and the building standing thereon and all other rights, hereby sold, transferred, conveyed, assigned and assured and/or intended so to be in the manner aforesaid.
2. That the Vendors have not at any time done or executed any deed, document or writing whereby the said Second Schedule property or any part thereof and all other rights, title hereby sold, transferred and/or intended so to be, can or may be impeached, encumbered or affected.
3. That the said Second Schedule property hereby sold, transferred, conveyed, assigned and assured and/or intended so to be are free from all charges, mortgages, liens, attachments, leases, acquisition, requisitions, restrictions, covenants uses, debutter, trust made or suffered by the Vendors or any person or persons lawfully, rightfully or equitably claiming any estate or interest therein from under or in trust for the Vendors.



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ADDITIONAL SECRETARY
OF ASIATIC SOCIETY, CALCUTTA
- 2 NOV 2018

4. That the said Second Schedule property hereby sold, transferred, conveyed, assigned and assured and/or intended so to be are freely and clearly and absolutely acquitted, exonerated, released and forever discharged from and by the Vendors.
5. That it shall be lawful for the Purchaser from time to time hereafter to peaceably and quietly hold, possess, use and enjoy the said Second Schedule property and all other rights hereby sold and conveyed and to receive the rents, issues and profits thereof and every part thereof without any hindrance, eviction, interruption, disturbance, claim or demand whatsoever from, of or by the Vendors or any person claiming through, under or in trust for him.
6. That the Vendors and all persons having or lawfully or equitably claiming any right, title, interest, claims or demands whatsoever in or upon the said Second Schedule property or any part thereof from, through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser make, do, acknowledge, execute and perfected all such acts, deeds, matters, things and assurances whatsoever for further better and more perfectly and effectually assuring and transferring the said Second Schedule property and every part thereof unto and to the use of the Purchaser, as the Purchaser shall or may reasonably require.
7. In the event at any time hereinafter any representation made by the Vendors appear or is found to be untrue or incorrect the Vendors will always remain liable to cure the defect and warrants that he will always keep the Purchaser indemnified.
8. All difference and disputes concerning the instant instrument and the transaction thereunder will be tried, determined and adjudicated by Sole Arbitrator to be appointed by the Purchaser who will act in terms of the provisions of the Arbitration & Conciliation Act, 1996 (as amended). His decision shall be final and binding upon the parties. The venue of arbitration proceeding will be in Kolkata and the language will be English.

THE FIRST SCHEDULE ABOVE REFERRED TO
(The Entire Property)

ALL THAT the divided southern portion of plot no. 277 of the Tollygunge Scheme (Jodhpur Club Lands) of Bengal Co-operative Land Mortgage



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ADDITIONAL REGISTRAR
OF MOTOR VEHICLES, KOLKATA
- 2 NOV 2018

Bank and Housing Society Ltd. at KMC Premises No. 1/277B, Gariahat Road, Police Station - Lake, Kolkata - 700068 having its assessee No. 210930406119 and measuring about **1 (one) cottahs 11(eleven) shittacks and 43 (forty three) sq. ft.** together with undivided and undemarcated **brick built cemented flooring** three storied residential building aged about 43 years old (constructed vide sanction plan no. 209 Dist. T dated 10.09.1968 from the Corporation of Calcutta) standing thereon having a constructed total area of **2400 square feet super built up area** (containing about 800 square feet each floor) within the limits of the Kolkata Municipal Corporation, Ward No. 93, ADSR Alipur, District - South 24 Parganas together with the undivided proportionate share in the common areas and facilities of the entire aforesaid property. The said property is butted and bounded by:

On the North	: Premises No. 1/277A, Gariahat Road
On the South	: 60' wide Public Road of the Kolkata Municipal Corporation
On the East	: Premises No. 278, Gariahat Road
On the West	: Premises No. 276, Gariahat Road

THE SECOND SCHEDULE ABOVE REFERRED TO
(Property under Disposal)

ALL THAT undivided, undemarcated and unpartitioned proportionate 75% share of right, title and interest of the Vendors on the said entire land measuring about **943.5 sq.ft.** (out of 1 cottah 11 chittaks 43 square feet) and undivided, undemarcated and unpartitioned right, title and interest of the Vendors being proportionate 75% share on the entire **brick built cemented flooring** three storied residential building aged about **43 years old** measuring about **1800 sq. ft. super built up area** (out of the total 2400 sq.ft. super built up area) including one car parking area **TOGETHER WITH** all Easements and all other rights, liberties,



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ADDITIONAL SECRETARY
OF PUBLIC RELATIONS, KOLKATA
- 2 NOV 2018

privileges, expenses and benefits appurtenant to the Said land and building standing on premises being no. 1/277B, Gariahat Road, Police Station - Lake, having its assessee No. 210930406119, within the limits of the Kolkata Municipal Corporation, Ward No. 93, Kolkata - 700068, District - South 24 Parganas particularly described in the First Schedule hereinabove. No lift and no other special amenities are installed in the said building. The said total land is marked in **RED** border line and the total building area are marked in **GREEN** border line in the Maps [Plan 1 and 2] which is attached herewith and the said Map shall be treated as Part of this deed.

The property hereby gifted is tabulated as follows:

Premises no.	Entire Area of Land	Area Sold
1/277B, Gariahat Road	1 (one) cottahs 11(eleven) chittaks and 43 (forty three) sq. ft.	943.5 sq.ft.

Premises no.	Floor No.	Floor Type	Floor Area (sq.ft.)	Area sold (sq.ft.)
1/277B, Gariahat Road	0	Cemented	800	600 ✓
	1	Cemented	800	600 ✓
	2	Cemented	800	600
			Total Area= 2400	Total Area sold= 1800



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ADDL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 2 NOV 2018

IN WITNESS WHEREOF the VENDORS has hereunto set and subscribed their hand and seal the day, month and year first above written.

SIGNED, SEALED & DELIVERED by the withinnamed vendors in the presence of:

WITNESSES:

1. *Rajin Kumar*
40 date Saur Kumar
24/A Kanakpuri St.
Kol- 700005

2. *Swapn Mandal*

40 Kalipada Mandal
I. Rohim Ostagan Road
Kol- 700045

Drafted by me:

Sourav Kumar Mukherjee

(Sourav Kumar Mukherjee)
 Advocate

High Court, Calcutta
 Enrol No. F/1200/2017

VENDORS:

Supriya Dey

Supriya Dey

Satyaki Chatterjea

Satyaki Chatterjea

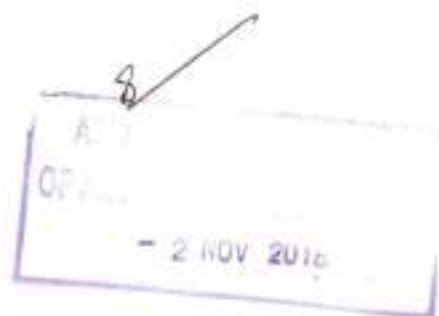
Siddhartha Chatterjea

Siddhartha Chatterjea

PURCHASER:

Abhilasha Ruia

Abhilasha Ruia



MEMO OF CONSIDERATION

Received of and from the within name purchasers a sum of **Rs 1,12,50,000/- (Rupees One Crore Twelve Lacs Fifty Thousand) only** being the full and final consideration money as per memo below:

PARTICULARS	AMOUNT
By cheque no.001498 dated 29.06.2017 drawn on DCB Bank in favour of Satyaki Chatterjea	Rs 5,00,000/-
By cheque no.001499 dated 29.06.2017 drawn on DCB Bank in favour of Siddhartha Chatterjea	Rs 5,00,000/-
By Demand Draft dated 01.11.2018 drawn on DCB Bank in favour of Siddhartha Chatterjea	Rs 32,12,500/-
Income tax TDS @ 1%	Rs 37,500/-
By Demand Draft dated 01.11.2018 drawn on DCB Bank in favour of Satyaki Chatterjea	Rs 32,12,500/-
Income tax TDS @ 1%	Rs 37,500/-
By Demand Draft dated 01.11.2018 drawn on DCB Bank in favour of Supria Dey	Rs 37,50,000/-
Income tax TDS @ 1%	Rs 37,500/-
RS 1,12,50,000/-	

TOTAL (Rupees One Crore Twelve Lacs Fifty Thousand) only.

WITNESSES:

1. *Rafu Kundu*

Supria Dey
Satyaki Chatterjea
Siddhartha Chatterjea

2. *Swapan Mandal*

Signature of the Vendors



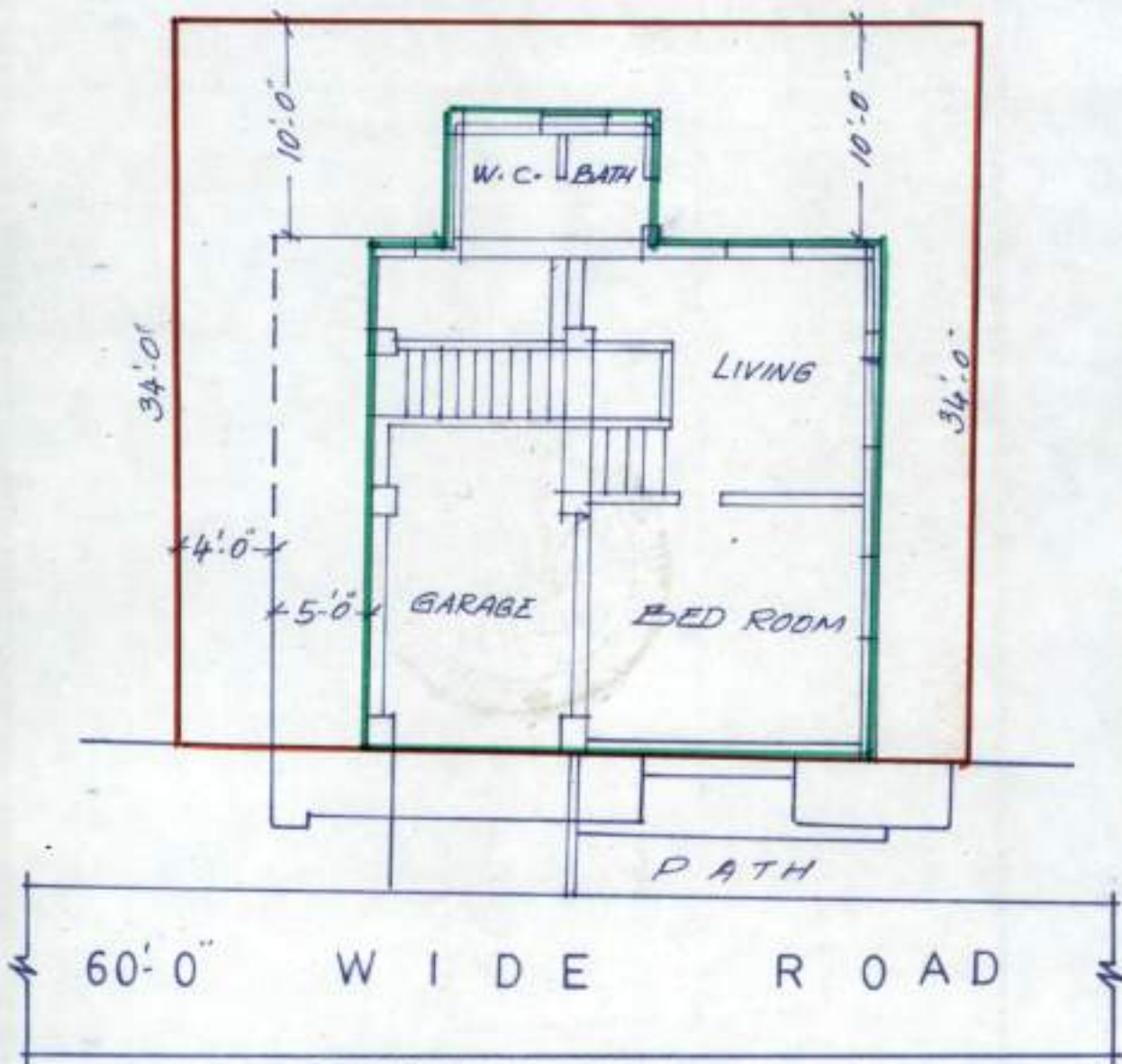
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ADDL REGISTRAR
OF ASSURANCE, KOLKATA
= 2 NOV 2018

ALL THAT UNDIVIDED, UNDEMARCATED AND UNPARTITIONED PROPORTIONATE 75% SHARE OF RIGHT, TITLE AND INTEREST OF THE VENDORS ON THE SAID ENTIRE LAND MEASURING ABOUT 943.5 SQ.FT. (OUT OF 1 K. - 11 CH. - 43 SQ.FT.) AND UNDIVIDED, UNDEMARCATED AND UNPARTITIONED RIGHT, TITLE AND INTEREST OF THE VENDORS BEING PROPORTIONATE 75% SHARE ON THE ENTIRE BRICK BUILT CEMENTED FLOORING THREE STORIED RESIDENTIAL BUILDING MEASURING ABOUT 1800 SQ.FT. SUPER BUILT UP AREA (OUT OF THE TOTAL 2400 SQ.FT. UPER BUILT UP AREA) IN CLUDING ONE CAR PARKING AREA BEING PREMISES NO. 1/277B, GARIAHAT ROAD, P.S. - LAKE, HAVING ASSESSEE NO. 210930406119, WITHIN THE LIMITS OF THE KOLKATA MUNICIPAL CORPORATION, WARD NO. 93, KOLKATA - 700 068, DIST. - SOUTH 24- PARGANAS.

LAND MEASURING ABOUT OF 1 K. - 11 CH. - 43 SQ.FT. OUT OF WHICH 943.5 SQ.FT. OF LAND IS BEING SOLD AND SHOWN IN RED BORDER
AREA OF THE STRAIGHT THREE STORIED BUILDING MEASURING ABOUT 2400 SQ.FT. OUT OF WHICH 1800 SQ.FT. IS BEING SOLD AND SHOWN IN GREEN BORDER



PLAN - 1



GROUND FLOOR PLAN

Abhilasha Raut

Suparna Dey

Siddhartha Chatterjee

Satyaki Chatterjee

Traced By:
N. A. Saha
3A, N. Saha
Kolkata

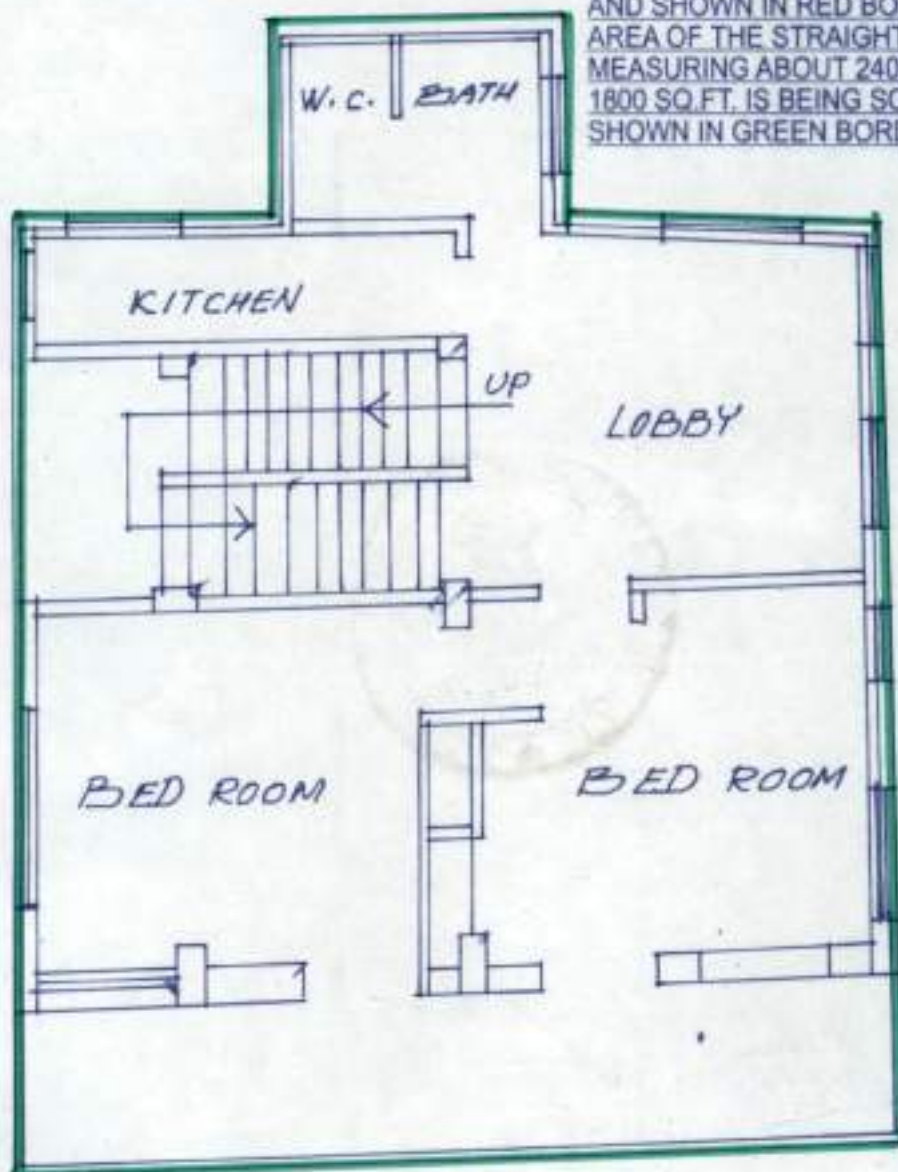


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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 2 NOV 2018

Registered copy

ALL THAT UNDIVIDED, UNDEMARCATED AND UNPARTITIONED PROPORTIONATE 75% SHARE OF RIGHT, TITLE AND INTEREST OF THE VENDORS ON THE SAID ENTIRE LAND MEASURING ABOUT 943.5 SQ.FT. (OUT OF 1 K. - 11 CH. - 43 SQ.FT.) AND UNDIVIDED, UNDEMARCATED AND UNPARTITIONED RIGHT, TITLE AND INTEREST OF THE VENDORS BEING PROPORTIONATE 75% SHARE ON THE ENTIRE BRICK BUILT CEMENTED FLOORING THREE STORIED RESIDENTIAL BUILDING MEASURING ABOUT 1800 SQ.FT. SUPER BUILT UP AREA (OUT OF THE TQ TAL 2400 SQ.FT. UPER BUILT UP AREA) IN CLUDING ONE CAR PARKING AREA BEING PREMISES NO. 1/277B, GARIAHAT ROAD, P.S. - LAKE, HAVING ASSESSEE NO. 210930406119, WITHIN THE LIMITS OF THE KOLKATA MUNICIPAL CORPORATION, WARD NO. 93, KOLKATA - 700 068, DIST. - SOUTH 24- PARGANAS.

LAND MEASURING ABOUT OF 1 K. - 11 CH. - 43 SQ.FT. OUT OF WHICH 943.5 SQ.FT. OF LAND IS BEING SOLD AND SHOWN IN RED BORDER
AREA OF THE STRAIGHT THREE STORIED BUILDING MEASURING ABOUT 2400 SQ.FT. OUT OF WHICH 1800 SQ.FT. IS BEING SOLD AND SHOWN IN GREEN BORDER



PLAN - 2

1ST. & 2ND. FLOOR PLAN

Abhilasha Raha

Siddhartha Chatterjee Satyaki Chatterjee

Superior Day

Traced By:
S. Raha
30.11.2018
Vol. 1.



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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 2 NOV 2018



Suparna Dey

Little	Ring	Middle	Fore	Thumb
LEFT HAND				
Thumb	Fore	Middle	Ring	Little
RIGHT HAND				



Satyaki Chatterjee

Little	Ring	Middle	Fore	Thumb
LEFT HAND				
Thumb	Fore	Middle	Ring	Little
RIGHT HAND				



Siddhanta Chatterjee

Little	Ring	Middle	Fore	Thumb
LEFT HAND				
Thumb	Fore	Middle	Ring	Little
RIGHT HAND				



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ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 2 NOV 2016



Abhishwa Ruiz



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND

Little

Ring

Middle

Fore

Thumb

LEFT HAND

Thumb

Fore

Middle

Ring

Little

RIGHT HAND

Little

Ring

Middle

Fore

Thumb

LEFT HAND

Thumb

Fore

Middle

Ring

Little

RIGHT HAND



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ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
- 2 NOV 2018

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADEPD0330M



नाम / NAME
SUPRIYA DEY

पिता का नाम / FATHER'S NAME
SANAT KUMAR CHATTERJEE

जन्म तिथि / DATE OF BIRTH
07-09-1941

हस्ताक्षर / SIGNATURE

Supriya De

CBT

अवकाश संख्या, प. ६ - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Supriya De

Supriya De

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

SIDDHARTHA CHATTERJEE
 SARBAJIT CHATTERJEE

18/09/1972
 Permanent Account Number
 AHXPC5966H

Siddhartha Chatterjee
 Signature



Siddhartha Chatterjee

In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTITSL
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के खोने / पावने पर कृपया सूचित करें / लौटाएं :
 आयकर पैन सेवा यूनिट, एटीएसएल
 प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
 नवी मुंबई - 400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABHILASHA RUIA
PRADEEP BHUWALUA

24/09/1979

Permanent Account Number

AGWPR2319H

Abhilasha Ruia

Signature



Abhilasha Ruia

✓

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

GRN: 19-201819-030228278-1

Payment Mode

Online Payment

GRN Date: 01/11/2018 15:51:43

Bank : State Bank of India

BRN : IK00URAXR2

BRN Date: 01/11/2018 15:53:50

DEPOSITOR'S DETAILS

Id No. : 19010001669176/7/2018

[Query No./Query Year]

Name : Abhishek Ruia

Contact No. :

Mobile No. : +91 9163170000

E-mail :

Address : 11111Jodhpur ParkKol68

Applicant Name : Mr Sudipta Sarkar

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010001669176/7/2018	Property Registration- Stamp duty	0030-02-103-003-02	787510 ✓
2	19010001669176/7/2018	Property Registration- Registration Fees	0030-03-104-001-16	112598 ✓

Total

900108

In Words : Rupees Nine Lakh One Hundred Eight only







ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

KNH2123297

পরিচয় পত্র



Elector's Name Abhilasa Ruia

নির্বাচকের নাম অভিলাষা রুইয়া

Husband's Name Avishek Ruia

স্বামীর নাম আবিষেক রুইয়া

Sex F
লিঙ্গ স্ত্রী

Age as on 1.1.2002 20

১.১.২০০২-এ বয়স ২০

Abhilasha Ruia

Address:

1/111/1 GARIAHAT ROAD SOUTH Kolkata LAKE Kolkata
700068

ঠিকানা :

১/১১১/১ গড়িয়াহাট রোড দক্ষিণ কলকাতা লেক কলকাতা ৭০০০৬৮

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 151-Dhakuria

বিধানসভা নির্বাচন ক্ষেত্র : ১৫১-ঢাকুরিয়া

District: Kolkata

জেলা: কলকাতা

Date: 27.09.2002

তারিখ: ২৭.০৯.২০০২

083/0604



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/23/151/ 255186

পরিচয় পত্র



Elector's Name : SIDHARTHA CHATTERJEE

নির্বাচকের নাম : সিদ্ধার্থ চ্যাটার্জী

Father/Mother/
Husband's name : SARBAJIT

পিতা/মাতা/
স্বামীর নাম : সর্বজিত

Sex : MALE

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 24

১.১.১৯৯৫এ বয়স : ২৪

Sidhartha Chatterjee

Address : 1/277 GARIAHAT ROAD
JODHPUR PARK

ঠিকানা : ১/২৭৭ গড়িয়াহাট রোড
যোধপুর পার্ক



Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

For DHAKURIA
ঢাকুরিয়া

Assembly Constituency
বিধানসভা নির্বাচন কেন্দ্র

Place : CALCUTTA

স্থান : কলিকাতা

Date : 10.5.1995

তারিখ : ১০.৫.১৯৯৫



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

KNH6607444

পরিচয় পত্র



Elector's Name Satyaki Chatterjee

নির্বাচকের নাম সাত্যকী চ্যাটার্জী

Father's Name Sarbajit

পিতার নাম সর্বাজিত

Sex M

লিঙ্গ পুং

Age as on 1.1.2000 22

১.১.২০০০-এ বয়স ২২

Satyaki Chatterjee

Address

277 GARIAHAT ROAD(JODHPUR PARK)
LAKE Calcutta 700068

ঠিকানা

২৭৭ গড়িয়াহাট রোড(মোদপুর পার্ক) লেক কলিকাতা
৭০০০৬৮



Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 151-Dhakuria

Assembly Constituency

১৫১-ঢাকুরিয়া

বিধানসভা নির্বাচন ক্ষেত্র

Place Calcutta

স্থান কলিকাতা

Date 04.11.2000

তারিখ ০৪.১১.২০০০

086/11/8



ELECTION COMMISSION OF INDIA

ভাৰতৰ নিৰ্বাচন কমিশ্যন

WB / 22 / 157 / 075261

IDENTITY CARD

পৰিচয় পত্ৰ



Elector's Name

নিৰ্বাচকৰ নাম

Dey Supriya

দেয় সুপ্রিয়া

Father/Mother/

Husband's Name

পিতা/মাতা/স্বামীর নাম

Amit Kr

অমিত কৃষ্ণ

Sex

লিঙ্গ

F

মহিলা

Age as on 1.1.1995

১৯-১১-১৯৯৫-এ বয়স

53

৫৩

Supriya Dey

Address
34B Brajanath Mitra Lane, Calcutta

বাস
৩৪বি ব্রজনাথ মিত্র লেন, কলিকাতা

Facsimile Signature
Electoral Registration Officer
স্বাক্ষরিত নথি

For 157-VIDYASAGAR
Assembly Constituency
১৫৭, বিদ্যাসাগর
বিধানসভা কেন্দ্র

Place CALCUTTA
স্থান কলিকাতা
Date 03.09.95
তারিখ ০৩.০৯.৯৫

Major Information of the Deed

Deed No :	I-1901-08203/2018	Date of Registration	02/11/2018
Query No / Year	1901-0001669176/2018	Office where deed is registered	
Query Date	31/10/2018 2:48:32 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sudipta Sarkar 4A, Council House Street, 1st Floor, Room No. F-3, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830269696, Status : Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 1,12,50,000/-		Rs. 1,12,50,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,87,520/- (Article:23)		Rs. 1,12,598/- (Article:A(1), E, M(a), M(b), I)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

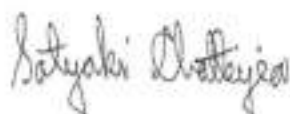
District: South 24-Parganas, P.S.- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (South), , Premises No. 1/277B, Ward No: 093

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		943.5 Sq Ft	1,00,00,000/-	1,00,00,000/-	Width of Approach Road: 60 Ft.,
Grand Total :					2.1622Dec	100,00,000 /-	100,00,000 /-	

Structure Details :

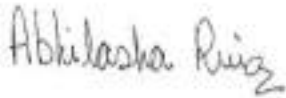
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	12,50,000/-	12,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1800 sq ft	12,50,000 /-	12,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mrs SUPRIYA DEY Wife of Late Amit Dey Executed by: Self, Date of Execution: 02/11/2018 , Admitted by: Self, Date of Admission: 02/11/2018 ,Place : Office			
	02/11/2018	02/11/2018	02/11/2018	02/11/2018
34B, Brojo Nath Mitra Lane, Raja Ram Mohan Sarani,, P.O:- Raja Ram Mohan Sarani, P.S:- Amherst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADEPD0330M, Status :Individual, Executed by: Self, Date of Execution: 02/11/2018 , Admitted by: Self, Date of Admission: 02/11/2018 ,Place : Office				
2	Name	Photo	Fingerprint	Signature
	Mr SATYAKI CHATTERJEA Son of Late Sarbajit Chatterjea Executed by: Self, Date of Execution: 02/11/2018 , Admitted by: Self, Date of Admission: 02/11/2018 ,Place : Office			
	02/11/2018	02/11/2018	02/11/2018	02/11/2018
1/277B, Jodhpur Park, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AIUPC5273D, Status :Individual, Executed by: Self, Date of Execution: 02/11/2018 , Admitted by: Self, Date of Admission: 02/11/2018 ,Place : Office				
3	Name	Photo	Fingerprint	Signature
	Mr SIDDHARTHA CHATTERJEE, (Alias: Mr SIDDHARTHA CHATTERJEA) Son of Late Sarbajit Chatterjea Executed by: Self, Date of Execution: 02/11/2018 , Admitted by: Self, Date of Admission: 02/11/2018 ,Place : Office			
	02/11/2018	02/11/2018	02/11/2018	02/11/2018
1/277B, Jodhpur Park, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AHXPC5966H, Status :Individual, Executed by: Self, Date of Execution: 02/11/2018 , Admitted by: Self, Date of Admission: 02/11/2018 ,Place : Office				

Major Information of the Deed :- I-1901-08203/2018-02/11/2018

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs ABHILASHA RUIA (Presentant) Wife of Mr Abhishek Ruia Executed by: Self, Date of Execution: 02/11/2018 , Admitted by: Self, Date of Admission: 02/11/2018 ,Place : Office	Photo 	Finger Print 	Signature 
		02/11/2018	LTI 02/11/2018	02/11/2018
Wife of Mr Abhishek Ruia Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGWPR2319H, Status :Individual, Executed by: Self, Date of Execution: 02/11/2018 , Admitted by: Self, Date of Admission: 02/11/2018 ,Place : Office				

Identifier Details :

Name & address	
Mr Sudipta Sarkar Son of Mr Santosh Chandra Sarkar 4A, Council House Street, 1st Floor, Room No. F-3, P.O.- GPO, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs SUPRIYA DEY, Mr SATYAKI CHATTERJEA, Mr SIDDHARTHA CHATTERJEE, Mrs ABHILASHA RUIA	
	02/11/2018

Transfer of property for L1

SJ.No	From	To. with area (Name-Area)
1	Mrs SUPRIYA DEY	Mrs ABHILASHA RUIA-0.72073 Dec
2	Mr SATYAKI CHATTERJEA	Mrs ABHILASHA RUIA-0.72073 Dec
3	Mr SIDDHARTHA CHATTERJEE	Mrs ABHILASHA RUIA-0.72073 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SUPRIYA DEY	Mrs ABHILASHA RUIA-600.00000000 Sq Ft
2	Mr SATYAKI CHATTERJEA	Mrs ABHILASHA RUIA-600.00000000 Sq Ft
3	Mr SIDDHARTHA CHATTERJEE	Mrs ABHILASHA RUIA-600.00000000 Sq Ft

Major Information of the Deed :- I-1901-08203/2018-02/11/2018

Endorsement For Deed Number : I - 190108203 / 2018

On 31-10-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,12,50,000/-



Debasis Patra

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA**

Kolkata, West Bengal

On 02-11-2018

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 11:50 hrs on 02-11-2018, at the Office of the A.R.A. - I KOLKATA by Mrs ABHILASHA RUIA, Claimant.

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

Execution is admitted on 02/11/2018 by 1. Mrs SUPRIYA DEY, Wife of Late Amit Dey, 34B, Brojo Nath Mitra Lane, Raja Ram Mohan Sarani, P.O: Raja Ram Mohan Sarani, Thana: Amherst Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession House wife, 2. Mr SATYAKI CHATTERJEA, Son of Late Sarbajit Chatterjea, 1/277B, Jodhpur Park, P.O: Jodhpur Park, Thana: Lake, South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Service, 3. Mr SIDDHARTHA CHATTERJEE, Alias Mr SIDDHARTHA CHATTERJEA, Son of Late Sarbajit Chatterjea, 1/277B, Jodhpur Park, P.O: Jodhpur Park, Thana: Lake, South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Service, 4. Mrs ABHILASHA RUIA, Wife of Mr Abhishek Ruia, 1/111/1 Jodhpur Park, P.O: Jodhpur Park, Thana: Lake, South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Business

Indetified by Mr Sudipta Sarkar, , Son of Mr Santosh Chandra Sarkar, 4A, Council House Street, 1st Floor, Room No. F-3, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,12,598/- (A(1) = Rs 1,12,500/- ,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 1,12,598/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/11/2018 3:53PM with Govt. Ref. No: 192018190302282781 on 01-11-2018, Amount Rs: 1,12,598/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00URAXR2 on 01-11-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,87,520/- and Stamp Duty paid by Stamp Rs 10/- by online = Rs 7,87,510/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 69287, Amount: Rs.10/-, Date of Purchase: 01/11/2018, Vendor name: S Chanda
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/11/2018 3:53PM with Govt. Ref. No: 192018190302282781 on 01-11-2018, Amount Rs: 7,87,510/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00URAXR2 on 01-11-2018, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2018, Page from 346656 to 346694
being No 190108203 for the year 2018.



Digitally signed by DEBASIS PATRA
Date: 2018.11.13 14:12:40 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 11/13/2018 2:12:32 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
